



CITY COUNCIL
ANDY RYDER
Mayor

CYNTHIA PRATT
Deputy Mayor

LENNY GREENSTEIN
MICHAEL STEADMAN
CAROLYN COX
ED KUNKEL
MALCOLM MILLER

CITY MANAGER
SCOTT SPENCE

LACEY CITY COUNCIL AGENDA

JULY 1, 2021

4:00 P.M.

REMOTE ATTENDANCE

To comply with Governor Inslee's [Proclamation 20-28](#), the City Council meeting will be conducted remotely, not in-person. You may view the Council meeting by watching live using one of following platforms: [Live Meetings](#), [YouTube](#), [Facebook](#), Thurston Community Media, Channel 3 with your local cable provider, or Zoom:

https://us02web.zoom.us/webinar/register/WN_GaHrPlt0Ru2EwO-1Kerblw

The public may listen to the meeting via telephone by dialing toll-free: **(888) 788-0099** or **(877) 853-5247** - when prompted enter Webinar ID **858 8906 9748**

CALL TO ORDER:

1. **PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF AGENDA & CONSENT AGENDA ITEMS:***
 - A. [Council Worksession minutes of June 10, 2021](#)
 - B. [Council Meeting minutes of June 17, 2021](#)
 - C. [A motion to approve payment of claims, wages, and transfers for June 10, 2021, through June 22, 2021](#)

**Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

3. **PUBLIC RECOGNITIONS AND PRESENTATIONS:**
4. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA****

****VERBAL PUBLIC COMMENT**

Persons wishing to provide verbal public comment on items NOT on the agenda must preregister to speak at https://us02web.zoom.us/webinar/register/WN_GaHrPlt0Ru2EwO-1Kerblw. Instructions and access details will be provided once registration is complete. Registration for verbal public comment closes at 3:00 p.m. on July 1, 2021.

****WRITTEN PUBLIC COMMENT**

Public comments may also be submitted by email to publiccomment@ci.lacey.wa.us. Written comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the Council meeting; however, comments received will be added to the official record. The commenting period will close at 12:00 p.m. on July 1, 2021.

5. **PUBLIC HEARING:**

6. PROCLAMATIONS:

- A. [Parks & Recreation Month](#) (*Jen Burbidge*)

7. REFERRAL FROM PLANNING COMMISSION:

8. REFERRAL FROM HEARINGS EXAMINER:

9. RESOLUTIONS:

10. ORDINANCES:

- A. [Capitol City/Chambers Estates Annexation Project 2021-08](#) (*Ryan Andrews*)

11. MAYOR'S REPORT:

- A. Appointment of Eduardo Maldonado to Planning Commission (*Mayor Andy Ryder*)

12. CITY MANAGER'S REPORT:

- A. [RAC Financial Plan Update](#) (*Jen Burbidge*)
B. [Award Bid for Lift Station 20 Abandonment Project](#) (*Scott Egger*)
C. Healthy Washington: Roadmap to Recovery Safe Start Plan Update (*Scott Spence*)

13. STANDING GENERAL COMMITTEE:

- A. [Community Relations & Public Affairs Committee](#) (06.07.2021)
B. [Utilities Committee](#) (06.07.2021)

14. OTHER BUSINESS:

15. BOARDS, COMMISSIONS AND COMMITTEE REPORTS:

- A. Mayor Andy Ryder:
1. Mayors' Forum
2. Thurston Chamber Shared Legislative Committee
3. Transportation Policy Board (TPB)
- B. Deputy Mayor Cynthia Pratt:
1. Joint Animal Services Commission (JASCOM)
2. LOTT Clean Water Alliance
3. Olympic Region Clean Air Agency (ORCAA)
- C. Councilmember Carolyn Cox:
1. Intercity Transit (IT)
2. Regional Housing Council
- D. Councilmember Lenny Greenstein:
1. Emergency Medical Services (EMS)
2. TCOMM911

E. Councilmember Malcolm Miller:

1. Lodging Tax Advisory Committee (LTAC)
2. Thurston County Coalition Against Trafficking (TCCAT)
3. Thurston Regional Planning Council (TRPC)
4. Thurston Thrives

F. Councilmember Michael Steadman:

1. Community Action Council
2. Nisqually River Council
3. Thurston County Law & Justice

G. Councilmember Ed Kunkel:

1. Economic Development Council (EDC)
2. Lacey South Sound Chamber
3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)
4. Solid Waste Advisory Committee (SWAC)

16. ADJOURN

MINUTES OF THE LACEY CITY COUNCIL WORKSESSION

JUNE 10, 2021

4:00 P.M. – 6:39 P.M.

REMOTE ONLY

COUNCIL PRESENT: MAYOR RYDER, DEPUTY MAYOR PRATT, COUNCILMEMBERS
GREENSTEIN, STEADMAN, COX, KUNKEL, MILLER

STAFF PRESENT: S. SPENCE, J. BURBIDGE, S. KELLEY-FONG, D. SCHNEIDER, R.
WALK, T. WOO, R. ANDREWS, E. FONTAINE

Mayor Ryder amended the agenda to include the following two items; *Tractor-Trailer Trucks Expansion Opposition* and *Final INVEST Act Support Letters*

ACTION: APPROVE AMENDED WORKSESSION AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS COX AND
GREENSTEIN

2021 COMPREHENSIVE PLAN AMENDMENTS – HOUSING ACTION PLAN

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
RYAN ANDREWS, PLANNING MANAGER

ACTION: INFORMATION ONLY

In November 2019, the City of Lacey, in partnership with the cities of Olympia and Tumwater, received a Grant Award from the Department of Commerce to develop a Housing Action Plan to meet the goals of HB 1923. The intent of HB 1923 is to encourage the construction of additional affordable and market-rate housing in a greater variety of housing types, and at prices that are accessible to a greater variety of incomes. Lacey Community and Economic Development staff have coordinated with staff from Olympia and Tumwater to develop a draft Housing Action Plan, that is now being reviewed through our local processes.

To support the effort, the Cities of Lacey, Olympia, and Tumwater contracted with the Thurston Regional Planning Council to develop:

- A Housing Needs Assessment, including a 25-year projection of housing affordability at different income levels;
- A Rental Survey to better understand what residents are paying for rent and how rents are changing; and
- A preliminary draft Housing Action Plan that can be tailored for use by each city that contains specific actions that can increase the stock of affordable housing.

The draft Housing Action Plan recommends actions the City could consider and also identifies whether or not the City has previously considered implementing the action. The Plan categorizes each action into the following:

1. Actions that increase the supply of permanently affordable housing for households that make 80 percent or less of the area median income.
2. Actions that reduce barriers for households to access housing and stay housed.
3. Actions that encourage expansion of the overall housing supply by reducing barriers to build all types of housing projects.
4. Actions that increase the variety of housing choices.
5. Actions that improve implementation of housing strategies through collaboration, public understanding, and continually building on resources.
6. Actions that would establish a permanent source of funding for low-income housing.

Public outreach was conducted including placing the draft Plan on the City's website and social media, and was reviewed by the Government Affairs Committee of Olympia Master Builders, and the Thurston Thrives Affordable Housing Team. It has also been broadly distributed to affordable housing providers and stakeholders for their review.

The Planning Commission conducted a public hearing on the draft Housing Action Plan on May 18. Comments on homeownership support programs included partner with low-income housing developers to expand homeownership opportunities and establish a regional down payment assistance program.

The draft Plan will be formally considered by the City Council at a future regular meeting as part of the 2021 Comprehensive Plan Update.

Council discussed the ADU program and current restrictions within the City of Lacey. Council would like to see more specific strategies and goals, and asked staff for a clearer picture on what funding options are available.

LACEY MIDTOWN DISTRICT ASSESSMENT AND HOUSING STRATEGY

PRESENTERS: RYAN ANDREWS, PLANNING MANAGER

MARK GOODMAN, SENIOR PROJECT MANAGER, HEARTLAND, LLC

EVAN SCHNEIDER, ASSOCIATE PROJECT MANAGER, HEARTLAND, LLC

ACTION: INFORMATION ONLY

The City of Lacey is developing a district-level strategy to attract urban infill multi-family housing development to the Lacey Midtown District. The goal of the focused study is to produce a report based on a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis for Midtown.

The report provided key baseline data and information to attract multi-family housing to the Lacey Midtown District consistent with the City's Comprehensive Plan and concurrent with the development of the City's Housing Action Plan. The City has contracted with Heartland, LLC, a Seattle-based real estate advisory and investment firm, to prepare the strategy.

In 2013, the Woodland District Strategic Plan was developed as an action-based plan to guide revitalization, development of private investment, public places, and transportation infrastructure. The Plan validated the vision of the Downtown 2000 plan and identified residential as a key land use in the Woodland District Strategic Plan. The market analysis supporting the strategic plan projected a future market capacity of over 1,000 new residential units within the District.

In addition, the Woodland District Strategic Plan identified 25 key actions designed to provide the necessary framework and incentives to catalyze investment and development. Several strategic actions have been implemented, including development of a form-based development code for the area and the development of a district brand identity program to attract new investments and produce a cohesive district characterized by great places. This brand identity program was completed in 2019, giving Woodland District a new name of Lacey Midtown. Implementation of the branding program is currently delayed because of the COVID-19 pandemic.

The City of Lacey Comprehensive Plan has identified the Midtown District as an area to accommodate additional residential growth, regional planning initiatives have identified the District as an Urban Center, the Woodland District Strategy Plan identified potential residential capacity and the City's 2019 Affordable Housing Strategy focused on housing issues and strategies citywide. The study includes an initial assessment and evaluation of the Midtown District and submarket, focusing on real estate, demographic and economic trends affecting multifamily development in the area. The assessment also includes an evaluation of existing land use patterns, infrastructure and identification of opportunity sites for housing. The findings from the analysis informed development of a series of strategies and action steps for the City to leverage to support the growth and development of the Midtown District.

REGIONAL ATHLETIC COMPLEX FINANCIAL PLAN UPDATE

STAFF: JEN BURBIDGE, PARKS, CULTURE & RECREATION DIRECTOR
TROY WOO, FINANCE DIRECTOR
ACTION: INFORMATION ONLY

Staff presented an update on the Regional Athletic Complex (RAC) Financial Plan. The 68-acre site, which would become the RAC, was purchased in 1998. Thurston County and the City of Lacey planned the athletic complex cooperatively and with considerable public input to provide for the athletic needs in the region as well as a community park with picnic shelters, play equipment and facilities needed to hold special events. On March 12, 2002, voters in the City of Lacey approved a bond issue for development of the RAC as well as several other parks. On June 26, 2002, an Interlocal Agreement (ILA) was entered into by the cities of Lacey, Olympia,

Tumwater and Thurston County to form the Capital Area Regional Public Facilities District for the purpose of developing the RAC and the Hands on Children's Museum (HOCM).

On March 19, 1998, Thurston County and the City of Lacey entered into a partnership via an MOU (Memorandum of Understanding) to jointly acquire, plan, fund, develop and maintain an athletic complex. This MOU provided joint ownership for a minimum of 15 years, at least through March 2014.

It would have been beyond the financial ability of either party at that time to complete a project of this size and scope alone. By working together, the community benefited from a state-of-the-art athletic complex, a well-maintained community park and special events. Local businesses benefit from the visitors who come to play in tournaments and enjoy special events on weekends.

In June 2010, the Lacey City Council authorized an agreement for the transfer of Thurston County's share of the ownership of the RAC to the City. The settlement amount was \$1,825,000, which provided operation and maintenance funding for the years 2009 through 2014. The settlement also funded a capital replacement fund of future operation and maintenance of approximately \$715,000, as well as the balance of the 50% share of Phase 2 development costs. The previous financial plan recommended the full amount of the Thurston County settlement be deposited into the Park and Open Space fund and recommended funds will be transferred from the Park and Open Space Fund to fund maintenance and operations (M&O) and capital improvements on an annual basis. The modelling at the time projected the funds would be fully disbursed by mid-2021.

Although successful, the RAC is not a self-supporting facility. The 2020 Budget included \$198,922 from the Thurston County settlement funds, which represented the remaining balance of the funds, and \$186,919 from the City's General Fund for operation and maintenance

A five-year strategy has been developed, followed by a long-term plan to ensure the RAC can provide the same level of service in the near future. Staff have updated the long-term financial plan, which was reviewed by City administration and the Board of Park Commissioners. The Park Commissioners have recommended actions to be considered by the City Council. There are limited options to consider and implement: increase revenue, cut expenditures, attract more outside revenue sources, or a combination of those three.

The following financial changes warrant an update to the RAC's existing 20-Year Financial Plan:

- The remaining Thurston County settlement funds were depleted in 2020.
- The 2020 Budget includes \$198,922 from the Thurston County settlement fund, first allocated in 2010 with an anticipated drawdown in 10 years.
- The Public Facilities District (PFD) will sunset at the end of 2027.

Staff also highlighted the following recommendations from the previous 20-Year Plan that were implemented:

- The plan should be reviewed periodically or following significant financial environment changes to ensure the RAC remains financially secure.
- PFD revenues should be monitored annually.
- LTAC revenues should be monitored annually.

With the adoption of Ordinance No. 1575, the City Council committed \$800,000 (\$200,000 per year for four years) of General Fund reserves to help support RAC operations while a long-term funding strategy is developed.

Staff emphasized that this plan was developed during the COVID-19 public health crisis and the assumption when it was developed was that a vaccine would be available in 2021 and services would start to return to normal; however, if progress isn't made as projected, the RAC financial plan will need to be readjusted accordingly.

Council expressed acceptance of the plan as presented. The RAC Financial Plan will be scheduled for a future council meeting for review and approval.

UTILITY RATE DISCUSSION

STAFF: TROY WOO, FINANCE DIRECTOR

ACTION: INFORMATION ONLY

During the 2021 Budget development process, staff developed one-year inflationary rate recommendations for water and sewer rates and implementation of the recently adopted stormwater annual rate comprehensive plan recommendation. Due to the uncertain COVID19 public health emergency economic environment, Council delayed the consideration of rate increases to mid-year 2021. At the May 27, 2021,

Worksession, Council was presented three long-term rate scenarios for both the Water and Sewer utilities:

1. A construction improvement plan including septic-to-sewer projects with no rate increases on July 1, 2021.
2. A construction improvement plan including septic-to-sewer projects with a 3.0 percent rate increases on July 1, 2021.
3. A construction improvement plan without septic-to-sewer projects with a 3.0 percent rate increases on July 1, 2021.

At the conclusion of the utility rate discussion, the City Council supported the funding of the long-term (2030-2039) septic abatement projects and mid-year rate adjustments to maintain the City's historical approach to keep rates more consistent and future rate increases lower. Council requested additional scenarios for water and sewer rates, to include 5.0 percent mid-year 2021 adjustments for comparison purposes.

The following scenarios were presented by staff, summarizing the three mid-year rate adjustment scenarios for the water and sewer utilities:

- Scenario 1: No July 1 rate increase,
- Scenario 2: 3.0 percent July rate increase, or
- Scenario 3: 5.0 percent July 1 rate increase

Also, each scenario includes the full construction improvement program, including septic abatement projects.

Council expressed support of scenario three, detailing a 5.0 percent increase on July 1. Staff will prepare an ordinance relating to the mid-year rate increase for the next full Council meeting on June 17.

TRACTOR-TRAILER TRUCKS EXPANSION OPPOSITION

STAFF: SCOTT SPENCE, CITY MANAGER

SHANNON KELLEY-FONG, ASSISTANT CITY MANAGER

ACTION: INFORMATION ONLY

Scott Spence, City Manager, briefed Council on federal legislative efforts that would seek to increase the maximum weight and/or lengths of tractor-trailer trucks and the concerns for public safety and the conditions of city roads and bridges.

Staff will forward letters to Senators Cantwell and Murray detailing the concerns and opposition.

FINAL INVEST ACT SUPPORT LETTER

STAFF: SCOTT SPENCE, CITY MANAGER

SHANNON KELLEY-FONG, ASSISTANT CITY MANAGER

ACTION: INFORMATION ONLY

Scott Spence, City Manager, briefed Council on the letter to Congress, signed by multiple mayors of small and medium sized cities, in support for transportation and infrastructure funding. The letter encourages changes to the INVEST Act, by creating a set-aside for medium-sized cities in the federal transportation grants akin to the rural set-aside that currently exists.

MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
JUNE 17, 2021, REMOTE ATTENDANCE

CALL TO ORDER:

Mayor Ryder called the meeting to order at
4:00 p.m.

PLEDGE OF ALLEGIANCE:

Mayor Ryder led the Pledge of Allegiance.

COUNCIL PRESENT:

A. Ryder, C. Pratt, C. Cox, L. Greenstein, M. Miller,
M. Steadman

COUNCIL EXCUSED:

E. Kunkel

STAFF PRESENT:

S. Spence, R. Almada, J. Burbidge, S. Egger, M. Hardie,
S. Kelley-Fong, D. Schneider, R. Walk, T. Woo,
K. Adams, P. Edmonds

Mayor Ryder amended the agenda to add the
*Reappointment of Chad Carpenter to the Lodging
Tax Advisory Committee.*

APPROVAL OF AGENDA
AND CONSENT AGENDA:

Consent Agenda Items:

- A. Council Meeting minutes of May 20, 2021.
- B. Council Worksession minutes of May 27, 2021
- C. Council Meeting minutes of June 3, 2021
- D. A motion to approve payment of claims, wages
and transfers for May 27, 2021, through June 9,
2021.

COUNCILMEMBER GREENSTEIN MOVED TO
APPROVE THE AMENDED AGENDA AND CONSENT
AGENDA. DEPUTY MAYOR PRATT SECONDED.
MOTION CARRIED.

PUBLIC COMMENT:

Persons wishing to provide public comment on items not on the agenda must pre-register to speak. Registration closed at 3:00 p.m. today.

There were no public comments.

Public comments may also be submitted by email by 12:00 p.m. today. Comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the meeting; however, comments received will be added to the official record.

Three written public comments were received and will be made part of the official record.

PROCLAMATION:

Mayor Ryder and Council proclaimed June 19, 2021, as Juneteenth.

**REFERRAL FROM HEARINGS
EXAMINER:**

Sarah Schelling, Associate Planner, presented the recommendation from the Hearings Examiner to approve the Conditional Use and Wetland Development Permit Application for the Olympia Behavioral Health Hospital, Case No. 19-92.

Olympia Behavioral Health, LLC (OBH) has proposed construction of a 75,900 square foot, 85 bed behavioral health hospital and associated site improvements. A wetland development permit is included for impacts to on-site wetlands. The facility is classified as a Type II Essential Public Facility. Project location is 3000 Marvin Road NE, Lacey, Washington.

On June 2, 2021, the Hearings Examiner recommended approval of the conditional use permit application with several conditions of approval intended to ensure compatibility of the use with other surrounding uses and to minimize potential adverse impacts. The conditions of approval recommended to the City Council for the project are substantially as suggested by staff.

Staff requested Council approve the proposal including adoption of findings, conclusions, and conditions outlined in the written recommendation of the Hearings Examiner.

DEPUTY MAYOR PRATT MOVED TO APPROVE THE CONDITIONAL USE PERMIT FOR OLYMPIA BEHAVIORAL HEALTH CASE NO. 19-92. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

RESOLUTIONS:

Kelly Adams, Management Analyst, presented Resolution 1105 regarding the Public Art Policy and establishing an annual public art fund contribution amount to one dollar (\$1.00) per capita.

At the June 7, 2021, Community Relations and Public Affairs Committee meeting, members reviewed and recommended forwarding the revised Public Art Policy and resolution to the full City Council for approval.

Council directed staff to research options for an Arts Commission and bring back to Council for discussion.

MAYOR RYDER MOVED TO ADOPT THE PROPOSED AMENDMENTS TO COUNCIL POLICIES AND PROCEDURES MANUAL, CHAPTER 10.09 PUBLIC ART, AND ADD "SENSE OF FUN" PHRASE IN THE FIRST PARAGRAPH, AND APPROVE RESOLUTION 1105 ESTABLISHING AN ALLOCATION OF ONE DOLLAR (\$1.00) PER CAPITA TO THE PUBLIC ART FUND. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

ORDINANCES:

Troy Woo, Finance Director, presented Council with ordinances coordinating the 2021 Stormwater, Sewer, and Water rates.

City staff first presented the current proposals to the City Council at the October 1, 2020, Council Worksession. During the November 5, 2020, Revenue Hearing, Council directed the consideration for a mid-year rate increase be delayed until Spring 2021. Based on the

discussion at the May 27, 2021 Council Worksession, staff recommends the adoption of the 2021 Stormwater, Sewer and Water Rate Ordinances.

Ordinance No. 1591 addresses the 4.5 percent increase for the stormwater rate, setting the 2021 stormwater rates effective July 1, 2021.

Ordinance No. 1592, addresses the 5.0 percent increase for the sewer rate, setting the 2021 sewer rates effective July 1, 2021.

Ordinance No. 1593, addresses the 5.0 percent increase for the water rates, setting the 2021 water rates effective July 1, 2021.

COUNCILMEMBER GREENSTEIN MOVED TO APPROVE ORDINANCE 1591 SETTING A 2021 STORMWATER RATE. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

COUNCILMEMBER GREENSTEIN MOVED TO APPROVE ORDINANCE 1592 SETTING A 2021 SEWER RATE. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

MAYOR RYDER MOVED TO APPROVE ORDINANCE 1593 SETTING A 2021 WATER RATE. COUNCILMEMBER COX SECONDED. MOTION CARRIED.

Shannon Kelley-Fong, Assistant City Manager, presented an Interlocal Agreement for Thurston County Solid Waste Management, and Solid Waste Management Plan and Hazardous Waste Plan Updates between Thurston County and City of Lacey.

Authorizing the City Manager to sign the interlocal agreement for Thurston County Solid Waste Management and adopting Ordinance 1594, relating to solid waste management, fulfills the City's statutory requirements for solid and hazardous waste management. Ordinance 1594 designates the Thurston County Solid Waste System for solid waste originating in

the City, and amends section 8.04.040 of the Lacey Municipal Code.

Dave Schneider, City Attorney, noted the version of Ordinance 1594 in Council's agenda packet did not show tracked changes.

DEPUTY MAYOR PRATT MOVED TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT FOR THURSTON COUNTY SOLID WASTE MANAGEMENT, AND SOLID WASTE MANAGEMENT PLAN AND HAZARDOUS WASTE PLAN UPDATES WITH THURSTON COUNTY, AND APPROVE ORDINANCE 1594 RELATING TO SOLID WASTE MANAGEMENT. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

Scott Egger, Public Works Director, presented Ordinance 1595, relating to the Timing of Payment of Utility Connection Charges.

The timing for payment of connection fees is specified in Title 13 of the Lacey Municipal Code. Payment for all connection fees is currently required at the time of building permit.

Staff recommended changing the timing of payment of LOTT Capacity Development Charges (CDC's), Lacey Sewer General Facility Charges (GFC's), Lacey Water General Facility Charges (GFC's) and the Storm and Surface Water Utility Charge from prior to issuance of the building permit to prior to Final Public Works approval and issuance of the Certificate of Occupancy. This change would only apply to multi-family, commercial, and industrial structures.

