

# AGENDA

## CITY OF GEORGE COUNCIL MEETING

January 20, 2025

Please contact the clerk 24 hours prior to this meeting if you require special accommodations or to request an auxiliary aid.

**In-person meeting—Location:** George Community Hall 403 W. Montmorency Blvd

### AGENDA ITEMS

- 1 CALL TO ORDER at 7:00 PM and Flag Salute
- 2 ROLL CALL
- 3 APPROVAL OF AGENDA -Additions or Corrections to published Agenda
- 4 IDENTIFICATIONS OF CITIZENS WISHING TO SPEAK ON AGENDA ITEMS UNDER ITEMS **7 OR 8**
- 5 PUBLIC COMMENT- Maximum 3 minutes per person (15 minutes total meeting time to address the council on subjects that are the council's business "and not involving personnel matters")
- 6 CONSENT AGENDA—All of the items listed below will be enacted by one motion unless a Council member requests an item be removed from the Consent Agenda for discussion.
  - A. Minutes for Regular Meeting 12.16.2025
  - B. Claims
- 7 OLD BUSINESS
  - A. Power Point Presentation on Waste Water Facility Plan – Nancy Wetch
8. NEW BUSINESS
  - A. West Montmorency Blvd Multi-Use Pathway Change order- Mike Meskimen
  - B. Progress Estimate No.2, W. Montmorency Blvd Multi-Use Pathway – Mike Meskimen

- C. Public Works Board Construction Funding Agreement Well 3 – Mike Meskimen
- D. Climate Impact on George report – Alex Kovach
- E. Appointment of Quincy Valley Regional Parks District representative – Amy Grace
- F. Authorization to Surplus old KONIKA MINOLTA copy/fax machine – Amy Grace
- G. Approval to send City Clerk to 2026 professional development class PD II – Amy Grace
- H. Approval to send City Clerk to WMCA Annual Conference/Class – Amy Grace

9. COUNCIL COMMENTS AND QUESTIONS

10. MEETINGS: Land Acquisition Committee meeting set for 1/23/2026 @ 9:00 a.m.

11. EXECUTIVE SESSION: To discuss possible real property acquisition- RCW 42.30.110(1)(b).

12. ADJOURNMENTS

CITY OF GEORGE  
STATE OF WASHINGTON  
December 16, 2025

**COUNCIL MEETING:** Regular Meeting

**PLACE:** George Community Hall

**PRESENT:** Mayor Juan Villalpando, Council Member Kate Schooler, Council Member Debby Kooy, Council Member Julia Schooler, Council Member Patty Neff (remote).

**STAFF IN ATTENDANCE:** City Clerk Amy Grace, Public Works Superintendent Aaron Harwood, City Engineer Mike Meskimen, City Planner Alex Kovach; City Attorney Chuck Zimmerman.

**Guests in attendance:** Bob Horst, Curt Morris, Drew Scott

**CALL TO ORDER:** Mayor Villalpando called the meeting to order at 7:00 p.m., followed by the flag salute.

**ROLL CALL:** Council Member Julia Schooler made a motion to excuse Council Member Melissa Maldonado. Council Member Debby Kooy seconded. Motion passed 4-0

**ABSENT:** Melissa Maldonado

Mayor Villalpando opened the 2026 Final Budget Public Hearing at 7:04 p.m. After no comments were received the public hearing was then closed at 7:05.

**Council Member Julia Schooler made a motion to approve the agenda. Council Member Kate Schooler seconded. Motion passed 4-0.**

Citizens wishing to speak under items 7 or 8 identified themselves as follows: None

Public comment: None

**Council Member Debby Kooy made a motion to approve the Consent Agenda and approval of vouchers #19394 in the amount of \$137.47; vouchers #19425-19459 in the amount of \$66,273.82 and electronic checks in the amount of \$39,780.60. Council Member Kate Schooler seconded. Motion passed 4-0.**

City Engineer Mike Meskimen presented the Public Works Board Emergency Funding Contract Amendment to Council. He explained that the amendment is to the Scope of work on the contract and said the scope matches what work was actually completed and recommended the Council authorize the Mayor to sign.