At its June 7, 2021, meeting, the Utilities Committee reviewed the proposed ordinance regarding the timing of payment of utility connection charges and recommended full City Council adoption.

Dave Schneider, City Attorney, noted there will be amendments to the LOTT Interlocal Agreement, but the changes are considered housekeeping items.

COUNCILMEMBER GREENSTEIN MOVED TO ADOPT ORDINANCE 1595, RELATING TO TIMING OF PAYMENT OF UTILITY CONNECTION CHARGES. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

MAYOR'S REPORT:

Mayor Ryder recommended the reappointment of Chad Carpenter to a first term on the Lodging Tax Advisory Committee.

MAYOR RYDER MOVED TO REAPPOINTMENT CHAD CARPENTER TO A FIRST TERM ON THE LODGING TAX ADVISORY COMMITTEE. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

CITY MANAGER'S REPORT:

Tyson Poeckh, Project Administrator, presented the Master Interlocal Agreement (ILA) with Thurston County for Joint Roadway Maintenance and Repairs.

The purpose of the agreement is to allow each agency to make the most efficient use of their resources by enabling them to cooperate by furnishing each other labor, equipment, and materials when needed on a reimbursable basis for roadway maintenance activities or cooperate on joint roadway maintenance and repair projects. The term of the proposed agreement is five years. The maximum amount payable for work to be performed under this agreement is \$300,000 per year. The current ILA expires June 28, 2021.

At its June 1, 2021, meeting, the Transportation Committee reviewed the ILA and recommended approval by the full City Council.

DEPUTY MAYOR PRATT MOVED TO APPROVE THE MASTER INTERLOCAL AGREEMENT WITH THURSTON COUNTY FOR JOINT ROADWAY MAINTENANCE AND REPAIRS. COUNCILMEMBER COX SECONDED. MOTION CARRIED.

STANDING COMMITTEES:

Transportation Committee

Councilmember Miller reported the Committee met on June 1, 2021, to discuss the Thurston County Master Interlocal Agreement for Joint Roadway Maintenance and Repairs, the 2020 Transportation Benefit District Report, 6-Year Transportation Improvement Program, Lebanon Street Traffic Calming, and the Sycamore Bike Route.

BOARDS, COMMISSIONS
AND COMMITTEE REPORTS:

LOTT

Deputy Mayor Pratt reported on several items:

- Bond refunding
- Project updates
- Ecology's general permit
- Reclaimed water study
- EIS Deschutes Capital Lake Project
- Knowledge Management Program

Olympic Region Clean Air Agency

Deputy Mayor Pratt reported on several items on the 2022 Budget Hearing, approval of the 2022 Budget, and air quality.

Intercity Transit

Councilmember Cox reported on several items:

- Olympia-Tacoma route
- Mask restrictions
- Patterson Street Maintenance Facility
- Draft 2020 Annual Report and 2021-2026 Transit Development Plan
- Appointment to Authority Board
- Service development standards

Emergency Medical Services

Councilmember Greenstein reported on the 2021 Budget, paramedic recruitment, and staffing at Providence Hospital.

Mayor Ryder adjourned the meeting at 5:59 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____



LACEY CITY COUNCIL MEETING July 1, 2021

SUBJECT: Disbursement Approval

RECOMMENDATION: By motion, approve payment of claims, wages, and transfers.

STAFF CONTACT: Troy Woo, Finance Director *TW*

ORIGINATED BY: Troy Woo, Finance Department

BACKGROUND:

The action requested of the City Council is by motion to approve payment of claims, wages and transfers for 6/10/2021 through 6/22/2021. The disbursements consist of the following:

Checks:	<u>Week of</u>	<u>Beg. Check No.</u>	<u>End. Check No.</u>	<u>Amount</u>
	6/11/2021	256967	257078	151,396.20
	6/18/2021	257079	257185	177,953.02

Electronic Transfers:	<u>Week of</u>	<u>Amount</u>
	6/9/2021	216.00
	6/11/2021	284,360.87
	6/14/2021	386.15
	6/17/2021	144.00
	6/18/2021	1,390,779.56

Significant Disbursements:

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
Barcott Construction	\$ 168,076.50	Ruddell Road Retaining Wall
Pape & Sons Construction	\$ 291,919.05	Carpenter Road Utility Improvements
Puget Sound Energy, Inc.	\$ 65,194.47	Utilities
T Bailey, Inc.	\$ 885,261.99	Hawks Prairie Sister Standpipe



CITY OF LACEY

Official Proclamation

WHEREAS, our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all residents; and

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives designated July as Parks and Recreation Month; and

WHEREAS, the Lacey City Council, Board of Park Commissioners, and community members recognize the significance of our community's park and recreation programs.

NOW, THEREFORE, I, Andy Ryder, Mayor of the City of Lacey, on behalf of the Lacey City Council, do hereby proclaim July 2021, as

Lacey Parks & Recreation Month

Mayor Andy Ryder
July 1, 2021





LACEY CITY COUNCIL MEETING
July 1, 2021

SUBJECT: Capitol City/Chambers Estates Annexation. Project no. 21-08.

RECOMMENDATION: Adopt an ordinance to approve the Capitol City/Chambers Estates Annexation. Effective date of annexation will be September 1, 2021, to allow for the orderly transition of city services.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: City Council

ATTACHMENTS:

1. [Ordinance No. 1596](#)
2. [Overview Map](#)
3. [Annexation Petition](#)

FISCAL NOTE: Annexation of the Capitol City/Chambers Estates area will result in additional revenue, however, it is anticipated that the expenses associated with providing city services to this area will be equal to or greater than the revenue that is generated.

PRIOR REVIEW: April 1, 2021 City Council Meeting
February 18, 2021 City Council Meeting
February 1, 2021 Utilities Committee Meeting

BACKGROUND:

The City has received a petition for annexation for the area including Capitol City Golf Club Estates, Chambers Estates, Capitol City Townhomes, and the Capitol City Golf Course. The Thurston County Assessor's office has verified that the signatures represent not less than 60 percent of the assessed valuation for general taxation of the property for which the annexation has been petitioned (RCW 35A.01.040). The annexation has been sent to the Thurston County Boundary Review Board (BRB) for their review. The BRB has declined to invoke jurisdiction so the application returns to the Council for final consideration in ordinance form.

Annexation Area

The area proposed for annexation is located in the Horizons Planning Area and within the Lacey Urban Growth Area and is generally south of Yelm Highway SE, north of 66th Avenue SE, east of the Chehalis Western trail, and west of Ruddell Road SE. It includes the Capitol City Golf Club Estates, Chambers Estates, and Capitol City Townhomes. The area includes approximately 288

acres in 491 separate tax parcels. The area includes the Capitol City Golf Course, clubhouse, and restaurant as well as a recreational airstrip within the Chambers Estates subdivision. The 2020-2021 assessed value of these parcels is \$134,023,000. The City of Lacey has initiated the annexation on behalf of those parcels within the annexation area where the City holds power of attorney agreements regarding annexation. The 2020-2021 assessed value of the parcels with power of attorney agreements in place is \$99,788,600 which represents 74.4% of the assessed valuation and is over the 60% required under the petition method of annexation.

The area proposed to be annexed is largely developed and contains the Capitol City Estates subdivision that was developed along with the Capitol City Golf Course in the 1960's around the same time as the Chambers Estates subdivision. The Capitol City Townhomes are condominiums that are located off of Yelm Highway near the clubhouse and were developed in the 1990's. The area to be annexed contains approximately 470 dwelling units and an estimated population of 965 people.

All properties are zoned Low Density Residential 0-4. The purpose of the Low Density Residential 0-4 zone is to provide a single-family residential designation with a lower density and larger lot size for development. If the annexation is approved, the Low Density Residential 0-4 zone would remain as per agreements in place with Thurston County.

The area proposed for annexation is a logical extension of the city limit boundary to an area that is an unincorporated island. The only way to access the proposed annexation area is through the city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries.

The properties are located within the City of Lacey's water service area and are served by City of Lacey water lines. A city well (well number 4) is located within the annexation area off of Sarazen Street SE. The water system is adequate to serve the existing and future development of the properties within the proposed annexation area.

City of Lacey sewer service, until recently, has been limited in the annexation area with the Chambers Estates and Capitol City Estates subdivisions being served by individual septic systems. Sewer service is currently being installed by the City of Lacey throughout the Capitol City Estates subdivision. With connection to the city sewer, the City has required that property owners sign power of attorney agreements that allow the City to sign the annexation petition.

Upon annexation, public streets in the area will receive stormwater services from the City of Lacey. Public stormwater service in the area is limited, particularly because so much of the existing developments are served by their own privately-maintained systems and most of the roadways are private. Soils in the area are relatively free-draining and there have been no recently-identified flooding concerns.

Governmental Services

Police services are currently provided by the Thurston County Sheriff's Office. According to Thurston County Sheriff's Office data, calls for service in this area were approximately 1,100 per year. The call types were reflective of the current Lacey areas surrounding it with misdemeanor property crimes and domestic violence calls being the highest categories. For reference, Lacey Police Department routinely responds to 42,000 – 46,000 calls for service per year, within current city boundaries, during non-pandemic years. The proposed annexation of Capitol City Golf Club Estates, Chambers Estates, Capitol City Townhomes, and the Capitol City Golf Course should not

have an adverse impact on current LPD resources based upon current demand for law enforcement services.

Fire services are currently provided by Lacey Fire District 3 except for the Chambers Estates subdivision which is currently served by Fire District 6 (East Olympia). Upon annexation, Chambers Estates would be transferred into Lacey Fire District 3. Like other recently completed annexations, the annexation will require the assumption of the City's bonded indebtedness except that it specifically waives the City's portion of the bonded indebtedness associated with Fire District 3 for the Capitol City Estates portion of the annexation area. This is to prevent the property owners within Capitol City Estates from paying both the Thurston County fire levy as well as the Lacey fire levy.

In addition to the provision of utilities, Lacey Public Works would provide maintenance of the public streets in the area. Upon annexation, the City would begin maintaining approximately 1 centerline mile of public streets within the Chambers Estates subdivision. According to the City's pavement ratings in this area, the streets are in good condition. The internal streets within the Capitol City Estates subdivision are private and would remain so after annexation. Street lights along public streets would be transferred to the City after annexation. For street lights along existing private streets, ownership and financial responsibilities would not change.

Other Issues

City staff conducted a public informational forum on March 8th to provide more information to residents on how annexation would affect taxes and services. There were over 60 residents who registered for the event which was also recorded and is available on the City of Lacey's YouTube channel.

Upon annexation, the City is required to conduct a door-to-door census of the area. An accurate census ensures that population-based revenues are distributed to the City. The City will be contracting with a private consultant to complete the census this summer.

Process

Procedurally, the next step is for the City Council to take final action through passage of an ordinance approving the annexation. Upon final ordinance passage, notification of the annexation is sent to affected agencies. The effective date of the annexation will be set for September 1, 2021, to allow for sufficient time to transition from Thurston County provided services to City of Lacey services.

ADVANTAGES:

1. Annexing the proposed area is a logical extension of city boundaries into an area that contains City of Lacey-owned properties, will be served by city utilities and will make for more logical municipal boundaries.
2. Annexation of the area has been identified as a priority by the City Council to incorporate an existing unincorporated island that receives city utilities.

DISADVANTAGES:

1. None identified.

ORDINANCE NO. 1596

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ANNEXING TERRITORY TO THE CITY OF LACEY, ESTABLISHING THE ZONING FOR SUCH PROPERTY, AND APPROVING A SUMMARY FOR PUBLICATION (CAPITOL CITY/CHAMBERS ESTATES).

WHEREAS, a legally sufficient petition for annexation was filed seeking annexation of certain properties shown on Exhibit A and described on Exhibit B; and

WHEREAS, the City Council held a public hearing on April 1, 2021, pursuant to legal notice, to consider the petition; and

WHEREAS, the City Council voted to refer the proposed annexation to the Thurston County Boundary Review Board; and

WHEREAS, said proposed annexation was filed with and processed by the Thurston County Boundary Review Board, and jurisdiction was not invoked; and

WHEREAS, the proposed annexation represents a logical extension of the corporate limits of the City of Lacey into its established Urban Growth Area; and

WHEREAS, the proposed annexation is found to be in compliance with the criteria for annexations established in Chapter 35A.14 RCW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. That certain territory shown on Exhibit A and described on Exhibit B, each of which exhibits are attached hereto and made a part hereof as though fully set forth at length, is hereby annexed to the City of Lacey.

Section 2. Pursuant to the terms of the petition for annexation of said property, the property within the territory annexed by this Ordinance shall be assessed and taxed on the same basis as property previously within the City for the payment of any bonds issued or debts contracted prior to or existing at the date of this annexation. Provided, however, as it relates to the issue of bonded indebtedness associated with Fire District 3, the City hereby waives the City's portion of such bonded indebtedness for the area of the annexed territory

that was already located in Fire District 3, it being the City's intent that these parcels not be levied twice.

Section 3. The zoning and all land use designations within the territory annexed shall be in accordance with the Lacey Comprehensive Land Use Plan and the zoning map for the Lacey Urban Growth Area.

Section 4. This Ordinance shall take effect on September 1, 2021.

Section 5. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. CORRECTIONS. The City Clerk and the codifiers of this ordinance are authorized to make corrections to this ordinance including, but not limited to, the corrections of scrivener's/clerical errors, references, ordinance numbering, section/subsection number and any references thereto.

Section 7. The Summary Attached is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this
1st day of July, 2021.

CITY COUNCIL

BY: _____
Mayor

Attest:

Approved as to form:

City Clerk

City Attorney

Published: July 5, 2021

SUMMARY FOR PUBLIC ATION
ORDINANCE NO. 1596
CITY OF LACEY

The City Council of Lacey, Washington passed on July 1, 2021, Ordinance No. 1596, entitled “AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ANNEXING TERRITORY TO THE CITY OF LACEY, ESTABLISHING THE ZONING FOR SUCH PROPERTY, AND APPROVING A SUMMARY FOR PUBLICATION (CAPITOL CITY/CHAMBERS ESTATES).”

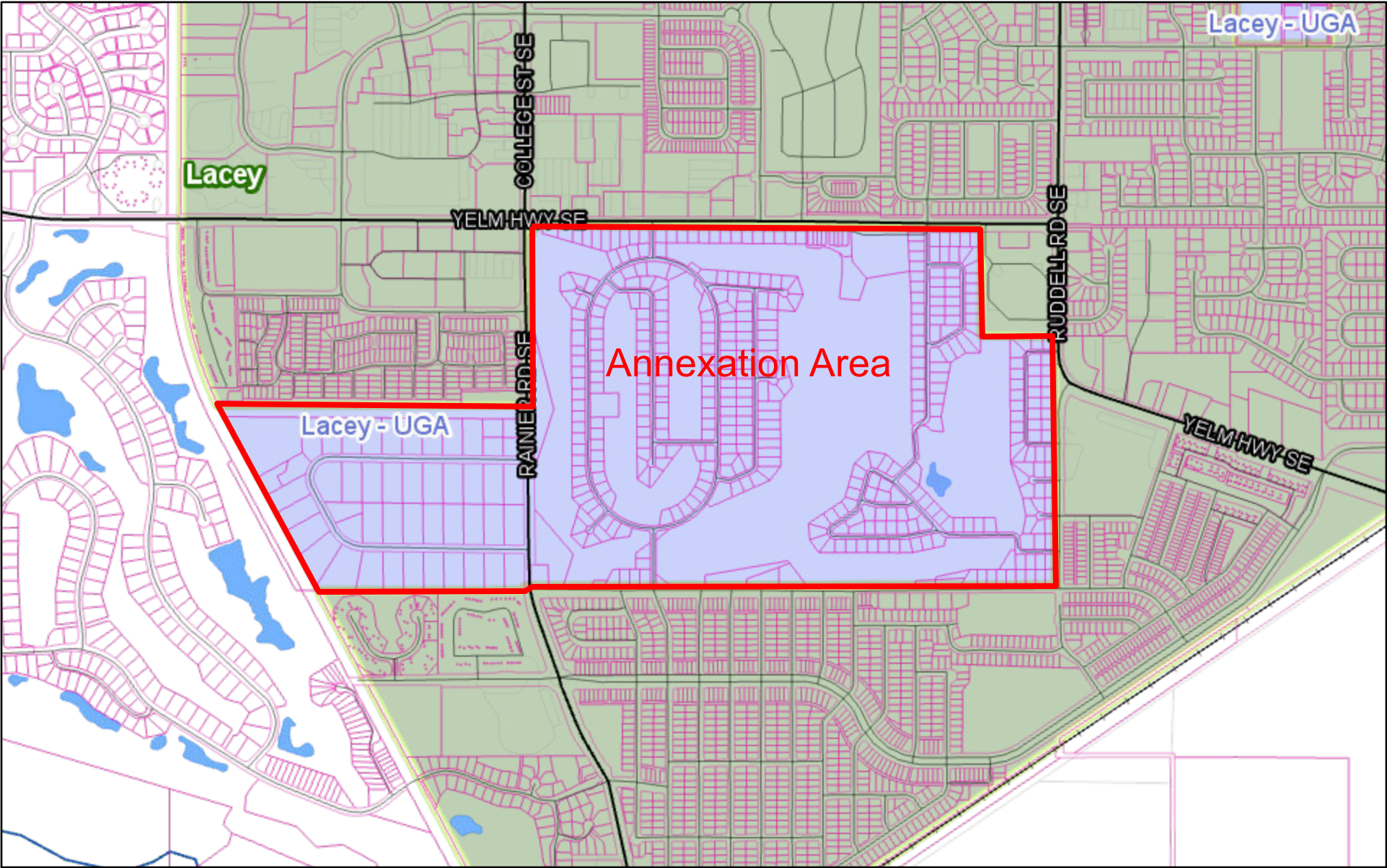
The main points of the Ordinance are described as follows:

1. The Ordinance annexes territory to the City of Lacey.
2. The Ordinance maintains the current zoning for the annexed territory
3. The Ordinance approves this summary for Publication.

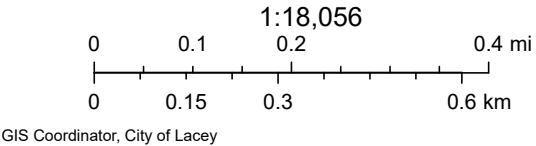
A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: July 5, 2021.

Capitol City/Chambers Estates Annexation Overview



1/21/2021, 8:37:00 AM



PETITION FOR ANNEXATION
60 PERCENT PETITION METHOD
RCW 35A.14.120

TO: THE HONORABLE CITY COUNCIL of the City of Lacey, State of Washington:

The undersigned, being property owner(s) and representing at least 60% of the assessed value of property herein depicted on Exhibit A and described on Exhibit B, do hereby petition to annex this property to the City of Lacey pursuant to RCW 35A.14.120 and under the following terms and conditions.

1. Adoption of Low Density (0-4) comprehensive plan and zoning designation;
- 2 . Assumption of a pro rata share of the City's bonded indebtedness.

Signature(s) of property owners:

<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
<u>CAPITOL CITY GOLF CLUB ESTATES</u>							
MATTHEW HARDY	YES	4633 YELM HWY. SE., OLYMPIA WA. 98503	0.22	38750000100	\$ 262500	<i>Matthew Hardy</i>	<i>1/10/21</i>

1

WARNING

EVERY PERSON WHO SIGNS THIS PETITION WITH ANY OTHER THAN HIS/HER TRUE NAME, OR WHO KNOWINGLY SIGNS MORE THAN ONE OF THESE PETITIONS, OR SIGNS A PETITION SEEKING AN ELECTION WHEN HE/SHE IS NOT A LEGAL VOTER, OR SIGNS A PETITION WHEN HE/SHE IS OTHERWISE NOT QUALIFIED TO SIGN, OR WHO MAKES HEREIN ANY FALSE STATEMENT, SHALL BE GUILTY OF A MISDEMEANOR.

<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
KIMBERLY MULLIGAN	YES	4641 58 TH AVE. SE. OLYMPIA, WA. 98513	0.18	38750000200	\$ 279500		1/10/21
BRIGITTE ROBERTS	YES	4703 58 TH AVE. SE. OLYMPIA, WA. 98513	0.21	38750000300	\$ 277500		1/10/21
HAIT. NGUYEN	YES	4713 58 TH AVE. SE. OLYMPIA, WA. 98513	0.24	38750000400	\$ 263100		1/10/21
ROBERT W. WARD	YES	4727 58 TH AVE. SE. OLYMPIA, WA. 98513	0.27	38750000500	\$ 309700		1/10/21
JEREMY VAUL	YES	4811 58 TH AVE. SE. OLYMPIA, WA. 98513	0.24	38750000600	\$ 280700		1/10/21
JEFFREY K. VAN ALLEN	YES	5817 SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750000900	\$ 196800		1/10/21
RICHARD SCOTT HAWS	YES	5841 SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750001100	\$ 254500		1/10/21
JUNE LIU. WEIR	YES	5905 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750001200	\$ 248600		1/10/21
COURT L. LANTZ	YES	5925 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.20	38750001400	\$ 334600		1/10/21

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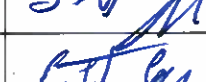
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KAREN L. MALO	YES	5929 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.22	38750001500	\$ 314700		1/10/21
JOSHUA M. DISTEFANO	YES	5933 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.29	38750001600	\$ 286100		1/10/21
RICHARD W. GILL	YES	5937 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.24	38750001700	\$ 308500		1/10/21
MARIA D. STEPHENS	YES	5941 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750001800	\$ 186100		1/10/21
PETER H. MARLOW JR.	YES	5945 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750001900	\$ 278700		1/10/21
RONALD W. STEEN	YES	6005 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750002000	\$ 295100		1/10/21
JOANN N. BITTNER	YES	6017 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.27	38750002100	\$ 290700		1/10/21
SHARON K. NICHOLS	YES	6043 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.20	38750002300	\$ 295000		1/10/21
JOHN S. GRIFFITH TRUSTEE	YES	6119 W. SARAZEN ST. SE OLYMPIA, WA. 98513	0.19	38750002500	\$ 310700		1/10/21

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ANTHONY F. AMON	YES	6131 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.20	38750002600	\$ 270100		1/10/21
KEVIN D. RAE	YES	6145 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.20	38750002700	\$ 291000		1/10/21
WILLIAM DICUS	YES	6211 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750002800	\$ 273300		1/10/21
JOEL A. FORTHMAN	YES	6249 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750003100	\$ 333300		1/10/21
DUANE L. SMITH	YES	6309 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.20	38750003200	\$ 273000		1/10/21
CHARLES W. PONTIUS	YES	6321 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750003300	\$ 292300		1/10/21
STEPHEN MILLER	YES	6333 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750003400	\$ 274100		1/10/21
CAMERON FRENCH	YES	6347 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.21	38750003500	\$ 242400		1/10/21
NATAVAN KARIMOVA	YES	6411 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.21	38750003600	\$ 302100		1/10/21

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JAMES W. MURRAY	YES	6417 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750003700	\$ 233100		1/10/21
STEPHEN W. MILLER	YES	4740 SARAZEN CT. SE. OLYMPIA, WA. 98513	0.19	38750003800	\$ 276400		1/10/21
CAROLE A. LEWIS	YES	4732 SARAZEN CT. SE. OLYMPIA, WA. 98513	0.20	38750003900	\$ 287600		1/10/21
KERWIN M. HIGASHI	YES	4720 SARAZEN CT. SE. OLYMPIA, WA. 98513	0.20	38750004000	\$ 285600		1/10/21
NORMA L. AYERS TRUSTEE	YES	4704 SARAZEN CT. SE. OLYMPIA, WA. 98513	0.20	38750004100	\$ 273900		1/10/21
JERALD BROWN JR.	YES	4709 SARAZEN CT. SE. OLYMPIA, WA. 98513	0.19	38750004200	\$ 302500		1/10/21
MICHAEL P. YOUNG	YES	4731 SARAZEN CT. SE. OLYMPIA, WA. 98513	0.21	38750004300	\$ 350400		1/10/21
SCOTT BENJAMIN FISKNESS	YES	4739 SARAZEN CT. SE. OLYMPIA, WA. 98513	0.18	38750004400	\$ 247500		1/10/21
JILL MILES	YES	6441 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750004500	\$ 261800		1/10/21

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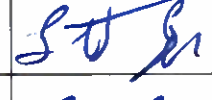
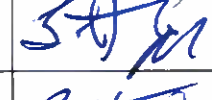
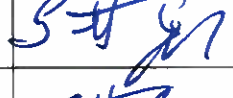
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LARRY DITTLOFF	YES	6449 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.22	38750004600	\$ 284400	<i>Scott G</i>	1/10/21
TYLER M. SCOTT	YES	6543 SARAZEN ST. SE. OLYMPIA, WA. 98513	0.22	38750004900	\$ 290700	<i>Scott G</i>	1/10/21
ROBERT E. BOWEN	YES	4810 66TH AVE. SE. OLYMPIA, WA. 98513	0.21	38750005000	\$ 274600	<i>Scott G</i>	1/10/21
CATHERINE M. KITTO	YES	4728 66TH AVE. SE. OLYMPIA, WA. 98513	0.21	38750005100	\$ 39200	<i>Scott G</i>	1/10/21
CLAUDE W. BROWN	YES	4726 66TH AVE. SE. OLYMPIA, WA. 98513	0.22	38750005200	\$ 309900	<i>Scott G</i>	1/10/21
MICHAEL C. SMITH	YES	6418 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.22	38750005300	\$ 274800	<i>Scott G</i>	1/10/21
RONAL D. CARVER	YES	6410 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750005400	\$ 318200	<i>Scott G</i>	1/10/21
MONA L. NYDAM	YES	6334 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750005500	\$ 277500	<i>Scott G</i>	1/10/21
SANDRA L. DANIEL	YES	6320 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750005600	\$ 275300	<i>Scott G</i>	1/10/21

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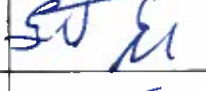
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ERIC N. MORCK	YES	6308 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750005700	\$ 264300		1/10/21
WOODARD & WOOWARD LLC	YES	6248 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750005800	\$ 292100		1/10/21
RONALD J. MACK	YES	6240 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750005900	\$ 328300		1/10/21
ANTHONY F. AMON	YES	6230 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750006000	\$ 264500		1/10/21
LORINDA A. ANDERSON	YES	6130 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750006100	\$ 257300		1/10/21
STANLEY A. SIMONS	YES	6120 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750006200	\$ 269600		1/10/21
JAMES ANDERSON	YES	6108 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750006300	\$ 293500		1/10/21
DEBORAH J. ARCHER	YES	6028 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750006500	\$ 272900		1/10/21
ROBERT L. SCHATZ	YES	6016 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750006600	\$ 306000		1/10/21

7

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CURTIS R. BERRY	YES	6004 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750006700	\$ 324800		1/10/21
PHUONG-THANH T. NGUYEN	YES	5946 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750006800	\$ 275900		1/10/21
NISBET BROTHERS LLC	YES	5938 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750006900	\$ 240600		1/10/21
BAY MORL	YES	5924 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750007000	\$ 269300		1/10/21
BARRY J. UPTON	YES	5939 HOGAN DR. SE. OLYMPIA, WA. 98513	0.20	38750007200	\$ 222500		1/10/21
PETER C. SWEET	YES	5943 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750007300	\$ 308300		1/10/21
VALERIE L. KUHN TRUSTEE	YES	6031 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750007600	\$ 330600		1/10/21
NAOMI K. OBIE	YES	6039 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750007700	\$ 301000		1/10/21
DARRELYN NUESCA	YES	6103 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750007800	\$ 265600		1/10/21

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JAMES F. ELDER TRUSTEE	YES	6115 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750007900	\$ 298600	<i>Scott G. 1</i>	1/10/21
JAMES C. DAVIS	YES	6127 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750008000	\$ 296500	<i>Scott G. 1</i>	1/10/21
THOMAS FITZMORRIS	YES	6141 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750008100	\$ 291500	<i>Scott G. 1</i>	1/10/21
BEVERLY A.. WERSCHKUL	YES	6209 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750008200	\$ 303600	<i>Scott G. 1</i>	1/10/21
DAVID FREDRICKSEN	YES	6221 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750008300	\$ 271000	<i>Scott G. 1</i>	1/10/21
KAREN L. ROYAL	YES	6239 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750008500	\$ 293800	<i>Scott G. 1</i>	1/10/21
ANN M. REITER	YES	6311 HOGAN DR. SE. OLYMPIA, WA. 98513	0.19	38750008600	\$ 275500	<i>Scott G. 1</i>	1/10/21
MICHELLE LORD	YES	6329 HOGAN DR. SE. OLYMPIA, WA. 98513	0.19	38750008700	\$ 356900	<i>Scott G. 1</i>	1/10/21
MARK S. GREEN	YES	6340 HOGAN DR. SE. OLYMPIA, WA. 98513	0.22	38750008900	\$ 370200	<i>Scott G. 1</i>	1/10/21

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ROBERT J. ANDERSON	YES	6328 HOGAN DR. SE. OLYMPIA, WA. 98513	0.20	38750009000	\$ 273900	<i>[Signature]</i>	1/10/21
JUSTIN BLUME	YES	4827 63RD AVE. SE. OLYMPIA, WA. 98513	0.19	38750009100	\$ 262400	<i>[Signature]</i>	1/10/21
EARL K. COWAN JR.	YES	4839 63RD AVE. SE. OLYMPIA, WA. 98513	0.20	38750009200	\$ 349700	<i>[Signature]</i>	1/10/21
CHRISTOPHER S. BELL	YES	6231 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750009300	\$ 274500	<i>[Signature]</i>	1/10/21
DARROL P. STEINER	YES	6220 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750009400	\$ 320800	<i>[Signature]</i>	1/10/21
REBECCA J. SUNDERMAN	YES	6126 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750009800	\$ 268400	<i>[Signature]</i>	1/10/21
THOMAS JONES	YES	6102 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750010000	\$ 301400	<i>[Signature]</i>	1/10/21
PHYLISS J. EMRY	YES	6036 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750010100	\$ 294900	<i>[Signature]</i>	1/10/21
JACQUELINE BAILEY	YES	6028 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750010200	\$ 262400	<i>[Signature]</i>	1/10/21

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JUANITA A. HART	YES	6018 HOGAN DR. SE OLYMPIA, WA. 98513	0.18	38750010300	\$ 291800	<i>Set G</i>	1/10/21
JOHN E. KRUEGER	YES	5946 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750010500	\$ 307800	<i>Set G1</i>	1/10/21
TY GARLAND	YES	5942 HOGAN DR. SE. OLYMPIA, WA. 98513	0.19	38750010600	\$ 305000	<i>Set G</i>	1/10/21
KENNETH ELGIN	YES	5940 HOGAN DR. SE. OLYMPIA, WA. 98513	0.22	38750010700	\$ 354100	<i>Set G</i>	1/10/21
CHERYL A. GREENFIELD	YES	5938 HOGAN DR. SE. OLYMPIA, WA. 98513	0.19	38750010800	\$ 335700	<i>Set G</i>	1/10/21
KEVIN K. COVEY	YES	5932 HOGAN DR. SE. OLYMPIA, WA. 98513	0.19	38750010900	\$ 283300	<i>Set G</i>	1/10/21
COURTNIE McCASLIN	YES	5920 HOGAN DR. SE. OLYMPIA, WA. 98513	0.20	38750011000	\$ 323000	<i>Set G</i>	1/10/21
ROBERT RUSCILLO	YES	5904 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750011100	\$ 280200	<i>Set G</i>	1/10/21
LORI M. HOSKINS	YES	5840 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750011200	\$ 249900	<i>Set G</i>	1/10/21

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BONITA J. BOURGAULT	YES	5901 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.39	38750011300	\$ 534600		1/10/21
GABRIEL B. HANDELMAN	YES	5911 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.20	38750011500	\$ 348100		1/10/21
JOANNE REDMOND	YES	5931 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.24	38750011600	\$ 327300		1/10/21
MICHAEL W. JORDAN	YES	5943 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750011700	\$ 313400		1/10/21
JAMES H. TAYLOR	YES	6021 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750011900	\$ 331100		1/10/21
KRISTIN L. HOEKS	YES	6111 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750012100	\$ 258700		1/10/21
GEORGE V. GLAINYK	YES	6137 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750012300	\$ 327100		1/10/21
JANE ANN HUTT	YES	6147 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750012500	\$ 349700		1/10/21
RICHARD A. STENBERG	YES	6209 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750012600	\$ 276600		1/10/21

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GREGORY F. DAMITIO	YES	6221 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750012700	\$ 288900	<i>Scott Gygis</i>	1/10/21
SAMUEL M. DARNELL	YES	6307 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.20	38750013000	\$ 259700	<i>Scott Gygis</i>	1/10/21
DEBORAH L. MANNING	YES	6323 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750013100	\$ 254300	<i>Scott Gygis</i>	1/10/21
LARRY H. WEAVER	YES	6331 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750013200	\$ 259500	<i>Scott Gygis</i>	1/10/21
DIANA L. ROBERTS	YES	6345 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750013300	\$ 263800	<i>Scott Gygis</i>	1/10/21
AMY RIGGS	YES	6413 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750013500	\$ 300700	<i>Scott Gygis</i>	1/10/21
JOHN R. LEO TRUSTEE	YES	6429 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750013600	\$ 268100	<i>Scott Gygis</i>	1/10/21
RONALD C. CARVER	YES	6433 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750013700	\$ 333400	<i>Scott Gygis</i>	1/10/21
EDWARD C. MADISON	YES	6437 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.23	38750013800	\$ 341400	<i>Scott Gygis</i>	1/10/21

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EDWARD A. MOORE	YES	6306 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750014100	\$ 290800	<i>Scott G. Jr.</i>	1/10/21
SHANNON L. PETERSON	YES	6234 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750014300	\$ 258500	<i>Scott G. Jr.</i>	1/10/21
BONITA BOURGAULT	YES	6222 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750014400	\$ 292000	<i>Scott G. Jr.</i>	1/10/21
JEFFREY K. NELSON	YES	6206 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750014500	\$ 261400	<i>Scott G. Jr.</i>	1/10/21
LYNN A. NEEDHAM	YES	6150 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750014600	\$ 291800	<i>Scott G. Jr.</i>	1/10/21
DOREEN K. SPAULDING	YES	6138 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750014700	\$ 268900	<i>Scott G. Jr.</i>	1/10/21
PATRICIA E. MURPHY TRUSTEE	YES	6130 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750014800	\$ 276900	<i>Scott G. Jr.</i>	1/10/21
LORETA C. BAILEY	YES	6122 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750014901	\$ 321900	<i>Scott G. Jr.</i>	1/10/21
PAUL J. EASON JR.	YES	6110 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750015000	\$ 312600	<i>Scott G. Jr.</i>	1/10/21

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DAVID L. BROOKS	YES	6038 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750015100	\$ 253200	<i>Scott G. 1</i>	1/10/21
CHARLIE E. BROUGH	YES	6032 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750015200	\$ 248800	<i>Scott G. 2</i>	1/10/21
KENNETH MOSES	YES	6020 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750015300	\$ 234400	<i>Scott G.</i>	1/10/21
DAVID L. BROOKS	YES	6008 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750015400	\$ 203900	<i>Scott G.</i>	1/10/21
MATTHEW J. HEHEMANN	YES	6000 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.20	38750015500	\$ 201100	<i>Scott G.</i>	1/10/21
JONATHON W. KNIGHT	YES	5930 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.23	38750015700	\$ 243600	<i>Scott G. 1</i>	1/10/21
ARIJA MIKELSONS	YES	5009 OAKMOUNT PL. SE. OLYMPIA, WA. 98513	0.21	38750015800	\$ 263200	<i>Scott G. 1</i>	1/10/21
JAMES A. BRUBAKER	YES	5933 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750016000	\$ 278800	<i>Scott G.</i>	1/10/21
SANDRA HOKANSON	YES	6001 COTTON DR. SE. OLYMPIA, WA. 98513	0.21	38750016100	\$ 258600	<i>Scott G.</i>	1/10/21

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DAVID L. CARLSON	YES	6037 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750016400	\$ 270200	<i>Set G1</i>	1/10/21
RANDALL F. GUINN	YES	6049 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750016500	\$ 293000	<i>Set G1</i>	1/10/21
BYRON MAINE	YES	6103 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750016600	\$ 272100	<i>Set G1</i>	1/10/21
CHARLES J. DRISKILL	YES	6121 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750016700	\$ 312300	<i>Set G1</i>	1/10/21
RODNEY N. SEATON	YES	6129 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750016800	\$ 267500	<i>Set G1</i>	1/10/21
JASON C. MEYER	YES	6133 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750016900	\$ 300700	<i>Set G1</i>	1/10/21
CHAROLETTE GITCHO	YES	6141 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750017000	\$ 240800	<i>Set G1</i>	1/10/21
AMBER YOKUBAITIS	YES	6211 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750017100	\$ 245200	<i>Set G1</i>	1/10/21
CLYDE R. ORMSBY	YES	6223 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750017200	\$ 252500	<i>Set G1</i>	1/10/21

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HAROLD D. WALKER	YES	6231 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750017300	\$ 207100	<i>Scott G. 1</i>	1/10/21
MATTHEW WAGNER	YES	6245 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750017400	\$ 318300	<i>Scott G. 1</i>	1/10/21
BARBARA T. FAGUE	YES	6315 COTTON DR. SE. OLYMPIA, WA. 98513	0.41	38750017500	\$ 395100	<i>Scott G. 1</i>	1/10/21
BOB JENSEN	YES	6333 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750017700	\$ 265600	<i>Scott G. 1</i>	1/10/21
ELEANOR L. BIVINS	YES	6400 SARAZEN ST. SE. OLYMPIA, WA. 98513	0.47	38750017800	\$ 448600	<i>Scott G. 1</i>	1/10/21
JANEL M. CRUMPACKER	YES	6340 COTTON DR. SE. OLYMPIA, WA. 98513	0.20	38750018000	\$ 288000	<i>Scott G. 1</i>	1/10/21
RUBY M. SCANION	YES	6332 COTTON DR. SE. OLYMPIA, WA. 98513	0.22	38750018200	\$ 341100	<i>Scott G. 1</i>	1/10/21
CYNCHA K. MURRAY	YES	6324 COTTON DR. SE. OLYMPIA, WA. 98513	0.25	38750018300	\$ 314200	<i>Scott G. 1</i>	1/10/21
SCOTT LUNDBERG	YES	6320 COTTON DR. SE. OLYMPIA, WA. 98513	0.28	38750018400	\$ 382500	<i>Scott G. 1</i>	1/10/21

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HAROLD D. MORELAND	YES	6316 COTTON DR. SE. OLYMPIA, WA. 98513	0.28	38750018500	\$ 391000	<i>Sett Gm</i>	1/10/21
PATRICIA A. WOLHETER	YES	6232 COTTON DR. SE. OLYMPIA, WA. 98513	0.28	38750018700	\$ 319700	<i>Sett Gm</i>	1/10/21
RICHARD H. TURNER	YES	6216 COTTON DR. SE. OLYMPIA, WA. 98513	0.28	38750018800	\$ 347800	<i>Sett Gm</i>	1/10/21
HEATHER A. NORMOYLE	YES	6214 COTTON DR. SE. OLYMPIA, WA. 98513	0.28	38750018900	\$ 288900	<i>Sett Gm</i>	1/10/21
JON E. MILLER	YES	6142 COTTON DR. SE. OLYMPIA, WA. 98513	0.28	38750019000	\$ 299000	<i>Sett Gm</i>	1/10/21
BRYAN BELL	YES	6130 COTTON DR. SE. OLYMPIA, WA. 98513	0.24	38750019100	\$ 293700	<i>Sett Gm</i>	1/10/21
FRED LEE HANSON	YES	6126 COTTON DR. SE. OLYMPIA, WA. 98513	0.24	38750019200	\$ 353000	<i>Sett Gm</i>	1/10/21
GEORGIA ANNE BAILEY	YES	6124 COTTON DR. SE. OLYMPIA, WA. 98513	0.25	38750019300	\$ 361600	<i>Sett Gm</i>	1/10/21
WALTER FAHRER	YES	6118 COTTON DR. SE. OLYMPIA, WA. 98513	0.23	38750019400	\$ 322900	<i>Sett Gm</i>	1/10/21

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BART LJUBICH	YES	6100 COTTON DR. SE. OLYMPIA, WA. 98513	0.22	38750019600	\$ 262800		1/10/21
JULAINNE V. MORGAN	YES	6050 COTTON DR. SE. OLYMPIA, WA. 98513	0.26	38750019700	\$ 312600		1/10/21
CHARLES E. ROWLAND	YES	6036 COTTON DR. SE. OLYMPIA, WA. 98513	0.26	38750019800	\$ 304300		1/10/21
CHERYL A. CHORBA	YES	6024 COTTON DR. SE. OLYMPIA, WA. 98513	0.26	38750019900	\$ 332000		1/10/21
WILLIAM BRENNEIS	YES	6012 COTTON DR. SE. OLYMPIA, WA. 98513	0.26	38750020000	\$ 319400		1/10/21
CECIL L. HARRISON	YES	6002 COTTON DR. SE. OLYMPIA, WA. 98513	0.28	38750020100	\$ 377200		1/10/21
THOMAS C. STILES	YES	5932 COTTON DR. SE. OLYMPIA, WA. 98513	0.24	38750020200	\$ 272400		1/10/21
BARBARA I. SMITH	YES	5031 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.22	38750020300	\$ 299200		1/10/21
DOUGLAS J. COLBY	YES	5037 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.23	38750020400	\$ 303000		1/10/21

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WARNING

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KRIS A. TAYLOR SMOOT TRUST	YES	5041 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.20	38750020500	\$ 474200	<i>Stt G-1</i>	1/10/21
RICHARD F. GILPIN GILPIN TRUST	YES	5040 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.20	38750020600	\$ 350500	<i>Stt G-1</i>	1/10/21
LARRY A. GLENN	YES	5038 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.19	38750020700	\$ 283700	<i>Stt G-1</i>	1/10/21
TRENTON N. FLUETSCH	YES	5032 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.18	38750020800	\$ 294000	<i>Stt G-1</i>	1/10/21
GILARDO R. RAMIREZ	YES	5024 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.18	38750020900	\$ 241400	<i>Stt G-1</i>	1/10/21
SHANNON L. PINKSTON	YES	5020 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.18	38750021000	\$ 337800	<i>Stt G-1</i>	1/10/21
JAMES R. FOX	YES	5014 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.18	38750021100	\$ 290700	<i>Stt G-1</i>	1/10/21
CHARLES R. HILL	YES	4926 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.27	38750021400	\$ 346200	<i>Stt G-1</i>	1/10/21
DWIGHT MONOHON	YES	5818 SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750021600	\$ 239800	<i>Stt G-1</i>	1/10/21

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JENNIFER C. SMITH	YES	4849 58 TH AVE. SE. OLYMPIA, WA. 98513	0.18	38750021700	\$ 249900		1/10/21
MAGGIE B. TIA	YES	4907 58 TH AVE. SE. OLYMPIA, WA. 98513	0.18	38750021800	\$ 261600		1/10/21
STEPHANIE L. FUNG	YES	4919 58 TH AVE. SE. OLYMPIA, WA. 98513	0.18	38750021900	\$ 267600		1/10/21
DENNIS L. ADAMS	YES	4927 58 TH AVE. SE. OLYMPIA, WA. 98513	0.18	38750022000	\$ 277100		1/10/21
LORRAINE VERDEGEM	YES	4935 58 TH AVE. SE. OLYMPIA, WA. 98513	0.18	38750022100	\$ 259300		1/10/21
MERRILL GETZMAN	YES	4941 58 TH AVE. SE. OLYMPIA, WA. 98513	0.18	38750022200	\$ 262200		1/16/21
BARBARA M. GARREN	YES	5007 58 TH AVE. SE. OLYMPIA, WA.	0.18	38750022300	\$ 269700		1/10/21
KATHRYN M. PODOWICZ	YES	5029 58 TH AVE. SE. OLYMPIA, WA. 98513	0.18	38750022500	\$ 261000		1/10/21
NELLA J. RYCRAFT	YES	5039 58 TH AVE. SE. OLYMPIA, WA. 98513	0.18	38750022600	\$ 257400		1/16/21

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WARNING

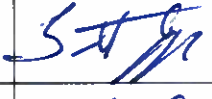
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GERALD W. IRWIN	YES	5109 58 TH AVE. SE. OLYMPIA, WA. 98513	0.18	38750022700	\$ 308500	<i>Stt Gm</i>	1/10/21
STANLEY E. BAILEY	YES	5119 58 TH AVE. SE. OLYMPIA, WA. 98513	0.19	38750022800	\$ 240900	<i>Stt Gm</i>	1/10/21
JEANNETTE BOITANO	YES	5129 58 TH AVE. SE. OLYMPIA, WA. 98513	0.18	38750022900	\$ 289700	<i>Stt Gm</i>	1/10/21
MARK F. SCHUMOCK	YES	5821 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.19	38750023300	\$ 230100	<i>Stt Gm</i>	1/10/21
ROBERT SPATH	YES	5903 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.19	38750023400	\$ 287300	<i>Stt Gm</i>	1/10/21
RICHARD CLINTWORTH	YES	5909 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.19	38750023500	\$ 269800	<i>Stt Gm</i>	1/10/21
SANDRA K. JOUDREY	YES	5915 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.19	38750023600	\$ 277600	<i>Stt Gm</i>	1/10/21
MICHAEL J. WHITENER	YES	5927 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750023700	\$ 302000	<i>Stt Gm</i>	1/10/21
MICHAEL WHEELER	YES	6001 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750023800	\$ 272800	<i>Stt Gm</i>	1/10/21