**Council Member Kate Schooler made a motion to authorize the Mayor to sign the Public Works Board Emergency Funding Contract Amendment. Council Member Julia Schooler seconded. Motion passed 4-0.**

City Planner Alex Kovach presented to Council the George Town Center Phase 2 – Preliminary Major Plat

Submittal Planned Development Planning Agency Recommendation letter and asked for a motion to approve recommendations as conditioned.

**Council Member Kate Schooler made a motion to approve the George Town Center Phase 2 – Preliminary Major Plat Submittal Planned Development Planning Agency recommendations as conditioned. Council Member Debby Kooy seconded. Motion passed 4-0.**

City Planner Alex Kovach led a Parks Plan discussion. He mentioned the beginning steps of a Civic Center Development Plan. A lengthy discussion continued. Mayor Villalpando suggested that the land acquisition committee meet to discuss further.

City Planner Alex Kovach presented to Council an amendment to the Kovach Architect Contract. Mr. Kovach explained to Council that the current contract was passed down from the previous City planner and has not been updated since 2009. Mr. Kovach discussed the contract terms.

**Council Member Debby Kooy made a motion to approve the amended Professional Services Agreement for Planning and Building Official Services. Council Member Kate Schooler seconded. Motion passed 4-0.**

The City Clerk briefly discussed the 2026 Budget with Council which included a 3% COLA increase for the City employees, a \$15,000 budget to the Traffic Control Devices line item under the Street Fund for City wide striping, a \$50,000 budget to the Capital Outlay Machinery/Equipment line item under the Street Fund for Public Work equipment, and the creation of a new fund 420 for any Grant/Loan Revenue and Expenditures for Well projects. Council discussed the Criminal Justice Fund 102 with the concerns that revenues may not sustain current security service expenditures. Council discussion followed. Mayor Villalpando formed a Criminal Justice Committee which includes Mayor Villalpando, Council Member Julia Schooler, and City Clerk Amy Grace.

**Council Member Julia Schooler made a motion to approve Ordinance 2025-05 An Ordinance of the city of George, Washington adopting the Budget for the City for the fiscal year ending December 31, 2026. Council Member Kate Schooler seconded. Motion passed 4-0.**

**Council Member Kate Schooler made a motion to approve Ordinance 2025-06 An Ordinance of the City of George, amending the 2025 final budget for the fiscal year ending December, 2025; and setting an effective date. Council Member Patty Neff seconded. Motion passed 4-0.**

Council Comments and Questions: Curt Morris asked the City engineers how the wastewater treatment plan is coming along. City Engineer Mike Meskimen said there would be an update at January's meeting for funding applications and a more in depth update late February or early March.

Council Member Kate Schooler asked the City Engineers to bring an update on the Well funding applications to January's meeting. Mr. Meskimen agreed to bring back an update.

City Planner Alex Kovach updated Council on the PUD lighting on E. Montmorency and let them know the City is still in que for new street lighting.



Council Member Julia Schooler made a motion to adjourn the meeting. Council Member Patty Neff seconded. Motion passed 4-0.

Meeting adjourned at 8:06 p.m.

Approved by the City Council at  
an Open Public Meeting the  
20<sup>th</sup> of January, 2026.