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LEWIS A. WHITT	YES	6015 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750023900	\$ 303100		1/10/21
MATTHEW D. ROBINSON	YES	6023 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750024000	\$ 306000		1/10/21
ALDO MELCHIORI	YES	6037 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750024100	\$ 378500		1/10/21
DENNIS G. BAXTER	YES	6103 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750024200	\$ 283800		1/10/21
PAUL F. McCANN	YES	6109 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750024300	\$ 311300		1/10/21
EARL K. COWAN	YES	6115 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750024400	\$ 295500		1/10/21
WADE WINTERS	YES	6121 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750024500	\$ 318200		1/10/21
THOMAS E. HELMS	YES	6205 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750024600	\$ 292200		1/10/21
THOMAS LAVACK	YES	6213 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.19	38750024700	\$ 264800		1/10/21

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MARTIN A. SANGSTER	YES	6210 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.26	38750024800	\$ 331100		1/10/21
GWENDOLYN A. HEUER	YES	6206 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.20	38750024900	\$ 309900		1/10/21
SUNG H. KIM	YES	6122 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.20	38750025000	\$ 377000		1/10/21
TIMOTHY J. VOIE	YES	6118 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.22	38750025100	\$ 344400		1/10/21
DAVID G. LOUTHAIN	YES	6112 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.25	38750025200	\$ 289300		1/10/21
PAUL A. KRETZ	YES	6108 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.26	38750025300	\$ 359500		1/10/21
DREW L. ROBERTSON	YES	6038 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.24	38750025400	\$ 273400		1/10/21
TAHNYA NEAL	YES	6014 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.23	38750025500	\$ 290000		1/10/21
CHARLES GLOVER	YES	6004 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750025600	\$ 259200		1/10/21

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MARK T. SEVERSON	YES	5928 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750025700	\$ 240600		1/10/21
BRIAN DAHMEN	YES	5922 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750025800	\$ 267100		1/10/21
JUDITH D. KINGSBURY	YES	5914 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750025900	\$ 242300		1/10/21
KATHLEEN M. MARTIN	YES	5908 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750026000	\$ 272900		1/10/21
ROCKY A. TENWALDE	YES	5904 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.20	38750026100	\$ 241500		1/10/21
LEONARD E. SORIANO	YES	5903 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.20	38750026200	\$ 250300		1/10/21
BRADLEY ANGLIN	YES	5907 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.18	38750026300	\$ 214500		1/10/21
NATHAN McDONALD	YES	5913 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.18	38750026400	\$ 186300		1/10/21
SARA S. LEE	YES	5921 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.18	38750026500	\$ 240800		1/10/21

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CAROL STONE	YES	5925 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.18	38750026600	\$ 243600		1/10/21
KAWIKA PALACIOS	YES	6003 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.19	38750026700	\$ 230800		1/10/21
MARI J. HASSLER	YES	6021 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.22	38750026800	\$ 258500		1/10/21
VELMA BOYD	YES	6030 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.24	38750026900	\$ 274400		1/10/21
BARBARA MILLER	YES	6024 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.24	38750027000	\$ 249600		1/10/21
JOHN R. FOULKES	YES	6018 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.27	38750027100	\$ 293900		1/10/21
GRIFFIN McMANUS	YES	6012 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.23	38750027200	\$ 298700		1/10/21
STEVEN CHRISTENSON	YES	6008 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.18	38750027300	\$ 244200		1/10/21
CHESTON C. SOUZA	YES	6002 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.19	38750027400	\$ 278300		1/10/21

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SUSAN C. ECKROTH	YES	5924 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.19	38750027500	\$ 238800		1/10/21
GINA D. CARLSON	YES	5916 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.19	38750027600	\$ 235200		1/10/21
GERALDINE S. BOWES	YES	5910 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.19	38750027700	\$ 242400		1/10/21
BYOUNG H. CHOI	YES	5906 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.19	38750027800	\$ 253700		1/10/21
WILLIAM McGEE	YES	5832 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.20	38750027900	\$ 236000		1/10/21
NORMA L. DE LATEUR	YES	5830 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.26	38750028000	\$ 340300		1/10/21
ANNA SCHERDNIK	YES	5826 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.21	38750028100	\$ 323200		1/10/21
HOPE ISLAND TRADING CO. LLC	YES	5822 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.18	38750028200	\$ 214600		1/10/21
THOMAS M. WOOLSEY	YES	5818 ARMOUR LP. SE. OLYMPIA, WA. 98513	0.19	38750028300	\$ 329600		1/10/21

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ADELLE M. OLSON	YES	5806 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.19	38750028500	\$ 332500	<i>St Grc</i>	1/10/21
DANIEL A. PARTINGTON	YES	5409 58TH AVE. SE. A&B OLYMPIA, WA. 98513	0.19	38750028600	\$ 330800	<i>St Grc</i>	1/10/21
CHARLES R. SEDERBERG	YES	5413 58TH AVE. SE. OLYMPIA, WA. 98513	0.19	38750028700	\$ 239300	<i>St Grc</i>	1/10/21
CORY S. REED	YES	5417 58TH AVE. SE. OLYMPIA, WA. 98513	0.19	38750028800	\$ 270400	<i>St Grc</i>	1/10/21
JEFFREY W. JOHNSON	YES	5421 58TH AVE. SE. OLYMPIA, WA. 98513	0.19	38750028900	\$ 243100	<i>St Grc</i>	1/10/21
BRIAN BELLEW	YES	5523 61 ST AVE. SE. OLYMPIA, WA. 98513	0.17	38750029000	\$ 191900	<i>St Grc</i>	1/10/21
JACOB BELMAN	YES	6111 RUDDLE RD. SE. OLYMPIA, WA. 98513	0.18	38750029200	\$ 213100	<i>St Grc</i>	1/10/21
DOROTHY M. TASSONI	YES	6115 RUDDLE RD. SE. OLYMPIA, WA. 98513	0.18	38750029300	\$ 45200	<i>St Grc</i>	1/10/21
KATHRYNE A. REX	YES	6201 RUDDLE RD. SE. OLYMPIA, WA. 98513	0.18	38750029400	\$ 230400	<i>St Grc</i>	1/10/21

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DEBBIE GRAIG	YES	6205 RUDELL RD. SE. OLYMPIA, WA. 98513	0.18	38750029500	\$ 253700		1/10/21
MIGUEL B. ALVARADO	YES	6209 RUDELL RD. SE. OLYMPIA, WA. 98513	0.18	38750029600	\$ 301000		1/10/21
SHANE L. DANISHER	YES	5526 63RD. AVE. SE. OLYMPIA, WA. 98513	0.20	38750029700	\$ 239600		1/10/21
WALTER G. STRONKS	YES	6214 SAINT ANDREWS ST. SE.	0.20	38750029800	\$ 245800		1/10/21
GARY A. THOMPSON	YES	6210 SAINT ANDREWS ST. SE.	0.18	38750029900	\$ 242900		1/10/21
JOAN A. PUISSHIS	YES	6206 SAINT ANDREWS ST. SE.	0.18	38750030000	\$ 242100		1/10/21
BEVERLY ROSS	YES	6202 SAINT ANDREWS ST. SE.	0.18	38750030100	\$ 283700		1/10/21
DOROTHY M. TASSONI	YES	6116 SAINT ANDREWS ST. SE.	0.18	38750030200	\$ 244600		1/10/21
ROBERT C. DIAZ	YES	6112 SAINT ANDREWS ST. SE.	0.18	38750030300	\$ 285700		1/10/21

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TIMMY D. SAMUELS	YES	6108 SAINT ANDREWS ST. SE.	0.18	38750030400	\$ 262900		1/10/21
LOU ANN BROWN	YES	6104 SAINT ANDREWS ST. SE.	0.19	38750030500	\$ 269300		1/10/21
JACQUELINE A. RUDNICKI	YES	5520 61ST. AVE SE. OLYMPIA, WA. 98513	0.19	38750030800	\$ 272200		1/10/21
REBECCA R. McCLINON	YES	5516 61ST. AVE SE. OLYMPIA, WA. 98513	0.24	38750030900	\$ 260400		1/10/21
JOSEPH J. BELTICO	YES	6101 SAINT ANDREWS ST. SE.	0.24	38750031000	\$ 340700		1/10/21
MARK J. MAXWELL	YES	6103 SAINT ANDREWS ST. SE.	0.18	38750031100	\$ 268300		1/10/21
CAROLYN. JAYNE BRADLEY	YES	6109 SAINT ANDREWS ST. SE.	0.18	38750031200	\$ 298900		1/10/21
ROBERT E. HEARNE JR.	YES	6113 SAINT ANDREWS ST. SE.	0.18	38750031300	\$ 300800		1/10/21
DAVE KALISH TRUSTEE	YES	6117 SAINT ANDREWS ST. SE.	0.18	38750031400	\$ 262100		1/10/21

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CHRISTINA G. TREMPER	YES	6203 SAINT ANDREWS ST. SE.	0.18	38750031500	\$ 299900		1/16/21
GEORGE D. BLAKSLEY	YES	6207 SAINT ANDREWS ST. SE.	0.18	38750031600	\$ 294000		1/16/21
BURDETTE A. CHAPEL	YES	6211 SAINT ANDREWS ST. SE.	0.18	38750031700	\$ 251600		1/16/21
ROBERT C. CHAPEL	YES	6215 SAINT ANDREWS ST. SE.	0.19	38750031800	\$ 278700		1/16/21
PAULINE D. LA DUE	YES	6219 SAINT ANDREWS ST. SE.	0.18	38750031900	\$ 271700		1/16/21
PAMELA J. BARKIS	YES	5513 63RD. AVE SE. OLYMPIA, WA. 98513	0.20	38750032000	\$ 252700		1/16/21
CAROLE A. LEWIS	YES	6307 RUDDLELL RD. SE. OLYMPIA, WA. 98513	0.20	38750032300	\$ 217600		1/16/21
FORREST T. BAKER	YES	6317 RUDDLELL RD. SE. OLYMPIA, WA. 98513	0.20	38750032400	\$ 226500		1/16/21
GERALD R. MOORE	YES	5520 64TH. CT. SE. OLYMPIA, WA. 98513	0.21	38750032500	\$ 248600		1/16/21

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WARNING

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RAYMOND W. GREELEY TRUSTEE	YES	5510 64TH. CT. SE. OLYMPIA, WA. 98513	0.26	38750032600	\$ 258400		1/11/21
JEREMY BRASE	YES	5511 64TH. CT. SE. OLYMPIA, WA. 98513	0.25	38750032700	\$ 247400		1/11/21
SHIRLEY A. BECK	YES	5515 64TH. CT. SE. OLYMPIA, WA. 98513	0.24	38750032800	\$ 326000		1/11/21
RICHARD P. LAUDERDALE	YES	5519 64TH. CT. SE. OLYMPIA, WA. 98513	0.22	38750032900	\$ 246400		1/11/21
JOSEPHINE M. EVANS TRUSTEE	YES	5523 64TH. CT. SE. OLYMPIA, WA. 98513	0.21	38750033000	\$ 231900		1/11/21
SHERRIE KAY BRUYA	YES	6419 RUDDLE RD. SE. OLYMPIA, WA. 98513	0.20	38750033100	\$ 260000		1/11/21
YVONNE K. BRAEME	YES	5518 64TH WAY SE. OLYMPIA, WA. 98513	0.19	38750033200	\$ 227700		1/11/21
SUN YO BOYER	YES	5514 64TH WAY SE. OLYMPIA, WA. 98513	0.23	38750033300	\$ 289700		1/11/21
JOSEPH A. DUFFY	YES	5513 64TH WAY SE. OLYMPIA, WA. 98513	0.23	38750033400	\$ 302500		1/11/21

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KYLE C. COOK	YES	5517 64TH WAY SE. OLYMPIA, WA. 98513	0.19	38750033500	\$ 240300	<i>ST Gr</i>	1/11/21
DEBBIE D. MAXIN	YES	6425 RUDDLE RD. SE. OLYMPIA, WA. 98513	0.21	38750033600	\$ 197500	<i>ST Gr</i>	1/11/21
RONALD M. WORKMAN	YES	5528 65TH. AVE. SE. OLYMPIA, WA. 98513	0.19	38750033700	\$ 240300	<i>ST Gr</i>	1/11/21
DARLENE A. GJELSTEEN	YES	5520 65TH. AVE. SE. OLYMPIA, WA. 98513	0.21	38750033800	\$ 242500	<i>ST Gr</i>	1/11/21
WILLIAM C. SANDELL	YES	5516 65TH. AVE. SE. OLYMPIA, WA. 98513	0.26	38750033900	\$ 351900	<i>ST Gr</i>	1/11/21
SHELLEY N. SMITH	YES	5511 65TH. AVE. SE. OLYMPIA, WA. 98513	0.26	38750034000	\$ 275200	<i>ST Gr</i>	1/11/21
JESSICA E. GOGNON	YES	5515 65TH. AVE. SE. OLYMPIA, WA. 98513	0.20	38750034100	\$ 261300	<i>ST Gr</i>	1/11/21
BARBARA F. PEARSON	YES	5523 65TH. AVE. SE. OLYMPIA, WA. 98513	0.19	38750034300	\$ 215000	<i>ST Gr</i>	1/11/21
KRISTOFER GRAAP	YES	6511 RUDDLE RD. SE. OLYMPIA, WA. 98513	0.19	38750034400	\$ 250900	<i>ST Gr</i>	1/11/21

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HELEN M. BURGGRAAF	YES	6521 RUDELL RD. SE. OLYMPIA, WA. 98513	0.19	38750034500	\$ 227600		1/11/21
JODY L. FAIRBANKS	YES	5526 66TH. AVE. SE. OLYMPIA, WA. 98513	0.19	38750034600	\$ 247700		1/11/21
THOMAS B. McGRATH	YES	5522 66TH. AVE. SE. OLYMPIA, WA. 98513	0.19	38750034700	\$ 218000		1/11/21
MINETTE M. MARICH	YES	5518 66TH. AVE. SE. OLYMPIA, WA. 98513	0.19	38750034800	\$ 237800		1/11/21
CHAD R. HEITZ	YES	5514 66TH. AVE. SE. OLYMPIA, WA. 98513	0.19	38750034900	\$ 289100		1/11/21
WILLIAM J. MORTELL	YES	5510 66TH. AVE. SE. OLYMPIA, WA. 98513	0.19	38750035000	\$ 281800		1/11/21
KAREN L. ROYAL	YES	5506 66TH. AVE. SE. OLYMPIA, WA. 98513	0.19	38750035100	\$ 269200		1/11/21
ERIC K. SLAVICH	YES	5502 66TH. AVE. SE. OLYMPIA, WA. 98513	0.19	38750035200	\$ 265400		1/11/21
TODD WORLEY	YES	5418 66TH. AVE. SE. OLYMPIA, WA. 98513	0.22	38750035301	\$ 264400		1/11/21

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DALE L. McNALL	YES	5430 65TH. AVE. SE. OLYMPIA, WA. 98513	0.23	38750035300	\$ 345100		1/11/21
ALAN R. McWAIN	YES	5422 65TH. AVE. SE. OLYMPIA, WA. 98513	0.19	38750035400	\$ 308900		1/11/21
KENNETH L. MARMION	YES	5416 65TH. AVE. SE. OLYMPIA, WA. 98513	0.19	38750035500	\$ 310800		1/11/21
DAVID SELLSTROM	YES	5408 65TH. AVE. SE. OLYMPIA, WA. 98513	0.19	38750035600	\$ 316600		1/11/21
ALFRED HANSON	YES	6422 ARMOUR ST. SE. OLYMPIA, WA. 98513	0.18	38750035800	\$ 298300		1/11/21
CAITLIN M. KENNEY	YES	6416 ARMOUR ST. SE. OLYMPIA, WA. 98513	0.18	38750035900	\$ 297100		1/11/21
CONSTANCE R. BEATTY	YES	6410 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750036000	\$ 257700		1/11/21
LORI M. HOSKINS	YES	6406 ARMOUR ST. SE. OLYMPIA, WA. 98513	0.18	38750036100	\$ 278800		1/11/21
ALLEN B. LUNDEEN	YES	6304 ARMOUR ST. SE. OLYMPIA, WA. 98513	0.28	38750036200	\$ 366600		1/11/21

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JAMES J. DESHAZO	YES	6230 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.27	38750036300	\$ 300800		1/11/21
ALFRED L. HANSON	YES	6239 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.18	38750036400	\$ 445000		1/11/21
HARLEY L. RIGGINS	YES	6307 CONGRESSIONAL DR.SE.	0.21	38750036500	\$ 330300		1/11/21
NORMAN R. BUCK	YES	6309 CONGRESSIONAL DR.SE.	0.25	38750036600	\$ 358500		1/11/21
TREVOR S. DE WISPELAERE	YES	6313 CONGRESSIONAL DR.SE.	0.22	38750036700	\$ 314200		1/11/21
DENISE D. WITSCHER	YES	6317 CONGRESSIONAL DR.SE.	.019	38750036800	\$ 293300		1/11/21
ANTHONY F. AMON	YES	6321 CONGRESSIONAL DR.SE.	0.18	38750036900	\$ 320200		1/11/21
SEAN MITCHELL LANE	YES	6405 CONGRESSIONAL DR.SE.	0.18	38750037000	\$ 256900		1/11/21
DENNIS W. BOLTON	YES	6409 CONGRESSIONAL DR.SE.	0.21	38750037100	\$ 289700		1/11/21

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WARNING

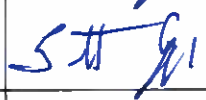
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DIANA L. EVANS	YES	6413 CONGRESSIONAL DR.SE.	.018	38750037200	\$ 275700		1/11/21
ALVENA E. EALES	YES	6417 CONGRESSIONAL DR.SE.	0.18	38750037300	\$ 278800		1/11/21
JAN L. CAMMACK	YES	6421 CONGRESSIONAL DR.SE.	0.22	38750037400	\$ 291100		1/11/21
DIANE J. HILLS	YES	6425 CONGRESSIONAL DR.SE.	0.25	38750037500	\$ 285700		1/11/21
MATTHEW E. MUELLER	YES	6429 CONGRESSIONAL DR.SE.	0.24	38750037600	\$ 440700		1/11/21
JAMES A. O'DONNELL	YES	5203 65TH. AVE. SE. OLYMPIA, WA. 98513	0.20	38750037700	\$ 274400		1/11/21
MARY K. MILLER	YES	5207 65TH. AVE. SE. OLYMPIA, WA. 98513	0.18	38750037800	\$ 285900		1/11/21
ANTHONY F. AMON	YES	5211 65TH. AVE. SE. OLYMPIA, WA. 98513	0.18	38750037900	\$ 278700		1/11/21
EMMETT W. DRUMHELLER	YES	5215 65TH. AVE. SE. OLYMPIA, WA. 98513	0.18	38750038000	\$ 314300		1/11/21

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ANTHONY F. AMON	YES	5219 65TH. AVE. SE. OLYMPIA, WA. 98513	0.23	38750038100	\$ 306700		1/11/21
DARREL A. FERGUSON	YES	5301 65TH. AVE. SE. OLYMPIA, WA. 98513	0.14	38750038200	\$ 274400		1/11/21
CHARLES L. HALL	YES	5305 65TH. AVE. SE. OLYMPIA, WA. 98513	0.18	38750038300	\$ 277100		1/11/21
MARION J. BLECHA	YES	5309 65TH. AVE. SE. OLYMPIA, WA. 98513	0.20	38750038400	\$ 299900		1/11/21
BRET SPATH	YES	5313 65TH. AVE. SE. OLYMPIA, WA. 98513	0.18	38750038500	\$ 263600		1/11/21
CHARLES S. TIBBITS	YES	5317 65TH. AVE. SE. OLYMPIA, WA. 98513	0.18	38750038600	\$ 277700		1/11/21
DAWN K. McCORMICK	YES	5321 65TH. AVE. SE. OLYMPIA, WA. 98513	0.21	38750038700	\$ 327300		1/11/21
MOLLY E. HOGHAUG	YES	5120 66TH. AVE. SE. OLYMPIA, WA. 98513	0.48	38740050103	\$ 451600		1/11/21
THOMAS J. CUNDY	YES	5140 66TH. AVE. SE. OLYMPIA, WA. 98513	0.48	38740050104	\$ 590600		1/11/21

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<u>CAPITOL CITY GOLF CLUB ESTATES</u>	YES	TOTAL WITH POWER OF ATTORNEY	<u>67.74</u>		<u>\$ 95,437,800</u>		
<u>CITY OF LACEY WELL SITE</u>	YES	6100 W. SARAZEN ST SE OLYMPIA, WA, 98513	<u>0.97</u>		<u>\$ 137,900</u>	<i>St G</i>	<i>1/11/21</i>
<u>CAPITOL CITY TOWNEHOMES</u>							
SUSAN L. CURTRIGHT	YES	5209 58TH AVE. SE. OLYMPIA, WA. 98513	0.11	38730000100	\$ 291700	<i>St G</i>	<i>1/11/21</i>
LEON A. DROLL TRUSTEE	YES	5211 58TH AVE. SE. OLYMPIA, WA. 98513	0.09	38730000200	\$ 271500	<i>St G</i>	<i>1/11/21</i>
CHARLITA STOREY	YES	5213 58TH AVE. SE. OLYMPIA, WA. 98513	0.09	38730000300	\$ 274900	<i>St G</i>	<i>1/11/21</i>
MANH V. PHAM	YES	5215 58TH AVE. SE. OLYMPIA, WA. 98513	0.10	38730000400	\$ 291000	<i>St G</i>	<i>1/11/21</i>

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LELSIE R. WHISLER	YES	5217 58TH AVE. SE. OLYMPIA, WA. 98513	0.10	38730000500	\$ 307500	<i>St G</i>	1/11/21
SCOTT L. JOHNSON	YES	5219 58TH AVE. SE. OLYMPIA, WA. 98513	0.09	38730000600	\$ 276200	<i>St G</i>	1/11/21
CHARLES STEWART	YES	5221 58TH AVE. SE. OLYMPIA, WA. 98513	0.09	38730000700	\$ 290200	<i>St G</i>	1/11/21
HANH TRAN	YES	5223 58TH AVE. SE. OLYMPIA, WA. 98513	0.13	38730000800	\$ 301100	<i>St G</i>	1/11/21
LOT OWNERS CAPITOL CITY TOWNEHOMES	YES	N/A TRACT A	0.47	38730000000	\$ 0	<i>St G</i>	1/11/21
<u>CAPITOL CITY TOWNEHOMES</u>	YES	TOTAL WITH POWER OF ATTORNEY	<u>1.27</u>		<u>\$ 2,304,100</u>		

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<u>CHAMBERS ESTATES</u>							
LAURIE A. JIMENEZ	YES	4520 62ND AVE. SE. OLYMPIA, WA. 98513	0.47	39650000104	\$ 495700		1/11/21
CURTIS C. JACKSON	YES	4525 62ND AVE. SE. OLYMPIA, WA. 98513	1.03	39650001900	\$ 373400		1/11/21
NANCY G. STEADMAN	YES	4423 64TH AVE. SE. OLYMPIA, WA. 98513	1.00	39660003700	\$ 508300		1/11/21
WILLIAM S. IMBLER	YES	4531 64TH AVE. SE. OLYMPIA, WA. 98513	0.94	39660004200	\$ 531400		1/11/21
<u>CHAMBERS ESTATES</u>	YES	TOTAL WITH POWER OF ATTORNEY	<u>3.44</u>		<u>\$ 1,908,800</u>		