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Juan Villalpando, Mayor

ATTEST:

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Amy Grace, City Clerk-Treasurer

## CHANGE ORDER

**Project Title** West Montmorency Boulevard Multi-Use Pathway  
**Owner** City of George **Contractor Name** Odyssey Contracting, LLC  
**Change Order No.** 1 **Contractor Address** 12302 NE 117<sup>th</sup> Avenue  
Vancouver, WA 98662  
**Change Order Date** January 15, 2026  
**G&O No.** 25815

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The following changes are hereby made to the Contract Documents:

### **ITEM 1: City-Wide Striping**

Furnish and install pavement markings as identified on the attached Figure 1 – City-Wide Striping North, and Figure 2 – City-Wide Striping South. Compensation for the revised pavement marking shall be at the applicable unit prices identified as follows:

The following payment items are revised:

No.	Description	Current Contract Quantity	Unit Contract Price	New Contract Quantity	New Unit Contract Price	Quantity Revision	Contract Price Revision
18	Paint Line	470 LF	\$24.00	26,000 LF	\$0.92	25,530 LF	\$12,640.00

The following payment items are deleted from the Contract:

No.	Description	Quantity	Unit Price	Total
19	Plastic Crosswalk Line	(180 SF)	\$40.00	(\$7,200.00)

The following payment items are added to the Contract:

No.	Description	Quantity	Unit Price	Total
21	Painted Stop Line	450 LF	\$11.20	\$5,040.00
22	Painted Traffic Arrow	5 EA	\$315.00	\$1,575.00
23	Painted Crosswalk Line	1,300 SF	\$9.50	\$12,350.00
24	Traffic Control for Striping	1 LS	\$1,000.00	\$1,000.00

The Contractor will be paid based on the actual quantities installed.

The estimated cost for this work is: .....\$25,405.00

**Justification:** The additional work is at the request of the Owner.

**Working Days:** 3 working days are added to the Substantial and Physical Completion Contract Times.

## **ITEM 2: Delete Irrigation System Repair and Adjust Water Vault**

Delete all work associated with the Irrigation System Repair and Adjust Water Vault bid items.

The following payment items are deleted from the Contract:

No.	Description	Quantity	Unit Price	Total
9	Adjust Water Vault	(1 EA)	\$750.00	(\$750.00)
11	Irrigation System Repair	(1 LS)	\$3,500.00	(\$3,500.00)

The estimated cost for this work is: ..... (\$4,250.00)

**Justification:** The deductive work is at the request of the Owner. During the course of construction, it was determined that the work included in each bid item would not be required for construction of the proposed improvements.

**Working Days:** 0 working days are added to the Substantial and Physical Completion Contract Times.

### **CHANGE TO CONTRACT PRICE**

Original Contract Amount (without tax): .....\$145,075.00  
Current Contract Amount, as adjusted by previous change orders: .....\$145,075.00  
The Contract Amount due to this Change Order will be increased by: .....\$21,155.00  
The new Contract Amount (without tax) due to this Change Order will be: .....\$166,230.00

### **CHANGE TO CONTRACT TIME**

The Substantial Completion Contract Time will be increased by 3 working days, for a total of 33 working days.

The Physical Completion Contract Time will be increased by 3 working days, for a total of 38 working days.

This document will become a supplement to the Contract and all provisions in the Contract will apply hereto. The Contractor acknowledges and agrees that by executing this change order he foregoes all rights and privileges of acquiring any additional compensation for any known claims of any type or nature, to include but not be limited to, any additional work, delays, extended office overhead, design omissions, changed site conditions, or any oral directions as of the date of the execution of this change order.