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<u>CAPITOL CITY GOLF CLUB ESTATES</u>							
NGA T. LAM	NO	4815 58TH AVE. SE. OLYMPIA, WA. 98513	0.21	38750000700	\$ 256200		
SHAWN A. ELLIS	NO	4821 58TH AVE. SE. OLYMPIA, WA. 98513	0.19	38750000800	\$ 224100		
ROBERT ALLEN BOYD	NO	5835 SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750001000	\$ 241300		
TRUDI SANFORD	NO	5907 SARAZEN ST. SE. OLYMPIA, WA. 98513	0.22	38750001300	\$ 310700		
DONNY C. RODER II	NO	6029 SARAZEN ST. SE. OLYMPIA, WA. 98513	0.17	38750002200	\$ 263800		
VERNON G. PARKS	NO	6107 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750002400	\$ 280900		
DAN M. MILLER	NO	6231 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750002900	\$ 280100		
REESE J. HUBER	NO	6243 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750003000	\$ 328300		

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JOSEPH D. EMERY	NO	6525 SARAZEN ST. SE. OLYMPIA, WA. 98513	0.20	38750004700	\$ 288200		
GARY FLANDERS	NO	6531 SARAZEN ST. SE. OLYMPIA, WA. 98513	0.20	38750004800	\$ 399200		
LARRY D. GREGORY	NO	6040 W. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750006400	\$ 319600		
RANDALL K. G. LUKE	NO	5931 HOGAN DR. SE. OLYMPIA, WA. 98513	0.20	38750007100	\$ 324400		
VALERIE L. NOLL	NO	6007 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750007400	\$ 289300		
MARY D. LINDSAY	NO	6019 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750007500	\$ 293300		
MATILDE NAPUTI	NO	6233 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750008400	\$ 268400		
JEANETTE BAXTER	NO	6339 HOGAN DR. SE. OLYMPIA, WA. 98513	0.17	38750008800	\$ 301700		
BRIAN JAMES AVERY	NO	6212 HOGAN DR. SE. OLYMPIA, WA. 98513	0.28	38750009500	\$ 273600		

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WARNING

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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
JOHN A. McLAUGHLIN	NO	6140 HOGAN DR. SE. OLYMPIA, WA. 98513	0.27	38750009700	\$ 336000		
JACOB BOWLEN	NO	6114 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750009900	\$ 251700		
JOHN J. DUNN	NO	6006 HOGAN DR. SE. OLYMPIA, WA. 98513	0.18	38750010400	\$ 297500		
EUGENIA M. WILSON	NO	6009 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750011800	\$ 242100		
CHARLES R. GIBSON JR.	NO	6033 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750012000	\$ 273000		
ROBERT W. MAYBERRY	NO	6123 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750012200	\$ 307100		
COLIN W. HAYES	NO	6139 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750012400	\$ 325100		
JASON VALENCIA	NO	6235 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.18	38750012800	\$ 268900		
JUDITH J. BROTHERTON	NO	4927 E. 63RD AVE. SE. OLYMPIA, WA. 98513	0.23	38750012900	\$ 305700		

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MARK HUSTON	NO	6401 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750013400	\$ 272800		
JEFF PETERSON	NO	6322 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.24	38750013900	\$ 292100		
ALAN L. BERBISCO	NO	6310 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.21	38750014000	\$ 253400		
CANDICE J. GREEN	NO	6240 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750014200	\$ 265400		
MARY D. C. LAW	NO	5942 E. SARAZEN ST. SE. OLYMPIA, WA. 98513	0.19	38750015600	\$ 229700		
THOMAS R. THORNTON	NO	5013 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.20	38750015900	\$ 281200		
HARVEY J. DRAHOS SR.	NO	6013 COTTON DR. SE. OLYMPIA, WA. 98513	0.21	38750016200	\$ 269100		
STEPHEN L. BLACKSHEAR	NO	6025 COTTON DR. SE. OLYMPIA, WA. 98513	0.19	38750016300	\$ 247900		
AUSTIN PEDERSON	NO	6336 COTTON DR. SE. OLYMPIA, WA. 98513	0.18	38750018100	\$ 314600		

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MAUREEN D. MEAD	NO	6246 COTTON DR. SE. OLYMPIA, WA. 98513	0.28	38750018600	\$ 296900		
CARLOS IMPERIAL	NO	6112 COTTON DR. SE. OLYMPIA, WA. 98513	0.20	38750019500	\$ 284300		
MARK THOMPSON	NO	5010 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.18	38750021200	\$ 298100		
BARRY W. SARCHETT	NO	4932 OAKMONT PL. SE. OLYMPIA, WA. 98513	0.18	38750021300	\$ 286600		
JESSE ONEIL	NO	5836 SARAZEN ST SE, OLYMPIA, WA. 98513	0.2	38750021500	\$ 358200		
MARGIE ROMERO TRUSTEE	NO	5017 58TH AVE. SE. OLYMPIA, WA. 98513	0.18	38750022400	\$ 280000		
CAPITOL CITY LLC	NO	5805 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.20	38750023000	\$ 26800		
CAPITOL CITY LLC	NO	5809 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.21	38750023100	\$ 27600		
CAPITOL CITY LLC	NO	5819 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.20	38750023200	\$ 126000		

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ADRIAN L. GABLE	NO	5814 ARMOUR DR. SE. OLYMPIA, WA. 98513	0.21	38750028400	\$ 287900		
JOEL W. TEALL	NO	6107 RUDELL RD. SE. OLYMPIA, WA. 98513	0.18	38750029100	\$ 238900		
CINDY GILMORE	NO	5517 63RD AVE. SE. OLYMPIA, WA. 98513	0.18	38750032100	\$ 234800		
CORY G. TEETER	NO	5521 63RD AVE. SE. OLYMPIA, WA. 98513	0.19	38750032200	\$ 237900		
US BANK TRUST NA TRUSTEE	NO	5519 65TH AVE. SE. OLYMPIA, WA. 98513	0.19	38750034200	\$ 229700		
SCOTT M. PATRONAGGIO	NO	5402 65TH AVE. SE. OLYMPIA, WA. 98513	0.20	38750035700	\$ 268200		
DAVID J. APTE MANAGERS	NO	6410 CONGRESSIONAL DR.SE.	0.22	38750039600	\$ 246600		
STAM PROPERTIES LLC	NO	4606 66TH AVE. SE. OLYMPIA, WA. 98513	0.45	38740050200	\$ 392000		
<u>CAPITOL CITY GOLF CLUB ESTATES</u>	NO	TOTAL WITHOUT POWER OF ATTORNEY	<u>10.50</u>		<u>\$ 14,096,900</u>		

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<u>CAPITOL CITY GOLF COURSE</u>							
CAPITOL CITY LLC	NO	N/A	1.92	38740050202	\$ 71100		
CAPITOL CITY LLC	NO	N/A	1.95	38740050300	\$ 144000		
CAPITOL CITY LLC	NO	N/A	1.09	38740050401	\$ 63100		
CAPITOL CITY LLC	NO	5227 YELM HWY. SE. OLYMPIA, WA. 98513	0.21	38740050700	\$ 52800		
CAPITOL CITY LLC	NO	N/A	0.21	38740050701	\$ 12600		
CAPITOL CITY LLC	NO	5225 YELM HWY. SE. OLYMPIA, WA. 98513	3.24	38740050600	\$ 697800		
CAPITOL CITY LLC	NO	5225 YELM HWY. SE. OLYMPIA, WA. 98513	116.81	38740060000	\$ 1199900		
CAPITOL CITY LLC	NO	N/A	1.73	38740060001	\$ 72300		

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<u>Property Owner</u>	<u>Power of Attorney</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>	<u>Signature</u>	<u>Date</u>
<u>CAPITOL CITY GOLF COURSE</u>	NO	TOTAL WITHOUT POWER OF ATTORNEY	<u>127.16</u>		<u>\$ 2,313,600</u>		
<u>CAPITOL CITY GOLF CLUB ESTATES INC. PRIVATE ROADS</u>	NO	ALL PRIVATE RDS IN CAPITOL CITY GOLF	<u>16.12</u>	38750300100	<u>\$ 900</u>		
<u>CHAMBERS ESTATES</u>							
ROBERT W. DICKSON	NO	6135 RAINIER RD. SE. OLYMPIA, WA. 98513	0.47	39650000101	\$ 295900		
RONALD P. YATES	NO	6137 RAINIER RD. SE. OLYMPIA, WA. 98513	0.47	39650000102	\$ 223600		
LORI M. HOSKINS	NO	6139 RAINIER RD. SE. OLYMPIA, WA. 98513	0.47	39650000103	\$ 138200		
CHARLES F. ANDERSON	NO	4516 62ND AVE. SE. OLYMPIA, WA. 98513	0.94	39650000200	\$ 348100		

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THOMAS V. OATMAN	NO	4502 62ND AVE. SE. OLYMPIA, WA. 98513	0.94	39650000300	\$ 365100		
PHILLIP AUST	NO	4450 62ND AVE. SE. OLYMPIA, WA. 98513	0.93	39650000400	\$ 430400		
RICHARD H. DEMEYER	NO	4438 62ND AVE. SE. OLYMPIA, WA. 98513	0.93	39650000500	\$ 456200		
JAFFE B. LETOURNEAU	NO	4426 62ND AVE. SE. OLYMPIA, WA. 98513	0.93	39650000600	\$ 507400		
JOHN A. McCLAIN	NO	4418 62ND AVE. SE. OLYMPIA, WA. 98513	0.93	39650000700	\$ 352500		
JUDSON R. KELLEY	NO	4410 62ND AVE. SE. OLYMPIA, WA. 98513	0.92	39650000800	\$ 405100		
WILLIAM MONTOYA JR.	NO	4409 62ND AVE. SE. OLYMPIA, WA. 98513	1.03	39650001200	\$ 393000		
ROY F. HEYNDERICKX	NO	4417 62ND AVE. SE. OLYMPIA, WA. 98513	1.03	39650001300	\$ 418600		
MICHAEL YOSHITAKA YOSHIOKA	NO	4425 62ND AVE. SE. OLYMPIA, WA. 98513	1.03	39650001400	\$ 335600		

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JACOB IVERSEN	NO	4433 62ND AVE. SE. OLYMPIA, WA. 98513	1.03	39650001500	\$ 342000		
ANDREW M. MCGREGOR	NO	4447 62ND AVE. SE. OLYMPIA, WA. 98513	1.03	39650001600	\$ 353400		
SANDRA A. BURNS	NO	4501 62ND AVE. SE. OLYMPIA, WA. 98513	1.03	39650001700	\$ 371000		
DENNIS J. CARLSON	NO	4517 62ND AVE. SE. OLYMPIA, WA. 98513	1.03	39650001800	\$ 371400		
THOMAS P. SCHUETTKE	NO	4541 62ND AVE. SE. OLYMPIA, WA. 98513	1.03	39650002000	\$ 438100		
GARY STOCKDILL	NO	4403 62ND AVE. SE. OLYMPIA, WA. 98513	0.92	39660000900	\$ 503300		
WENDEI PODHOLA	NO	4402 62ND AVE. SE. OLYMPIA, WA. 98513	1.05	39660001000	\$ 463300		
STEVEN D. HANSON	NO	4404 62ND AVE. SE. OLYMPIA, WA. 98513	1.20	39660001100	\$ 612900		
BRITTANY ZIER	NO	4544 64TH AVE. SE. OLYMPIA, WA. 98513	1.03	39660002100	\$ 454500		

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JOYCE CLAIR DICKINSON	NO	4530 64TH AVE. SE. OLYMPIA, WA. 98513	1.03	39660002200	\$ 438600		
CHRISTOPHER KIRCHNER	NO	4508 64TH AVE. SE. OLYMPIA, WA. 98513	1.03	39660002300	\$ 511000		
VERNON G. PARKS	NO	4448 64TH AVE. SE. OLYMPIA, WA. 98513	1.03	39660002400	\$ 593000		
JEFF WHITT	NO	4442 64TH AVE. SE. OLYMPIA, WA. 98513	1.03	39660002500	\$ 456000		
DARREN BERSCHAUER	NO	4440 64TH AVE. SE. OLYMPIA, WA. 98513	1.03	39660002600	\$ 513900		
JILL C. KEPPEY	NO	4424 64TH AVE. SE. OLYMPIA, WA. 98513	1.03	39660002700	\$ 437200		
KENNETH BASSETT	NO	4420 64TH AVE. SE. OLYMPIA, WA. 98513	1.03	39660002800	\$ 471800		
LARRY L. SCHMITT	NO	6330 SUGAR MAPLE ST. SE. OLYMPIA, WA. 98513	.66	39660002900	\$ 377600		
LARRY L. SCHMITT	NO	6138 SUGAR MAPLE ST. SE. OLYMPIA, WA. 98513	0.67	39660002901	\$ 117400		

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CHARLES C. DRISKELL	NO	6217 SUGAR MAPLE ST. SE.- A	0.69	39660003000	\$ 408900		
CHARLES C. DRISKELL	NO	6217 SUGAR MAPLE ST. SE.- B	0.63	39660003001	\$ 115400		
WILLARD W. MCGREGOR	NO	6229 SUGAR MAPLE ST. SE. OLYMPIA, WA. 98513	1.05	39660003100	\$ 441600		
IAN D. ROBERTS	NO	6307 SUGAR MAPLE ST. SE. OLYMPIA, WA. 98513	1.03	39660003200	\$ 374500		
BOB H. KELLEY	NO	6321 SUGAR MAPLE ST. SE. OLYMPIA, WA. 98513	1.23	39660003300	\$ 352600		
MICHAEL NORTH	NO	6333 SUGAR MAPLE ST. SE. OLYMPIA, WA. 98513	1.43	39660003400	\$ 357800		
JOSEPH R. ZYGAR	NO	4411 64TH AVE. SE. OLYMPIA, WA. 98513	1.43	39660003500	\$ 524600		
DWAYNE C. COX	NO	4419 64TH AVE. SE. OLYMPIA, WA. 98513	1.15	39660003600	\$ 489100		
PAUL FUNDINGSLAND	NO	4439 64TH AVE. SE. OLYMPIA, WA. 98513	0.99	39660003800	\$ 495000		

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CONGER FAMILY LIVING TRUST	NO	4441 64TH AVE. SE. OLYMPIA, WA. 98513	0.98	39660003900	\$ 436800		
RICHARD F. MONK	NO	4449 64TH AVE. SE. OLYMPIA, WA. 98513	0.97	39660004000	\$ 425700		
DONALD R. McMAHON	NO	4503 64TH AVE. SE. OLYMPIA, WA. 98513	0.96	39660004100	\$ 489500		
JOYCE CLAIR DICKINSON	NO	4545 64TH AVE. SE. OLYMPIA, WA. 98513	0.93	39660004300	\$ 415400		
CHAMBERS ESTATES ASSOC.	NO	N/A TRACT B CHMBRS EST-2	4.12	39660004400	\$ 0		
CHAMBERS ESTATES ASSOC.	NO	N/A TRACT A CHMBRS EST-2	5.17	39660004500	\$ 0		
<u>CHAMBERS ESTATES</u>	NO	TOTAL WITHOUT POWER OF ATTORNEY	<u>51.67</u>		<u>\$ 17,823,000</u>		

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<u>CAPITOL CITY GOLF CLUB ESTATES</u>	YES		<u>67.74</u>		<u>\$ 95,437,800</u>		
<u>CITY OF LACEY WELL SITE</u>	YES		<u>0.97</u>		<u>\$ 137,900</u>		
<u>CAPITOL CITY TOWNEHOMES</u>	YES		<u>1.27</u>		<u>\$ 2,304,100</u>		
<u>CHAMBERS ESTATES</u>	YES		<u>3.44</u>		<u>\$ 1,908,800</u>		
<u>GRAND TOTAL WITH POWER OF ATTORNEY</u>	YES		<u>73.42</u>		<u>\$ 99,788,600</u>		

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<u>CAPITOL CITY GOLF CLUB ESTATES</u>	NO		<u>10.50</u>		<u>\$ 14,096,900</u>		
<u>CHAMBERS ESTATES</u>	NO		<u>51.67</u>		<u>\$ 17,823,000</u>		
<u>CAPITOL CITY GOLF COURSE</u>	NO		<u>127.16</u>		<u>\$ 2,313,600</u>		
<u>CAPITOL CITY GOLF CLUB ESTATES INC. PRIVATE ROADS</u>	NO		<u>16.12</u>		<u>\$ 900</u>		
<u>GRAND TOTAL WITHOUT POWER OF ATTORNEY</u>	NO		<u>205.45</u>		<u>\$ 34,234,400</u>		

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Total Assessed Value: \$ 134,023,000

Assessed Value of Parcels with Authorized Signature: \$99,788,600

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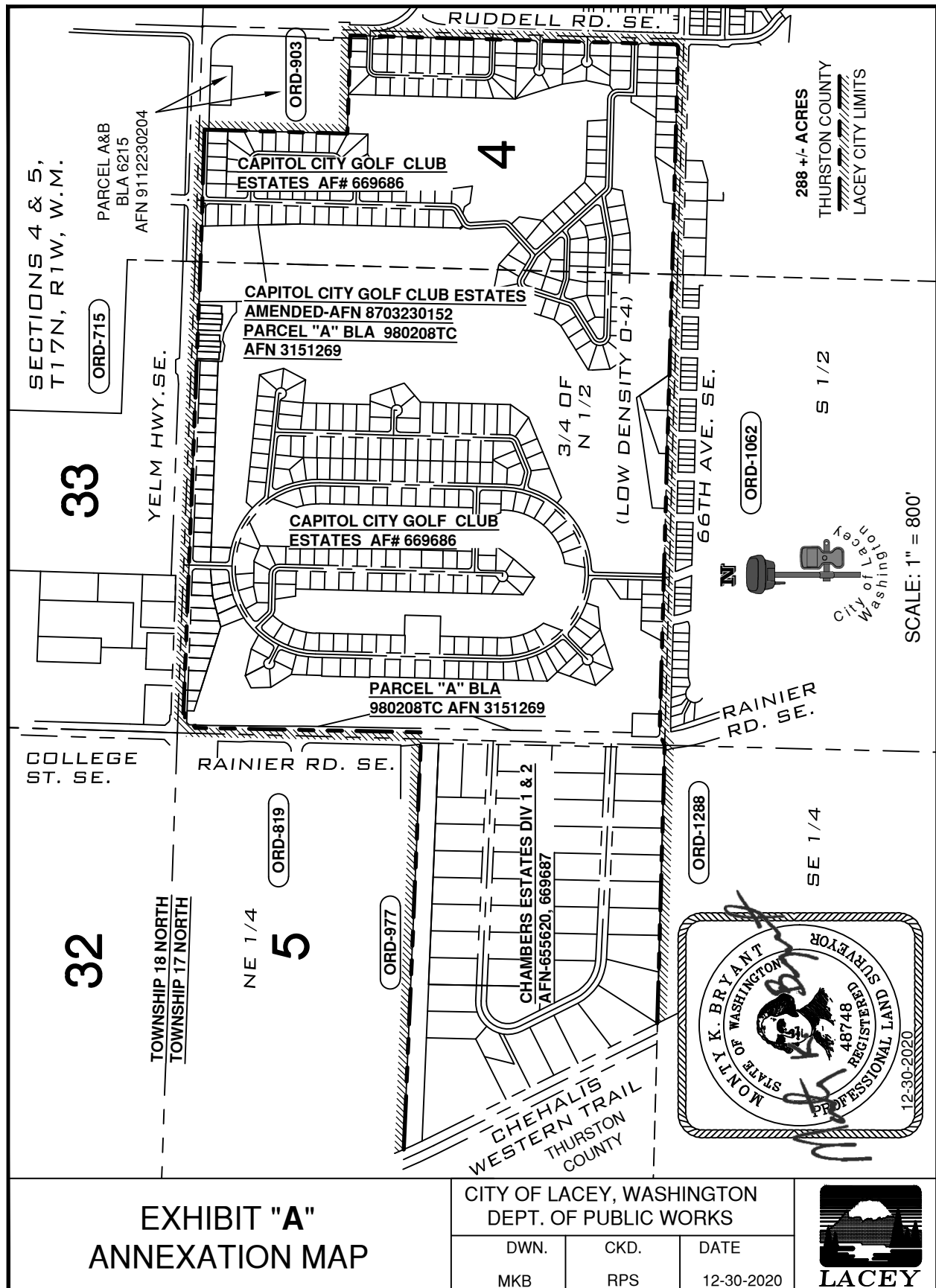


EXHIBIT "A" **ANNEXATION MAP**

CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS

DWN.	CKD.	DATE
MKB	RPS	12-30-2020



EXHIBIT B

ANNEXATION DESCRIPTION

CAPITOL CITY GOLF CLUB ESTATES &

CHAMBERS ESTATES DIV 1 & 2

The West three fourths of the North half of Section 4, Township 17 North, Range 1 West, W.M., which includes the plat of Capitol City Golf Club Estates, recorded on December 3, 1962 under Auditor's File No. 669686 and amended by instrument recorded on March 23, 1987 under Auditor's File No. 8703230152 and Boundary Line Adjustment BLA. 980208TC recorded on May 4, 1998 under Auditor's File No. 3151269 and Capitol City Townhomes recorded on August 29, 1995 under Auditor's File No. 9508290013, records of Thurston County, Washington.

EXCEPTING THEREFROM Parcels A and B of Boundary Line Adjustment BLA. 6215, recorded on December 23, 1991 under Auditor's File No. 9112230204, records of Thurston County, Washington.

TOGETHER WITH that portion of the Northeast Quarter of Section 5, Township 17 North, Range 1 West, W.M., described as follows:

BEGINNING at the southeast corner of the above said Northeast Quarter; thence westerly along the south line of said northeast quarter, also being the south line of the plat Chambers Estates Division No. 2 as recorded on December 3, 1962 under Auditor's File No. 669687, to the easterly right of way of the Chehalis Western Trail; thence northwesterly along said right of way to the north line of said plat; thence easterly along said north line to the east line of said Northeast Quarter of said section 5; thence southerly along said east line to the point of beginning.

TOGETHER WITH any portion of Rainier Road Southeast, Yelm Highway Southeast, Ruddell Road Southeast and 66th Avenue Southeast abutting the above described parcels not previously annexed by the City of Lacey Ordinances 715, 819, 903, 977, 1062 and 1288.

Containing approximately 288 +/- acres.