**GRAY & OSBORNE, INC.**  
**(RECOMMENDED)**



Date 1/16/2026

**ODYSSEY**  
**CONTRACTING, LLC**  
**(ACCEPTED)**

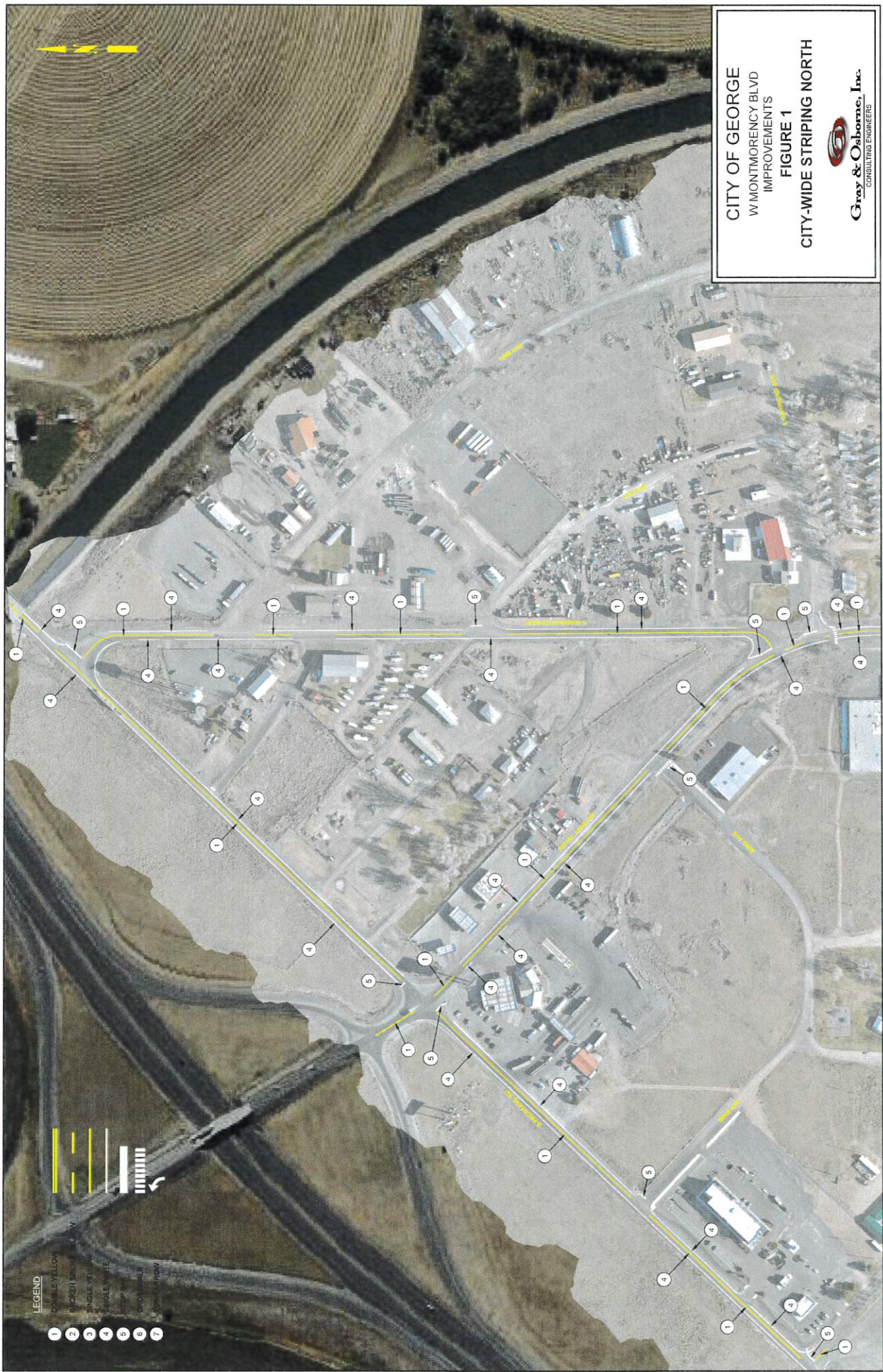
  
Luke Williamson

Date 1/16/2026

**CITY OF GEORGE**  
**(ACCEPTED)**

Date





CITY OF GEORGE  
W MONTMORENCY BLVD  
IMPROVEMENTS

FIGURE 1

CITY-WIDE STRIPING NORTH



Gray & Osborne, Inc.  
CONSULTING ENGINEERS

LEGEND

- 1. DOUBLE YELLOW
- 2. BROKEN BLUE
- 3. SINGLE YELLOW
- 4. DOUBLE WHITE
- 5. SINGLE WHITE
- 6. CENTERLINE
- 7. EDGE OF PAVEMENT
- 8. SHOULDER
- 9. INTERSECTION