EXHIBIT B-Annexation Capitol City Golf Club-Chambers Estates



LACEY CITY COUNCIL MEETING

July 1, 2021

SUBJECT: Regional Athletic Complex (RAC) 20-Year Financial Plan Update

RECOMMENDATION: Motion to accept RAC 20-Year Financial Plan

STAFF CONTACT: Scott Spence, City Manager *SS*
Troy Woo, Finance Director *TW*
Jen Burbidge, Parks, Culture & Recreation Director *JB*

ORIGINATED BY: Parks, Culture & Recreation Department
Finance Department

ATTACHMENTS:

1. [Draft RAC 20-Year Financial Plan](#)
2. [20-Year Financial Plan Spreadsheet](#)
3. [RAC 2020 Budget](#)
4. [RAC 2021 Budget](#)

FISCAL NOTE: As outlined in financial plan

PRIOR REVIEW: Board of Park Commissioners reviewed at their November 4 and December 2, 2020, meetings. The draft was approved at their December 2, 2020, meeting and recommended to City Council for final acceptance. City Council reviewed and discussed at their June 10, 2021, Worksession.

BACKGROUND:

The 68-acre site, which would become the RAC, was purchased in 1998. Thurston County and City of Lacey planned the athletic complex cooperatively and with considerable public input to provide for the athletic needs in the region as well as a community park with picnic shelters, play equipment and facilities needed to hold special events. On March 12, 2002, voters in the City of Lacey approved a bond issue for development of the RAC as well as several other parks. On June 26, 2002, an Inter-Local Agreement (ILA) was entered into

by the Cities of Lacey, Olympia, Tumwater and Thurston County to form the Capital Area Regional Public Facilities District for the purpose of developing the RAC and the Hands on Children's Museum (HOCM). Phase 1 of the RAC, four soccer fields, parking and concession/restroom, opened in 2004. In May 2009, Phase 2 opened, which included four softball fields, one baseball field, four picnic shelters, basketball courts, play equipment, trails, restrooms and parking—completing the vision for the athletic fields. The maintenance compound was completed in 2010, and outfield fencing on fields 2 and 3 in 2013.

On March 19, 1998, Thurston County and the City of Lacey entered into a partnership via an MOU (Memorandum of Understanding) to jointly acquire, plan, fund, develop and maintain an athletic complex. This MOU provided joint ownership for a minimum of 15 years, at least through March 2014.

It would have been beyond the financial ability of either party at that time to complete a project of this size and scope alone. By working together, the community benefited from a state of the art athletic complex, a well-maintained community park and special events. Local businesses benefit from the visitors who come to play in tournaments and enjoy special events on weekends.

In June 2010, the Lacey City Council authorized an agreement for the transfer of Thurston County's share of the ownership of the RAC to the City. The transfer was allowed only if by mutual agreement and if the County had expended funds for the RAC in an amount equal to that expended by the City of Lacey. The settlement amount was \$1,825,000, which provided operation and maintenance funding for the years 2009 through 2014 and a capital replacement fund or future operation and maintenance funding of approximately \$715,000, as well as the balance of the 50% share of Phase 2 development costs. The previous financial plan recommended the full amount of the Thurston County settlement be deposited into the Park and Open Space fund and recommended funds will be transferred from the Park and Open Space Fund to fund maintenance and operations (M&O) and capital improvements on an annual basis. The modelling at the time projected the funds would be fully disbursed by mid-2021.

Although the success of the RAC cannot be questioned, it is not a self-supporting facility. The 2020 Budget included \$198,922 from the Thurston County settlement funds, which represented the remaining balance of the funds, and \$186,919 from the City's General Fund for operation and maintenance.

A five-year strategy has been developed, followed by a long-term plan to ensure the RAC can provide the same level of service in the near future. Staff has updated the long-term financial plan, which was reviewed by City administration and the Board of Park Commissioners. The Park Commissioners have recommended actions to be considered by the City Council. There are limited options to consider and implement: increase revenue, cut expenditures, attract more outside revenue sources, or a combination of those three.

There are a number of events that prompted the need for a five-year financial strategy. In 2020, the remaining Thurston County settlement funds were depleted. The 2020 Budget includes \$198,922 from the Thurston County settlement fund, first allocated in 2010 with an anticipated drawdown in 10 years. Furthermore, at the end of 2027, the Public Facilities District (PFD) will sunset. These financial changes reached a level of significance to warrant an update to the RAC's existing 20-Year Financial Plan.

It is important to identify the recommendations from the previous 20-Year Plan that were implemented:

- The plan should be reviewed periodically or following significant financial environment changes to ensure the RAC remains financially secure.
- PFD revenues should be monitored annually.
- LTAC revenues should be monitored annually.

With the adoption of Ordinance No. 1575, the City Council committed \$800,000 (\$200,000 per year for four years) of General Fund reserves to help support RAC operations while a long-term funding strategy is developed.

It is also important to note that this plan was developed during the COVID-19 public health crisis. The assumption when it was developed is that a vaccine would be available in 2021 and services would start to return to normal; however, if progress isn't made as projected, the RAC financial plan will need to be readjusted accordingly.

ADVANTAGES:

1. The RAC can continue to provide the same level of service to the community has come to expect.
2. The long-term sustainability of the RAC is dependent on the financial stability identified in the financial plan.

DISADVANTAGES:

1. The Park and Recreation Comprehensive Plan priorities committed reserve was reduced to fund the four-year commitment to support RAC maintenance and operations.



LACEY PARKS

CULTURE & RECREATION



DRAFT 20-YEAR FINANCIAL PLAN 2020 - 2039





20-YEAR FINANCIAL PLAN

Prepared by **City of Lacey Staff**

Jen Burbidge – Parks, Culture & Recreation Director
Scott Devlin, Public Works Park Maintenance Supervisor
Sue Falash, Parks, Culture & Recreation Manager
Troy Woo, Finance Director

Reviewed on November 4, 2020 and December 2, 2020 by

Lacey Board of Park Commissioners

Chair Aram Wheeler
Vice Chair Sarah Daniels
Commissioner Ken Balsley
Commissioner Troy Kirby
Commissioner Erwin Vidallon

Approved on XX by

Lacey City Council

Mayor Andy Ryder
Deputy Mayor Cynthia Pratt
Councilmember Lenny Greenstein
Councilmember Michael Steadman
Councilmember Carolyn Cox
Councilmember Ed Kunkel
Councilmember Malcolm Miller



20-YEAR FINANCIAL PLAN

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Attachment A – 2020 Maintenance and Operations Budget (detailed)

Attachment B – Proposed 2021 Maintenance and Operations Budget (detailed)

Attachment C – Full Financial Plan 2020-2039 (summarized)



20-YEAR FINANCIAL PLAN

EXECUTIVE SUMMARY

A five-year financial strategy is necessary, followed by a long term plan, to ensure the RAC can provide the same level of service now and into the near future. The Lacey Park Board will review sustaining strategies and recommend the preferred option to balance the Regional Athletic Complex (RAC) budget

There are a number of events that prompted the need for a five-year financial strategy. In 2020, the remaining Thurston County settlement funds were depleted. The 2020 Budget includes \$198,922 from the Thurston County settlement fund, first allocated in 2010 with an anticipated drawdown in 10 years. Furthermore, at the end of 2027, the Public Facilities District (PFD) will sunset. These financial changes reach a level of significance to warrant an update to the RAC's existing 20-Year Financial Plan.

It is important to identify the recommendations from the previous 20-Year Plan that were implemented:

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- PFD revenues should be monitored annually.
- LTAC revenues should be monitored annually.

This plan was developed during the COVID-19 public health crisis. The current assumption is that a vaccine will be available sometime in 2021; however, if progress isn't made as projected, the RAC financial plan will need to be readjusted accordingly.

INTRODUCTION

On March 19, 1998 Thurston County and the City of Lacey entered into a partnership via an MOU (Memorandum of Understanding) to jointly acquire, plan, fund, develop and maintain an athletic complex. This MOU provided joint ownership for a minimum of 15 years, at least through March 2014.

It would have been beyond the financial ability of either party at that time to complete a project of this size and scope alone. By working together, the community benefits from a state of the art athletic complex, a well maintained community park and special events. Local businesses benefit from the visitors who come to play in tournaments and enjoy special events on weekends.

In June 2010, the Lacey City Council authorized an agreement for the transfer of Thurston County's share of the ownership of the Regional Athletic Complex (RAC) to the City. The transfer was allowed only if by mutual agreement and if the County had expended funds for the RAC in an amount equal to that expended by the City of Lacey. The settlement amount was \$1,825,000, which provided operation and maintenance funding for the years 2009 through 2014 and a capital replacement fund or future operation and maintenance funding of approximately \$715,000, as well as the balance of the 50% share of Phase 2 development costs. The previous financial plan recommended the full amount of the Thurston County settlement be deposited into the Park and Open Space fund and recommended funds will be transferred from the Park and Open Space Fund to fund M & O and capital improvements on an annual basis. The modelling at the time projected the funds would be fully disbursed by mid-2021.

Although the success of the RAC cannot be questioned, it is not a self-supporting facility. The 2020 Budget includes \$198,922 from the Thurston County settlement funds, which represented the remaining balance of the funds, and \$186,919 from the City's General Fund for operation and maintenance. Staff has updated the long-term financial plan, which was reviewed by city administration and the Board of Park Commissioners. The Park Commissioners have recommend actions to be considered by the City Council. There are limited options to consider and implement: increase revenue, cut expenditures, attract more outside revenue sources, or a combination of those three.

Recommendation: The plan should be reviewed periodically or following significant financial environment changes to ensure the RAC remains financially secure. A five-year strategy should be developed, followed by a long term plan to ensure the RAC can provide the same level of service moving forward.

BACKGROUND

The 68 acre site was purchased in 1998. The County and City planned the athletic complex cooperatively and with considerable public input to provide for the athletic needs in the region as well as a community park with picnic shelters, play equipment and facilities needed to hold special events. On March 12, 2002, voters in the City of Lacey approved a bond issue for development of the RAC as well as several other parks. On June 26, 2002, an Inter-local Agreement (ILA) was entered into by the Cities of Lacey, Olympia, Tumwater and Thurston County to form the Capital Area Regional Public Facilities District for the purpose of developing the RAC and the Hands on Children's Museum (HOCM). Phase 1 of the RAC, four soccer fields, parking and concession/restroom, opened in 2004. In May 2009, Phase 2 - four softball fields, one baseball field, four picnic shelters, basketball courts, play equipment, trails, restrooms and parking - opened, completing the vision for the athletic fields. The maintenance compound was completed in 2010. Netting was installed on fields 2&3 outfield fence in 2013.

COMMUNITY NEED AND VISITOR USE

The need for athletic fields was identified in comprehensive plans, community meetings and conversations with user groups and elected officials. There were not enough fields for youth and adults to play and practice on, teams competed for the same open space, and several teams shared the space so that all could play. Many fields closed at the end of October, with many sports teams having to leave the county to practice and play their games. In 2002, there were 21,818 players registered on 1500 teams in the county - half played on fields located out of the area, or fields inadequate for league use. Thurston County and the City of Lacey gained public support for the project.

The RAC has been heavily used since opening. The grass soccer fields are open 244 days a year and are usually in play all but 10 - 15 days a year. The synthetic field is booked seven days a week in the winter months. Tournaments on the softball/baseball fields are booked 50 - 52 weekends per year. Annual special events are held throughout the year as well. The park is used by people who walk daily, families with young children who flock to the play equipment, teens who rush to the basketball courts after school, friends who hold picnics in the shelters and ball players who come from all over the county and the world to play in tournaments that won't rain out. The RAC is used by an estimated 200,000 athletic participants, and 1.2 million park and special event patrons per year. RAC users have come to expect an outstanding facility where ball games are played rain or shine, staff is responsive and competent, athletes of all ages and abilities are served, and a variety of community events are offered and open to the public.

Staff has implemented new ways to increase use such as attracting additional dog shows, larger tournaments, more fun runs and hosted additional summer sports camps. Staff continues to consider increased use options on the soccer fields including lacrosse, ultimate Frisbee, and flag football. There are not many options for increased use on the baseball/softball fields due to use currently being maxed out.

2020 has not been a typical year at the RAC due to COVID-19 changing the landscape. Staff have constantly adapted to the Governor's guidance to navigate the public health crisis safely but as a result, participation and visitation have been heavily impacted.

Recommendation: The goal is to increase use on the athletic fields by renting fields during typically slow times of the day and maximizing the number of teams in a tournament. Increased use should lead to increased revenue.

PUBLIC FACILITIES DISTRICT (PFD)

The Capital Area Regional Public Facilities District is a special taxing district created by a 2002 inter-local agreement between Thurston County and the cities of Olympia, Lacey and Tumwater for the purpose of financing two regional event centers, the RAC and the Olympia HOCM. District revenue is from a 0.033% sales and use tax authorized pursuant to RCW 82.14.390 imposed county-wide for 25 years, and ending on March 9, 2028 (25 years after the execution of the interlocal agreement) or upon the retirement of the debt used to construct the original facilities. Lacey's debt will be retired on December 1, 2027.

Distribution of sales tax revenues from Thurston County is distributed at 71.7742% to the City of Lacey for the RAC and 28.2258% to the City of Olympia for the HOCM. From July 2003 - July 2006, the distribution to Lacey was 38.8%. In July 2006, the contract was modified to reflect the current distribution. The terms of the PFD contract allow for the sales and use tax to be imposed up to March 9, 2028 and debt is outstanding on the projects (RCW 82.14.390). Lacey's bond debt will be retired at the end of 2027. The operations and maintenance of the RAC is currently supported with \$200,000 of PFD sales taxes per year.

During the initial years and years impacted by the "Great Recession", the PFD revenues did not meet expectations. Between 2007 and 2015, annual PFD revenues averaged \$941,960. The local economy began to recover and grow in 2016 with revenues of \$1,146,502. The annual growth continued to \$1,436,478 in 2019. Despite the COVID-19 public health emergency, the 2020 PFD revenues are on pace to exceed the 2019 levels. It appears the stable government and military employment, Federal and State stimulus and support, and an increase to local purchasing have helped the region's economy when all expectations were for a severe decline to revenues. It is not anticipated the region will be immune to the economic impacts of the public health emergency indefinitely. The longer the COVID-19 public health emergency continues the region will be exposed to more risk of downward economic impacts.

Recommendation: PFD revenues should be monitored annually. The sustainability of the RAC at its current level of tax supported subsidy is a concern. A five year strategy should be developed then a long term financial plan. Efforts to achieve the maximum amount of potential collections should be pursued to secure a sustainable revenue source to replace the PFD revenues.

REVENUE SUMMARY

The RAC operating budget consists of the following revenue sources: fees and operating revenue, PFD funds, interest income, Lodging Tax revenue, and the City's General Fund support.

Fees and Operating Revenue

2010 was the first complete year of operation for the RAC. Revenues generated in 2010 totaled \$327,568 and have climbed steadily since to \$505,638 in 2019. Revenue includes concession lease, shelter rentals, field rentals, league fees and field banner advertisement sales. Tournaments are booked on the baseball/softball fields for 50 of 52 weekends per year. City staff serves as tournament director for 3 tournaments per year. Staff is working to acquire bigger tournaments, bringing more teams and individuals into the Lacey community, resulting in more games played and increased field rental revenue. A limiting factor is the number of fields at the RAC, although staff has been able to partner with other agencies to co-host tournaments. Some tournaments overflow to Rainier Vista Community Park, but rental fees from games played there do not go into the RAC account.

Potential revenue opportunities:

- Sponsorship and Naming Rights: The Park Board updated and City Council approved the Sponsorship Policy in 2019 to clarify these types of business agreements and make it possible for naming rights to be sold. Staff had a strong potential for a naming rights agreement at the beginning of 2020 but then the COVID-19 public health crisis brought uncertainties. Staff continues to seek sponsorship opportunities such as naming rights and Park Partners. In addition, staff does sell advertising on the outfield banners.
- Special Events: Fun Run/Walks, Dog and other Easter Egg Hunts, National Dog Show, Polynesian Fest, AUSA, etc. Success of annual events attracts similar events. Potential to hold a "Junk in your Trunk" special event rummage sale, or other similar event on a smaller tournament weekend.
- Bid on and serve as tournament director for another tournament.
- Parking fee: Was not supported by the public in 2014, but could be revisited. Currently no other Lacey Parks have parking fees.

- Increase field rental fees – every two years staff and Park Board evaluates fees, and they are raised 2.5 - 5% depending on the market rate of comparable facilities. The RAC would become priced out of the competition and tournament directors would play at other athletic complexes if fees are raised above the market rate.
- Concession stands could potentially be operated by the City (currently contracted out through Dec. 2021). A concessionaire pays COL \$22,000/year for the concession contract. Staff are currently conducting a financial study to review the potential of operating concessions in house. If so, the City would have an initial outlay of equipment.
- Leagues: Leagues bring in more revenue than field rentals. We could run more City leagues, but that would push out many long term local league rentals who have used and supported the RAC since it opened.

In 2020, revenues have been impacted by COVID-19, and the current business model has suffered.

Recommendation: Seek new, innovative ways to increase revenues, not only due to COVID-19 impacts, but in general and into the future.

PFD Funds

PFD funds currently are used for M & O (\$200,000), debt service payment (\$567,050), PFD administrative services (\$8,000), and the balance deposited into the capital fund.

General Obligation Bond Monies

GO Bonds were used for development of the RAC. Principal on the GO Bonds is repaid with PFD funds and the interest paid with PFD funds. There are no bond proceeds remaining.

General Fund Support

Maintenance and operating dollars have been transferred for the RAC since phase 2 opened in 2009; in 2020 this amounted to \$186,919.

Recommendation: With the PFD sunset at the end of 2027, a five-year strategy should be developed, followed by a long term plan to ensure the RAC can provide the same level of service moving forward.

Lodging Tax (LT)

The RAC receives LT funds to cover M&O expenses associated with weekend tournaments and special events. In 2020, \$160,000 was budgeted but rescinded due to COVID-19. In 2021, \$160,000 is included in the proposed budget. The City appreciates strong support from the local hotel / motel business community and values the partnership.

Grants

Thurston County and the City applied for and received state grants to assist with development of the RAC. Staff shall pursue grant funds for capital and M&O purposes whenever possible.

EXPENDITURE SUMMARY

General Recreation Services

General Recreation Services staff schedule field and picnic shelter rentals, coordinate leagues and special events, direct and schedule tournaments, solicit sponsors, and manage the concession contract. The budget for 2020 was \$289,176 and was adjusted to \$183,137 due to COVID-19. The budget for 2021 is \$226,087.

Maintenance and Operations

The 2021 budget for Maintenance and Operations is \$883,167. 2021 estimated expenditures for the RAC are broken down into two areas; park open space, and rentable areas which include the baseball fields, soccer fields and shelters. Park open space, which is available for free drop in use utilizes approximately 45% of total expenditures. The rentable areas including the baseball fields, soccer fields, and shelters utilize approximately 55% of total maintenance expenditures.

Combined Budget

The combined general recreation services and maintenance and operations budget for the 2020 budget was \$1,202,001, but was adjusted to \$951,441 due to COVID-19. The 2021 budget is \$1,188,343.

Recommendation: Consider an allocation of general funds to cover expenditures associated with the community park amenities. This alternative competes with other priorities of the City.

Life Cycle and Capital Improvement Programs

In 2020, the final synthetic turf replacement was completed. This multi-year project began in 2018. The replacement took place earlier than expected, but advancements made in the synthetic turf technology are promising. The next replacement cycle could begin as early as 2029. The high level of maintenance of the complex is critical to maintain its position in the marketplace. The ability to attract tournaments is heavily dependent on the quality of the facilities, especially as other communities will develop new athletic complexes and compete with the RAC.

Other life cycle and capital improvements from 2021 - 2027 have been identified:

- Parking lot video cameras \$150k (2021)
- Parking lot design \$125k (2021)
- Parking lot construction (2022). Design work will provide cost estimate
- Baseball outfield fencing completion \$200k (2022)
- Sports fields netting \$139k (2024)
- Play equipment \$325k (2025)
- Concrete work in the baseball complex \$300k (2026)

Recommendation: Continue to commit PFD revenues to fund life cycle and capital improvements. Some flexibility will be needed as intended life cycle is not always accurate, and as RAC sponsorships are considered.

FINANCIAL PLAN

The Financial Plan assumptions are consistent with the City's overall conservative budget philosophy. The general inflation used for the 20-year financial model is two percent. Costs associated with labor to maintain the RAC assumes a higher percentage than general inflation.

The 20-year financial model assumes the City's General Fund will allocate an additional \$200,000 per year for the years 2021 through 2023. The Proposed 2021 RAC Budget is balanced with the additional General Fund allocation. It should be noted there is not a commitment for the additional General Fund support beyond 2021. The model shows an operating deficit beginning in 2022 despite the additional allocation assumption.

The model does show solvency through 2029 if the entire PFD revenues are made available for operations.

The 20-year financial model provides a basis for sound financial planning upon which the City needs to develop a strategy to ensure continued operations and capital improvements of the RAC. In 2019, the RAC's revenue resources consisted of user fees and interest (41.8%), city funds (27.5%), Thurston County settlement funds (14.1%), and PFD funds (16.6%). In the 2021 Proposed Budget, the projected revenue resources consists of user fees and interest (35.5%), city funds (47.5%), Thurston County settlement funds (0.0%), and PFD funds (17.0%). 2021 will be the first year, since 2010, without support from the now depleted Thurston County settlement funds. Without an amendment to the PFD interlocal agreement, the RAC will face another significant resource decline in 2028 when the current agreement expires.

Recommendation: Seek City General Fund additional reserve commitments for medium-term resources to support RAC operations and maintenance while a long-term funding plan can be developed. Preservation of PFD funds is recommended to maintain necessary capital improvements and capital replacements at the RAC.

FUTURE DEVELOPMENT OF PHASE 3 and the "CORNER"

A concept plan was started for Phase 3, a 26 acre site, located directly west of Marvin Road and across from the RAC. The site is constrained by access, pocket gopher management/mitigation issues, and a native oak tree savannah stand. Despite these site limitations, Phase 3 offers the potential for additional athletic fields and commercial partnership that would provide sports and wellness opportunities to the local community. If developed, Phase 3 would enable the RAC to attract and host larger tournaments.

The City purchased "the Corner", a 4.39 acre site in 2006. The site was originally purchased for future commercial partnership; however, it will need to be developed for expanded parking with the addition of a bus drop off area as there isn't adequate parking for the current facility and its use.

Recommendation: Finalize the master plan based on public feedback and guidance related to pocket gopher best management practices. Estimated development and M&O costs will need to be included as part of the long-term funding plan. Once this financial plan is complete, capital and M&O funding sources for Phase 3 would need to be identified in order for this project to move forward.

The 2017 Parks & Recreation Comprehensive Plan identifies the Lacey Park system as being only 35% developed and prioritizes the need for additional athletic fields. Development of Phase 3 would give community and sports user groups access to more of Lacey's Park system and help with identified athletic field shortages.

Important Note: This plan was developed during the COVID-19 public health crisis. The current assumption is that a vaccine will be available sometime in 2021; however, if progress isn't made as projected, the RAC financial plan will need to be readjusted accordingly.

H:\RAC\Budget\Financial Plan

City of Lacey
Regional Athletic Complex
Long-Term Financial Plan
2020 Budget

	Actual 2019	Budget 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031	Projected 2032	Projected 2033	Projected 2034	Projected 2035	Projected 2036	Projected 2037	Projected 2038	Projected 2039
Operating Revenues																					
Beginning Fund Balance / Estimated Beginning Cash		303,339																			
Intergovernmental Revenue / Capital Area - PFD	166,667	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000												
Culture & Recreation / Event Admissions Fee	6,745		5,000																		
Culture & Recreation / Physical Activities Program	7,242		4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780	4,876	4,973	5,073	5,174	5,278	5,383	5,491	5,601	5,713
Culture & Recreation / Special Events Program	14,720		10,000																		
Culture & Recreation / Shelter Fees	11,605		6,000	6,120	6,242	6,367	6,495	6,624	6,757	6,892	7,030	7,171	7,314	7,460	7,609	7,762	7,917	8,075	8,237	8,401	8,569
Culture & Recreation / Field Use Fees	270,681	55,371																			
Culture & Recreation / Field Use Fees	69,426		300,000	306,000	312,120	318,362	324,730	331,224	337,849	344,606	351,498	358,528	365,698	373,012	380,473	388,082	395,844	403,761	411,836	420,072	428,474
Culture & Recreation / Concession Commissions	1,507		1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219	1,243	1,268	1,294	1,319	1,346	1,373	1,400	1,428
League Fees	58,585	1,000	55,000	56,100	57,222	58,366	59,534	60,724	61,939	63,178	64,441	65,730	67,045	68,386	69,753	71,148	72,571	74,023	75,503	77,013	78,554
Interest Earnings / Investment Interest	10,713	1,456	5,194	5,194	5,194	5,194	5,194	5,194	5,194	5,194	5,194	5,194	5,194	5,194	5,194	5,194	5,194	5,194	5,194	5,194	5,194
Interest Earnings / LGIP Earnings	10,581	2,134	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880
Interest Earnings / Unrealized Gain (Loss)	246																				
Rents/Leases / RV Parking	4,273			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Concession Lease Long-Term	21,500	2,300	22,000	22,440	22,889	23,347	23,814	24,290	24,776	25,271	25,777	26,292	26,818	27,354	27,901	28,459	29,029	29,609	30,201	30,805	31,421
Contributions / Parks General	5,000																				
Contribution / Cont.-Parks Sponsor/Event	8,600		7,000	7,140	7,283	7,428	7,577	7,729	7,883	8,041	8,202	8,366	8,533	8,704	8,878	9,055	9,236	9,421	9,609	9,802	9,998
Other Fees/Judgments	265																				
Other Financing Sources / General Fund Transfers In (Utility Tax)		186,919	197,013	200,953	204,972	209,072	213,253	217,518	221,869	226,306	230,832	235,449	240,158	244,961	249,860	254,857	259,954	265,154	270,457	275,866	281,383
General Fund Reserve Transfers In			200,000	200,000	200,000																
Transfers In / Transfer in 303 Fund (Thurston County)	340,131	198,922																			
Transfers In / Transfer in (109) Fund	163,000		160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000
Total RAC Operating Revenues	1,171,486	951,441	1,173,087	1,169,927	1,182,004	994,323	1,006,888	1,019,704	1,032,777	846,111	859,712	873,584	887,735	902,168	916,890	931,906	947,223	962,846	978,781	995,035	1,011,614

Operating Expenditures																					
Salaries & Wages / Salaries-Regular	226,484	243,439	279,826	288,221	296,867	305,773	314,947	324,395	334,127	344,151	354,475	365,109	376,063	387,345	398,965	410,934	423,262	435,960	449,039	462,510	476,385
Salaries & Wages / Salaries-Overtime	10,968	9,000	12,563	12,940	13,328	13,728	14,140	14,564	15,001	15,451	15,914	16,392	16,884	17,390	17,912	18,449	19,003	19,573	20,160	20,765	21,388
Salaries & Wages / Salaries-Part-Time	109,321	70,000	90,000	101,735	104,787	107,931	111,169	114,504	117,939	121,477	125,121	128,875	132,741	136,723	140,825	145,050	149,401	153,883	158,500	163,255	168,152
Personnel Benefits / Employer Paid Benefits	144,183	125,254	149,042	157,985	167,464	177,511	188,162	199,452	211,419	224,104	237,550	251,803	266,912	282,926	299,902	317,896	336,970	357,188	378,619	401,336	425,416
Supplies / Office & Operating Supply	69,388	65,000	95,000	96,900	98,838	100,815	102,831	104,888	106,985	109,125	111,308	113,534	115,804	118,121	120,483	122,893	125,350	127,857	130,415	133,023	135,683
Supplies / Small Tools & Equipment	4,946	2,000	2,500	5,021	5,122	5,224	5,329	5,435	5,544	5,655	5,768	5,883	6,001	6,121	6,244	6,368	6,496	6,626	6,758	6,893	7,031
Supplies / Supplies-Uniform Purchase	1,485	1,200	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	2,438	2,487	2,536	2,587	2,639	2,692	2,746	2,800	2,856
Vehicle/Equip Supplies / Fuel	4,734	4,000	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951	12,190	12,434	12,682	12,936	13,195	13,459	13,728	14,002	14,282
Professional Services / Prof. Svc-Other	10,872	18,000	8,000	18,360	18,727	19,102	19,484	19,873	20,271	20,676	21,090	21,512	21,942	22,381	22,828	23,285	23,751	24,226	24,710	25,204	25,708
Communications / Telecommunications	7,778	7,750	7,750	7,905	8,063	8,224	8,389	8,557	8,728	8,902	9,080	9,262	9,447	9,636	9,829	10,025	10,226	10,430	10,639	10,852	11,069
Travel / Transportation/Per Diem	702	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel / Registrations	933	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rentals / Equipment Rental	69,061	67,837	85,438	88,001	90,641	93,360	96,161	99,046	102,017	105,078	108,230	111,477	114,822	118,266	121,814	125,469	129,233	133,110	137,103	141,216	145,452
Rentals / IMS Rental	5,457	6,944	7,013	7,223	7,440	7,663	7,893	8,130	8,374	8,625	8,884	9,150	9,425	9,708	9,999	10,299	10,608	10,926	11,254	11,591	11,939
Rentals / Rentals-Other	1,217	3,000	1,500	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512
Insurance / Insurance-Liability	10,395	10,674	11,136	11,359	11,586	11,818	12,054	12,295	12,541	12,792	13,048	13,309	13,575	13,846	14,123	14,406	14,694	14,988	15,287	15,593	15,905
Insurance / Insurance-Fire/Property	8,614	8,691	9,473	9,662	9,856	10,053	10,254	10,459	10,668	10,881	11,099	11,321	11,548	11,778	12,014	12,254	12,499	12,749	13,004	13,264	13,530
Insurance / AWC L & I Pool	1,310	1,015	1,015	1,035	1,056	1,077	1,099	1,121	1,143	1,166	1,189	1,213	1,237	1,262	1,287	1,313	1,339	1,366	1,393	1,421	1,450
Utility Services / Utility-Electric	76,793	50,000	80,000	82,400	84,872	87,418	90,041	92,742	95,524	98,390	101,342	104,382	107,513	110,739	114,061	117,483	121,007	124,637	128,377	132,228	136,195
Utility Services / Utility-City of Lacey	68,437	50,000	82,000	84,460	86,994	89,604	92,292	95,060	97,912	100,850	103,875	106,991	110,201	113,507	116,912	120,420	124,032	127,753	131,586	135,534	139,600
Utility Services / Utility-Solid Waste	15,093	8,000	10,000	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657	16,127	16,611	17,109	17,622	18,151	18,696	19,256	19,834	20,429
Repairs & Maintenance / Rep & Maint-Equipment	1,285	2,000	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567	4,704	4,845	4,990	5,140	5,294	5,453	5,616	5,785	5,959
Repairs & Maintenance / Rep & Maint-Facilities	3,055	3,500	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567	4,704	4,845	4,990	5,140	5,294	5,453	5,616	5,785	5,959
Miscellaneous / Maintenance Contracts	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous / Assessments/Taxes	12,520	11,000	11,000	11,220	11,444	11,673	11,907	12,145	12,388	12,636	12,888	13,146	13,409	13,677	13,951	14,230	14,514	14,805	15,101	15,403	15,711
Miscellaneous / Misc - Disposal Fees	106	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Salaries & Wages / Salaries-Regular	105,870	114,987	95,509	98,374	101,325	104,365	107,496	110,721	114,043	117,464	120,988	124,618	128,356	132,207	136,173	140,258	144,466	148,800	153,264	157,862	162,598
Salaries & Wages / Salaries-Overtime	236	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Salaries & Wages / Salaries-Part-Time	12,709	2,500	14,000	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	27,685	28,515	29,371	30,252	31,159	32,094	33,057
Personnel Benefits / Employer Paid Benefits	50,709	50,300	44,344	47,005	49,825	52,814	55,983	59,342	62,903	66,677	70,678	74,918	79,413	84,178	89,229	94,583	100,258	106,273	112,649	119,408	126,573
Personnel Benefits / Unemployment Compensation	-	-	500	530	562	596	631	669	709	752	797	845	895	949	1,006	1,066	1,130	1,198	1,270	1,346	1,427
Supplies / Office & Operating Supply	10,641	-	7,500	14,280	14,566	14,857	15,154	15,457	15,766	16,082	16,403	16,731	17,066	17,407	17,755	18,110	18,473	18,842	19,219	19,603	19,995
Supplies / Small Tools & Equipment	1,625	2,000	1,500	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561	9,752	9,947	10,146	10,349	10,556	10,767	10,982	11,202	11,426
Supplies / Supplies-Uniform Purchase	-	-	500	510	520	531	541	552	563	574	586	598	609	622	634	647	660	673	686	700	714
Professional Services / Prof. Svc-Other	20,546	1,000	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902	24,380	24,867	25,365	25,872	26,390	26,917	27,456	28,005	28,565
Professional Services / Prof. Svc - Recreation	5,130	-	6,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902	24,380	24,867	25,365	25,872	26,390	26,917	27,456	28,005	28,565
Travel / Transportation/Per Diem	3,101	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Travel / Dues, Subscriptions, Publ	500	-	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120
Travel / Registrations	684	-	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800
Rentals / IMS Rental	9,242	10,850	11,608	11,956	12,315	12,684	13,065	13,457	13,861	14,276	14,705	15,146	15,600	16,068	16,550	17,047	17,558	18,085	18,627	19,186	19,762
Rentals / Rentals-Other	-	-	515	530	546	563	580	597	615	633	652	672	692	713	734	756	779	802	826	851	876
Miscellaneous / Maintenance Contracts	440	200	450	561	572	584	595	607	619	632	644	657	670	684	698	711	726	740	755	770	786

	Actual 2019	Budget 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031	Projected 2032	Projected 2033	Projected 2034	Projected 2035	Projected 2036	Projected 2037	Projected 2038	Projected 2039
Miscellaneous / Assessments/Taxes	6,627	1,300	6,500	7,140	7,283	7,428	7,577	7,729	7,883	8,041	8,202	8,366	8,533	8,704	8,878	9,055	9,236	9,421	9,609	9,802	9,998
Total RAC Operating Expenditures	1,093,198	951,441	1,173,087	1,273,639	1,315,489	1,358,916	1,403,988	1,450,777	1,499,358	1,549,810	1,602,217	1,656,666	1,713,248	1,772,060	1,833,202	1,896,781	1,962,909	2,031,704	2,103,287	2,177,790	2,255,348

Operating Income (Loss)	78,288	-	-	(103,712)	(133,485)	(364,593)	(397,100)	(431,073)	(466,581)	(703,700)	(742,506)	(783,082)	(825,513)	(869,892)	(916,312)	(964,875)	(1,015,687)	(1,068,858)	(1,124,506)	(1,182,755)	(1,243,734)
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Other Income																					
Beginning Fund Balance / Estimated Beginning Cash		1,131,710	125,000																		
Intergovernmental Revenue / Capital Area - PFD	1,260,404	813,388	1,102,854	1,124,911	1,147,409	1,170,357	1,193,765	1,217,640	1,241,993												
Interest Earnings / Investment Interest	20,348	9,451	12,728																		
Investment Interest / LGIP Earnings	19,687	13,850	2,201																		
Interest Earnings / Interest Earnings	9,549	6,485	1,036																		
Transfers In / Transfer In 303 Fund	394,730																				
Transfers In / Transfer In 001, 003, 005 Fund		105,270																			
Total Other Income	1,704,719	2,080,154	1,243,819	1,124,911	1,147,409	1,170,357	1,193,765	1,217,640	1,241,993	-	-	-	-	-	-	-	-	-	-	-	-

Other Expenses																					
Other Non-Operating Expenses																					
Total Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Debt Service																					
Debt Service Principal / 2015 LTGO RFDG (07 RAC)	405,000	420,000	435,000	455,000	470,000	490,000	515,000	540,000	565,000	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Interest / 2015 LTGO RFDG (07 RAC)	159,200	147,050	134,450	121,400	103,200	84,400	64,800	44,200	22,600	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service	564,200	567,050	569,450	576,400	573,200	574,400	579,800	584,200	587,600	-	-	-	-	-	-	-	-	-	-	-	-

Net Income (Loss)	1,218,807	1,513,104	674,369	444,800	440,724	231,364	216,864	202,367	187,811	(703,700)	(742,506)	(783,082)	(825,513)	(869,892)	(916,312)	(964,875)	(1,015,687)	(1,068,858)	(1,124,506)	(1,182,755)	(1,243,734)
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Capital Expenditures																					
Capital Outlays / Capital Outlays-Equipment	10,505	64,747			15,000	7,500					24,000										
Capital Outlays / Capital-Improvements	285,276	1,172,233	125,000	54,000	54,600	281,706	336,720	377,115	57,544	386,825	1,346,708	899,157	888,553	92,700	18,700	372,488	200,000	200,000	200,000	200,000	200,000
Capital Outlays / Capital Outlay-Buildings						14,550					51,510	25,750									
Capital Outlays / PFD - Administrative Cost	2,132	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000												
Total Capital Expenditures	297,913	1,244,980	133,000	62,000	77,600	311,756	344,720	385,115	65,544	386,825	1,422,218	924,907	888,553	92,700	18,700	372,488	200,000	200,000	200,000	200,000	200,000

Estimated Resources																					
Beginning Cash Fund 007	169,366	182,200	158,574	195,515	212,273	219,248	226,486	233,998	241,796	249,893	258,302	267,036	276,111	285,541	295,343	305,534	316,130	327,152	338,617	350,548	362,965
Beginning Cash Fund 307	2,740,800	3,648,861	2,505,562	2,884,990	3,251,031	3,607,180	3,519,550	3,384,182	3,193,636	3,307,807	2,208,873	35,415	(1,681,648)	(3,405,145)	(4,377,539)	(5,322,742)	(6,670,702)	(7,897,410)	(9,177,734)	(10,514,170)	(11,909,342)
Beginning Cash Subtotal	2,910,166	3,831,060	2,664,135	3,080,504	3,463,304	3,826,428	3,746,036	3,618,180	3,435,432	3,557,700	2,467,175	302,451	(1,405,538)	(3,119,604)	(4,082,196)	(5,017,208)	(6,354,572)	(7,570,258)	(8,839,116)	(10,163,622)	(11,546,377)
Use of Beginning Cash	-	(1,435,049)	(125,000)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Estimated Resources	2,910,166	2,396,011	2,539,135	3,080,504	3,463,304	3,826,428	3,746,036	3,618,180	3,435,432	3,557,700	2,467,175	302,451	(1,405,538)	(3,119,604)	(4,082,196)	(5,017,208)	(6,354,572)	(7,570,258)	(8,839,116)	(10,163,622)	(11,546,377)
Capital Expenditures	(297,913)	(1,244,980)	(133,000)	(62,000)	(77,600)	(311,756)	(344,720)	(385,115)	(65,544)	(386,825)	(1,422,218)	(924,907)	(888,553)	(92,700)	(18,700)	(372,488)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
Net Income (Loss)	1,218,807	1,513,104	674,369	444,800	440,724	231,364	216,864	202,367	187,811	(703,700)	(742,506)	(783,082)	(825,513)	(869,892)	(916,312)	(964,875)	(1,015,687)	(1,068,858)	(1,124,506)	(1,182,755)	(1,243,734)
Total Ending Cash	3,831,060	2,664,135	3,080,504	3,463,304	3,826,428	3,746,036	3,618,180	3,435,432	3,557,700	2,467,175	302,451	(1,405,538)	(3,119,604)	(4,082,196)	(5,017,208)	(6,354,572)	(7,570,258)	(8,839,116)	(10,163,622)	(11,546,377)	(12,990,111)

Ending Cash - Operations (2-month reserve)	182,200	158,574	195,515	212,273	219,248	226,486	233,998	241,796	249,893	258,302	267,036	276,111	285,541	295,343	305,534	316,130	327,152	338,617	350,548	362,965	375,891
Ending Cash - Capital	3,648,861	2,505,562	2,884,990	3,251,031	3,607,180	3,519,550	3,384,182	3,193,636	3,307,807	2,208,873	35,415	(1,681,648)	(3,405,145)	(4,377,539)	(5,322,742)	(6,670,702)	(7,897,410)	(9,177,734)	(10,514,170)	(11,909,342)	(13,366,002)

REGIONAL ATHLETIC COMPLEX (RAC)

The Regional Athletic Complex operating fund (RAC) is comprised of 98 acres, 68 of which opened for public use in May of 2009. Phase III is a 26 acre parcel located west of Marvin Road, and scheduled for future development. A four acre parcel located in the southeastern corner of the Steilacoom Road/Marvin Road intersection offers potential for a commercial venture in partnership with the City of Lacey.

An on-site crew of four (4) full-time maintenance personnel and seasonal staff maintain the 68 acre site as well as a full time supervisor and part-time recreational staff overseen by a Recreation Manager. Staff schedules use of the complex, facilitates leagues, tournaments, and events, solicits sponsors and manages the concession contract. Since the softball/fastpitch/baseball complex opened in May 2009, revenue generated at the RAC has exceeded revenue projections.

BUDGET SUMMARY

The 2020 budget of **\$951,441** is the estimated cost to operate the RAC. The costs to maintain this facility are covered by fees, and intergovernmental revenues. The intergovernmental revenues are made up of the City's contribution, the remaining shared costs previously received from Thurston County as well as revenues contractually received from the Capital Area Regional Public Facilities District.

2020 PROGRAMS, GOALS AND PRIORITIES

- Increase revenues by optimizing tournament and league play, and special events.
- Develop, promote, and maintain the complex as the premier athletic facility in Washington.
- Market special events to a wider audience to increase revenue and off-season use.
- Ensure gender equitable use of the facility.
- Work with the Sports Commission to market the facility and secure event bookings.
- Articulate field capacities in order to secure bookings during times of non-use.
- Develop and promote a diversity of activities not typical to athletic complexes.
- Revisit the Financial Plan and make updates as needed.
- Implement staffing transition.
- Enhance community engagement.

Account Number	Description	2018 Actual Revenue/Expense	2019 Amended Budget	2020 Amended Budget
<i>Regional Athletic Complex - Revenues</i>				
Revenues				
007-0000-308.00-00	Estimated Beginning Cash	-	16,288	303,339
007-0000-338.10-10	Capital Area - PFD	200,000	200,000	200,000
007-0000-347.40-00	Event Admissions Fee	-	4,000	-
007-0000-347.60-50	Physical Activities Prog	9,176	8,000	-
007-0000-347.60-90	Special Events Program	272	-	-
007-0000-347.62-00	Shelter Fees	12,090	12,000	-
007-0000-347.65-00	Field Use Fees	320,482	320,000	55,371
007-0000-347.67-00	Concession Commission	-	1,000	-
007-0000-347.68-09	RAC League Parks CivicRec	48,824	60,000	1,000
007-0000-361.10-00	Investment Interest	6,964	3,783	1,456
007-0000-361.10-40	LGIP Earnings	8,764	7,375	2,134
007-0000-361.11-00	Interest Earnings	932	-	-
007-0000-361.32-00	Unrealized Gain(Loss)	(246)	-	-
007-0000-362.30-10	RV-Parking	3,330	2,500	-
007-0000-362.50-10	Lease - Consessionaire	20,000	22,000	2,300
007-0000-367.10-03	Contribution-Parks-Gen.	2,500	-	-
007-0000-367.10-04	Cont.-Parks Sponsor/Event	11,050	14,000	-
007-0000-397.10-01	Transfer In 303 Fund	331,276	340,131	198,922
007-0000-397.10-02	Transfer In 109 Fund	165,500	163,000	-
007-0000-397.10-04	Transfer In - Utility Tax	-	-	186,919
Total Regional Athletic Complex Fund Revenues		1,140,914	1,174,077	951,441

Account Number	Description	2018 Actual Revenue/Expense	2019 Amended Budget	2020 Amended Budget
<i>Regional Athletic Complex - Expenditures</i>				
Regional Athletic Complex				
Regional Athletic Complex Maintenance				
007-3305-576.10-01	Salaries-Regular	230,691	237,241	243,439
007-3305-576.10-05	Salaries-Overtime	3,452	2,563	9,000
007-3305-576.10-06	Salaries-Part-Time	59,708	81,735	70,000
007-3305-576.20-01	Employer Paid Benefits	133,158	117,700	125,254
007-3305-576.20-03	Unemployment Compensation	2,877	-	-
007-3305-576.31-01	Office & Operating Supply	86,689	110,000	65,000
007-3305-576.31-02	Small Tools & Equipment	2,634	4,923	2,000
007-3305-576.31-17	Supplies-Uniform Purchase	1,804	2,000	1,200
007-3305-576.34-01	Fuel	5,544	25,000	4,000
007-3305-576.41-01	Prof. Svc-Other	13,584	18,000	18,000
007-3305-576.42-01	Telecommunications	7,508	7,750	7,750
007-3305-576.43-02	Dues, Subscriptions, Publ	15	-	-
007-3305-576.43-03	Registrations	180	-	-
007-3305-576.45-01	Equipment Rental	74,076	69,061	67,837
007-3305-576.45-02	IMS Rental	4,996	5,457	6,944
007-3305-576.45-05	Rentals-Other	92	5,000	3,000
007-3305-576.46-01	Insurance-Liability	9,477	10,395	10,674
007-3305-576.46-02	Insurance-Fire/Property	8,579	8,242	8,691
007-3305-576.46-06	AWC L & I Pool	1,045	1,015	1,015
007-3305-576.47-01	Utility-Electric	65,718	80,000	50,000
007-3305-576.47-02	Utility-City of Lacey	67,909	82,000	50,000
007-3305-576.47-07	Utility-Solid Waste	13,550	12,000	8,000
007-3305-576.48-01	Rep & Maint-Equipment	6,296	3,500	2,000
007-3305-576.48-03	Rep & Maint-Facilities	2,877	3,500	3,500
007-3305-576.49-06	Maintenance Contracts	341	-	-
007-3305-576.49-25	Assessments/Taxes	12,142	11,000	11,000
Total Regional Athletic Complex Maintenance		814,942	898,082	768,304
Regional Athletic Complex General Services				
007-7401-576.10-01	Salaries-Regular	98,330	106,583	114,987
007-7401-576.10-05	Salaries-Overtime	275	-	-
007-7401-576.10-06	Salaries-Part-Time	9,408	34,242	2,500
007-7401-576.20-01	Employer Paid Benefits	41,166	52,458	50,300
007-7401-576.20-03	Unemployment Compensation	-	500	-
007-7401-576.31-01	Office & Operating Supply	937	14,000	-

Account Number	Description	2018 Actual Revenue/Expense	2019 Amended Budget	2020 Amended Budget
<i>Regional Athletic Complex - Expenditures</i>				
Regional Athletic Complex				
Regional Athletic Complex General Services- Continued				
007-7401-576.31-02	Small Tools & Equipment	10,063	8,000	2,000
007-7401-576.31-17	Supplies-Uniform Purchase	-	500	-
007-7401-576.41-01	Prof. Svc-Other	23,368	20,000	1,000
007-7401-576.41-11	Prof. Svc - Recreation	715	20,000	-
007-7401-576.43-01	Transportation/Per Diem	1,675	1,500	-
007-7401-576.43-02	Dues, Subscriptions, Publ	500	120	-
007-7401-576.43-03	Registrations	-	800	-
007-7401-576.45-02	IMS Rental	8,024	9,242	10,850
007-7401-576.45-05	Rentals-Other	-	500	-
007-7401-576.49-06	Maintenance Contracts	694	550	200
007-7401-576.49-25	Assessments/Taxes	6,099	7,000	1,300
Total Regional Athletic Complex General Services		201,254	275,995	183,137
Total Regional Athletic Complex Fund Expenditures		1,016,196	1,174,077	951,441

REGIONAL ATHLETIC COMPLEX (RAC)

The Regional Athletic Complex operating fund (RAC) is comprised of 98 acres, 68 of which opened for public use in May of 2009. Phase III is a 26 acre parcel located west of Marvin Road, and scheduled for future development. A four acre parcel located in the southeastern corner of the Steilacoom Road/Marvin Road intersection offers potential for a commercial venture in partnership with the City of Lacey.

An on-site crew of four (4) full-time maintenance personnel and seasonal staff maintain the 68 acre site as well as a full time supervisor and part-time recreational staff overseen by a Recreation Manager. Staff schedules use of the complex, facilitates leagues, tournaments, and events, solicits sponsors and manages the concession contract. Since the softball/fastpitch/baseball complex opened in May 2009, revenue generated at the RAC has exceeded revenue projections. A 20 year financial plan was prepared by staff in 2014, and will be updated by staff in 2020.

BUDGET SUMMARY

The 2021 budget of **\$1,188,343** is the estimated cost to operate the RAC but may change during the year due to COVID-19 public health crisis restrictions. The costs to maintain this facility are covered by fees, and intergovernmental revenues. The intergovernmental revenues are made up of the City's contribution, , LTAC funds applied for, as well as revenues contractually received from the Capital Area Regional Public Facilities District.

2021 PROGRAMS, GOALS AND PRIORITIES

THE FOLLOWING WOULD TYPICALLY BE GOALS AND PRIORITIES; HOWEVER, WITH THE COVID-19 PUBLIC HEALTH CRISIS SOME OF THESE MIGHT NOT BE POSSIBLE IN 2021.

- Increase revenues by optimizing tournament and league play, and special events.
- Develop, promote, and maintain the complex as the premier athletic facility in Washington.
- Market special events to a wider audience to increase revenue and off-season use.
- Ensure gender equitable use of the facility.
- Work with the Sports Commission to market the facility and secure event bookings.
- Articulate field capacities in order to secure bookings during times of non-use.
- Develop and promote a diversity of activities not typical to athletic complexes.
- Revisit the Financial Plan and make updates as needed.
- Enhance community engagement.

Account Number	Description	2019 Actual Revenue/Expense	2020 Amended Budget	2021 Proposed Budget
<i>Regional Athletic Complex - Revenues</i>				
Revenues				
007-0000-308.00-00	Estimated Beginning Cash	-	303,339	-
007-0000-338.10-10	Capital Area - PFD	200,000	200,000	200,000
007-0000-347.40-00	Event Admissions Fee	6,745	-	5,000
007-0000-347.60-50	Physical Activities Prog	7,242	-	4,000
007-0000-347.60-90	Special Events Program	14,720	-	10,000
007-0000-347.62-00	Shelter Fees	11,605	-	6,000
007-0000-347.65-00	Field Use Fees	270,896	55,371	300,000
007-0000-347.65-09	Field Fees Parks-CivicRec	69,426	-	-
007-0000-347.67-00	Concession Commission	1,507	-	1,000
007-0000-347.68-00	League Fees	58,585	-	55,000
007-0000-347.68-09	RAC League Parks CivicRec	-	1,000	-
007-0000-361.10-00	Investment Interest	10,713	1,456	5,194
007-0000-361.10-40	LGIP Earnings	10,581	2,134	880
007-0000-361.32-00	Unrealized Gain(Loss)	3,734	-	-
007-0000-361.32-02	Reverse Prev Year Adj	246	-	-
007-0000-362.30-10	RV-Parking	4,273	-	-
007-0000-362.50-10	Lease - Consessionaire	21,500	2,300	22,000
007-0000-367.10-03	Contribution-Parks-Gen.	5,000	-	-
007-0000-367.10-04	Cont.-Parks Sponsor/Event	8,600	-	7,000
007-0000-369.40-00	Court Fees /Judgments	265	-	-
007-0000-397.10-01	Transfer In 303 Fund	340,131	198,922	-
007-0000-397.10-02	Transfer In 109 Fund	163,000	-	160,000
007-0000-397.10-04	Transfer In - Utility Tax	-	186,919	197,013
007-0000-397.11-01	Transfer In 001,003,005	-	-	200,000
007-0000-397.15-01	Transfer in 501 Fund	-	-	15,256
Total Regional Athletic Complex Fund Revenues		1,208,769	951,441	1,188,343

Account Number	Description	2019 Actual Revenue/Expense	2020 Amended Budget	2021 Proposed Budget
<i>Regional Athletic Complex - Expenditures</i>				
Regional Athletic Complex				
Regional Athletic Complex Maintenance				
007-3305-576.10-01	Salaries-Regular	226,484	243,439	279,826
007-3305-576.10-05	Salaries-Overtime	10,968	9,000	12,563
007-3305-576.10-06	Salaries-Part-Time	109,321	70,000	90,000
007-3305-576.20-01	Employer Paid Benefits	144,183	125,254	149,042
007-3305-576.31-01	Office & Operating Supply	69,388	65,000	95,000
007-3305-576.31-02	Small Tools & Equipment	4,946	2,000	2,500
007-3305-576.31-17	Supplies-Uniform Purchase	1,485	1,200	2,000
007-3305-576.34-01	Fuel	4,734	4,000	10,000
007-3305-576.41-01	Prof. Svc-Other	10,872	18,000	8,000
007-3305-576.42-01	Telecommunications	7,778	7,750	7,750
007-3305-576.43-01	Transportation/Per Diem	702	-	-
007-3305-576.43-03	Registrations	933	-	-
007-3305-576.45-01	Equipment Rental	69,061	67,837	85,438
007-3305-576.45-02	IMS Rental	5,457	6,944	7,013
007-3305-576.45-05	Rentals-Other	1,217	3,000	1,500
007-3305-576.46-01	Insurance-Liability	10,395	10,674	11,136
007-3305-576.46-02	Insurance-Fire/Property	8,614	8,691	9,473
007-3305-576.46-06	AWC L & I Pool	1,310	1,015	1,015
007-3305-576.47-01	Utility-Electric	76,793	50,000	80,000
007-3305-576.47-02	Utility-City of Lacey	68,437	50,000	82,000
007-3305-576.47-07	Utility-Solid Waste	15,093	8,000	10,000
007-3305-576.48-01	Rep & Maint-Equipment	1,285	2,000	3,500
007-3305-576.48-03	Rep & Maint-Facilities	3,055	3,500	3,500
007-3305-576.49-06	Maintenance Contracts	2	-	-
007-3305-576.49-25	Assessments/Taxes	12,520	11,000	11,000
007-3305-576.49-28	Misc - Disposal Fees	106	-	-
Total Regional Athletic Complex Maintenance		865,139	768,304	962,256
Regional Athletic Complex General Services				
007-7401-508.90-00	Unassigned Funds	-	-	15,256
007-7401-576.10-01	Salaries-Regular	105,870	114,987	95,509
007-7401-576.10-05	Salaries-Overtime	236	-	-
007-7401-576.10-06	Salaries-Part-Time	12,709	2,500	14,000
007-7401-576.20-01	Employer Paid Benefits	50,709	50,300	44,344
007-7401-576.20-03	Unemployment Compensation	-	-	500

Account Number	Description	2019 Actual Revenue/Expense	2020 Amended Budget	2021 Proposed Budget
<i>Regional Athletic Complex - Expenditures</i>				
Regional Athletic Complex				
Regional Athletic Complex General Services-Continued				
007-7401-576.31-01	Office & Operating Supply	10,641	-	7,500
007-7401-576.31-02	Small Tools & Equipment	1,625	2,000	1,500
007-7401-576.31-17	Supplies-Uniform Purchase	-	-	500
007-7401-576.41-01	Prof. Svc-Other	20,546	1,000	20,000
007-7401-576.41-11	Prof. Svc - Recreation	5,130	-	6,000
007-7401-576.43-01	Transportation/Per Diem	3,101	-	1,500
007-7401-576.43-02	Dues, Subscriptions, Publ	500	-	120
007-7401-576.43-03	Registrations	684	-	800
007-7401-576.45-02	IMS Rental	9,242	10,850	11,608
007-7401-576.49-06	Maintenance Contracts	440	200	450
007-7401-576.49-25	Assessments/Taxes	6,627	1,300	6,500
Total Regional Athletic Complex General Services		228,060	183,137	226,087
Total Regional Athletic Complex Fund Expenditures		1,093,199	951,441	1,188,343



LACEY CITY COUNCIL MEETING July 1, 2021

SUBJECT: Lift Station 20 Abandonment Project

RECOMMENDATION: Motion to award Lacey Contract Number PW 2021-15 to low bidder Northwest Cascade, Inc. from Puyallup, Washington in the amount of \$513,140.70

STAFF CONTACT: Scott Spence, City Manager *SS*
Scott Egger, P.E., Public Works Director *SE*
Peter Brooks, P.E., Water Resources Manager
Teri O'Neal, P.E., Senior Utilities Engineer *TO*
Tyson Poeckh, P.E., Ph.D., Project Administrator *TP*
Justin Knox, P.E., Design Engineer *JK*

ORIGINATED BY: Public Works Department

ATTACHMENTS: 1. Bid Summary Sheet
2. Project Site Map

FISCAL NOTE: Lift Station 20 Abandonment Project was anticipated and included in Lacey's 2021 Budget. Funding for the project is provided under the fund code WW1920, Wastewater Budget 411-3518-535.90. The 2021 Budget is \$175,000, including carryovers. The original estimate was a placeholder based on an old scope of work. Therefore, a budget amendment will be required. The budget amendment will be \$400,000 resulting in a 2021 revised project budget of \$575,000. There are funds to accommodate the amendment.

Cost increases include preliminary engineering, construction engineering, and construction. In addition, construction costs are at higher rate than anticipated.

PRIOR REVIEW: N/A

BACKGROUND:

This contract provides for the installation of approximately 1,000 LF of 8-inch diameter sewer main along 47th Ave SE and Parkside Dr SE. Work to include service lines, cleanouts, transfer of sewer services, connections to existing sewer system, main abandonments, pavement and lawn restoration and other work.

The project was advertised for two weeks and bids were opened June 17, 2021. Four (4) bids were received. The bids ranged from a low of \$513,140.70 to a high of \$770,066.60. Northwest Cascade from Puyallup, Washington, is low bidder at \$513,140.70. The Engineer's Estimate is \$404,780.00. A Bid Summary Sheet is attached.

Northwest Cascade is qualified and capable of performing the work. Start date of the project is anticipated to be September 2021, and there are 30 working days allotted.

ADVANTAGES:

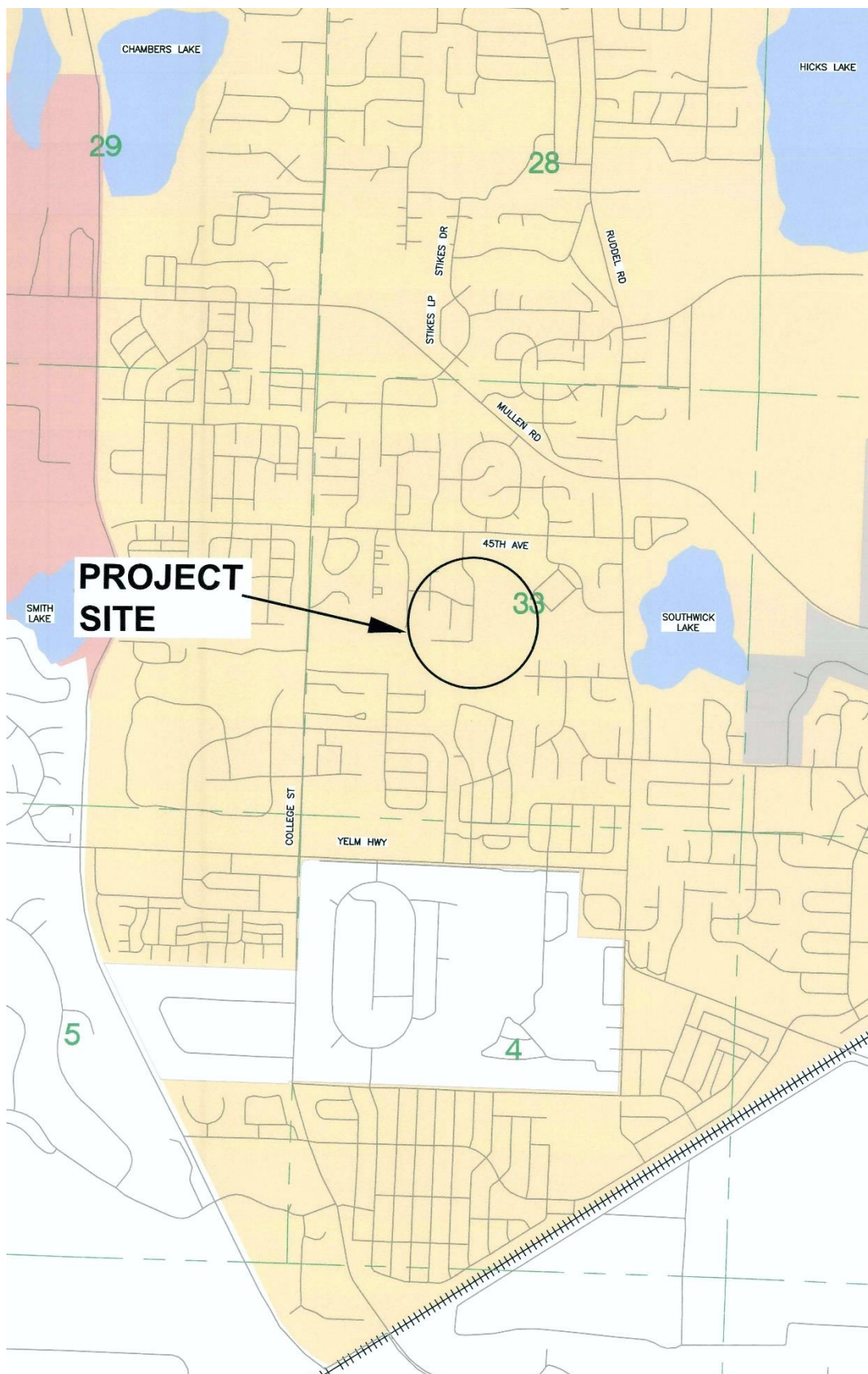
1. With these improvements, the lift station will be abandoned and the new gravity main will lessen maintenance staffs' time and budget.

DISADVANTAGES:

1. Typical traffic delays can be expected during construction.

**CITY OF LACEY
Lift Station 20 Abandonment
PW 2021-15**

CONTRACTOR	LOCATION	BID	POS.
Northwest Cascade, Inc.	Puyallup	\$513,140.70	1
Nisqually Construction Services, LLC	Olympia	\$532,325.08	2
South Sound Contractors, LLC	Lacey	\$550,622.59	3
Nova Contracting, Inc.	Olympia	\$770,066.60	4
ENGINEER'S ESTIMATE \$404,780.00			



COMMUNITY RELATIONS & PUBLIC AFFAIRS COMMITTEE MINUTES

JUNE 7, 2021

11:00 A.M. – 11:21 A.M.

REMOTE ONLY

COUNCIL PRESENT: COUNCILMEMBERS STEADMAN (CHAIR), (DISCONNECTED AT 11:10 AM DUE TO TECHNICAL PROBLEMS), COX, AND KUNKEL

STAFF PRESENT: SCOTT SPENCE, SHANNON KELLEY-FONG, DAVID SCHNEIDER, KELLY ADAMS, BRANDON CARTER, PERI EDMONDS

ACTION: APPROVE COMMUNITY RELATIONS & PUBLIC AFFAIRS COMMITTEE AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS KUNKEL AND COX

ART POLICY UPDATE

STAFF: KELLY ADAMS, MANAGEMENT ANALYST

ACTION: FORWARD THE AMENDED PUBLIC ART POLICY AND DRAFT RESOLUTION REPEALING AND REPLACING RESOLUTION 760 AND ESTABLISHING AN ANNUAL PUBLIC ART FUND TO THE FULL CITY COUNCIL FOR APPROVAL.

MOTION: MOVED AND SECONDED BY COUNCILMEMBERS KUNKEL AND COX. MOTION CARRIED.

At the April 5, 2021, Community Relations and Public Affairs Committee meeting, the Committee requested that staff provide updates to the current Public Art policy put in place by the Council in 2002, as well as recommendations for future art installations. As part of this process, staff reviewed art policies of other jurisdictions and considered past public art endeavors by the City.

In 1995, The City Council adopted Ordinance 1022 and Resolution 760 to establish funding for public art. Ordinance 1022 established the Public Arts account, allowing donations, grants and other support for public art acquisition. It also required that one quarter (0.0025) of one percent of all city construction projects with appropriations over \$500,000 goes to a public art fund, street and utility projects exempt.

Resolution 760 established the City's direct contribution of twenty-five (\$0.25) cents per capita to the public arts fund. The City Council approved an increase of one-dollar (\$1.00) to the account in 2012 during the budget process. Staff recommends adopting a resolution, which repeals and replaces Resolution 760 to reflect this increase, with an additional clause to allow financial flexibility.

The proposed changes to the Council Policies and Procedures Manual include:

1. Update the funding description to include the contribution of one-dollar (\$1.00) per capita to reflect recent Council practices.
2. Expand the objectives of public art to include: a pleasing living, working, and playing environment; enhancement of economic development and attracting of visitors; sustainable maintenance and operation costs; and community engagement and community activation.
3. Expand the themes of public art to include exceptional military service or community military connection.
4. Expand the approved locations for public art to include activity hubs, parks, trails, open spaces, and utility structures.
5. Update procedures to clearly define roles and responsibilities.

Staff reviewed public art programs at other municipal governments, and found many that have established art advisory boards, such as an Arts Commission, to make recommendations to their respective City Councils on public art policies and public art selections. At this time, staff is not recommending that the Committee consider creating a public art advisory board. In the past, the City has used an ad hoc committee composed of Community Relations and Public Affairs Committee members and members of the public to solicit and review art pieces. At this time, staff recommend that future art projects use a similar ad hoc committee approach.

The current and proposed art policy both call for the cataloguing of existing art pieces and the creation of a six-year plan for future art locations. An interactive catalogue of existing art pieces for internal and external use, including pictures of the public art pieces around the City, is currently being created.

The City continues to create a 6-year plan that identifies locations to place art pieces. Staff will return to the Committee at a future date with a draft plan for review.

Staff recommends the committee forward the amended Public Art Policy to the full City Council for adoption, as well as a Resolution repealing Resolution 760 and establishing an allocation of one-dollar (\$1.00) per capita to the Public Art Fund.

The Committee recommended continuing the work previously started to form an Ad Hoc Committee for the purpose of commissioning a piece of art for the 100,000 Acts of Kindness project.

Councilmember Kunkel recommended contributing public art funds for the Gold Star Family Memorial at the Civic Plaza. The Committee directed staff to schedule a representative from the board of the Gold Star Family Memorial at a future Committee meeting to make a formal request.

If the Committee identifies that the request fits within the Public Art Policy, the Committee would have the option to forward to the full City Council for approval. The City Manager noted

that Councilmembers Kunkel and Steadman would need to recuse themselves from voting on this item at the Council meeting since they are personally involved in the project.

UTILITIES COMMITTEE MINUTES

JUNE 7, 2021

12:00 P.M. – 12:14 P.M.

REMOTE ONLY

COUNCIL PRESENT: COUNCILMEMBERS KUNKEL (CHAIR), STEADMAN, AND MILLER

STAFF PRESENT: SCOTT SPENCE, SCOTT EGGER, SHANNON KELLEY-FONG, DAVE SCHNEIDER, TROY WOO, BRANDON CARTER, PERI EDMONDS

ACTION: APPROVE UTILITIES AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS STEADMAN AND MILLER.

PAYMENT OF UTILITY CONNECTION CHARGES PROPOSAL

STAFF: SCOTT EGGER, PUBLIC WORKS DIRECTOR

ACTION: FORWARD STAFF'S RECOMMENDATIONS TO CHANGE TIMING OF PAYMENT OF CONNECTION FEES TO THE FULL CITY COUNCIL FOR APPROVAL

MOTION: MOVED AND SECONDED BY COUNCILMEMBERS STEADMAN AND MILLER.
MOTION CARRIED.

Payment for all connection fees is currently required when a building permit is issued. Staff recommends changing the timing of payment of LOTT Capacity Development Charges (CDC's), Lacey Sewer General Facility Charges (GFC's), Lacey Water General Facility Charges (GFC's), and the Storm and Surface Water Utility Charge from prior to issuance of the building permit to prior to Final Public Works Approval and issuance of the Certificate of Occupancy, applicable to multi-family, commercial, and industrial structures.

LOTT CDC's, Lacey Sewer GFC's, Lacey Water GFC's and Lacey Storm and Surface Water Utility Charges can cost several hundred thousand dollars, a large barrier at the beginning of projects. Shifting the requirement to pay these charges from prior to issuance of the building permit to prior to issuance of Final Public Works Approval could provide the developer relief related to cash-flow and interest. However, the developer will need to keep in mind that the connection charges are increased annually to keep up with inflation and the developer is required to pay the rate of the connection charges at the time of their payment.

In order to change the timing of payment of connection fees, Council would be required to approve an ordinance revising LMC 13.02.010, LMC 13.16.025, and LMC 13.32.005. LOTT's charter will also have to be reworded to align with the proposal, or the LOTT CDC's can be left out of the proposal.