January 13, 2026

The Honorable Mayor Juan Villalpando  
City of George  
P.O. Box 5277  
George, Washington 98824

SUBJECT: PROGRESS ESTIMATE 2, WEST MONTMORENCY BLVD  
MULTI-USE PATHWAY  
CITY OF GEORGE, GRANT COUNTY, WASHINGTON  
G&O #25815.00

Dear Mayor Villalpando:

We have enclosed Progress Estimate 2 for this project. Please retain a copy for the City files and also provide a copy to the Contractor with the payment. The amount due the Contractor and the amount to be deposited in the retainage account are as follows:

<u>Payment to Contractor</u>	<u>Amount to be Deposited in Retainage Account</u>
\$16,183.25	\$851.75

Please call me if you have any questions or concerns regarding this matter.

Sincerely,

GRAY & OSBORNE, INC.

Michael Woodkey, P.E.

MW/js  
Encl.  
By email

# PROGRESS ESTIMATE 2 JANUARY 13, 2026

CITY OF GEORGE  
GRANT COUNTY  
WASHINGTON

PROGRESS ESTIMATE PERIOD  
OCTOBER 13, 2025 TO DECEMBER 22, 2025

PROJECT:

CITY OF GEORGE  
WEST MONTMORENCY BLVD MULTI-USE PATHWAY  
G&O JOB NUMBER #25815

CONTRACTOR:

ODYSSEY CONTRACTING, LLC  
12302 NE 117TH AVENUE  
VANCOUVER, WA 98662

BID ITEMS				QUANTITIES		PROJECT COSTS		PERCENT OF CONTRACT QUANTITY
NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL THIS PERIOD	TOTAL TO DATE	AMOUNT THIS PERIOD	AMOUNT TO DATE
1	Mobilization, Cleanup, and Demobilization	1	LS	\$14,000.00	10.00%	100.00%	\$1,400.00	\$14,000.00
2	SPCC Plan	1	LS	\$500.00	0.00%	100.00%	\$0.00	\$500.00
3	Project Temporary Traffic Control	1	LS	\$8,000.00	20.00%	100.00%	\$1,600.00	\$8,000.00
4	Excavation, Embankment and Grading,							
	Incl. Haul	140	CY	\$55.00	0.00	140.00	\$0.00	\$7,700.00
5	Crushed Surfacing Repair	270	SY	\$34.00	0.00	287.77	\$0.00	\$9,784.18
6	HMA Pathway	440	SY	\$32.00	0.00	433.00	\$0.00	\$13,856.00
7	HMA Pavement Repair	100	SY	\$58.00	0.00	89.98	\$0.00	\$5,218.84
8	Adjust Meter Box	2	EA	\$1,000.00	0.00	1.00	\$0.00	\$1,000.00
9	Adjust Water Vault	1	EA	\$750.00	0.00	0.00	\$0.00	\$0.00
10	Erosion/Water Pollution Control	1	LS	\$2,500.00	0.00%	100.00%	\$0.00	\$2,500.00
11	Irrigation System Repair	1	LS	\$3,500.00	0.00%	0.00%	\$0.00	\$0.00
12	Wheel Stop	33	EA	\$295.00	33.00	33.00	\$9,735.00	\$9,735.00
13	Cement Conc. Driveway Entrance	40	SY	\$328.00	0.00	31.88	\$0.00	\$10,456.64
14	Cement Conc. Valley Gutter	40	LF	\$72.00	0.00	40.00	\$0.00	\$2,880.00
15	Cement Conc. Sidewalk	50	SY	\$280.00	0.00	73.88	\$0.00	\$20,686.40
16	Cement Conc. Curb Ramp	4	EA	\$2,500.00	0.00	4.00	\$0.00	\$10,000.00
17	Sod Installation	130	SY	\$35.00	0.00	73.33	\$0.00	\$2,566.55
18	Paint Line	470	LF	\$24.00	0.00	0.00	\$0.00	\$0.00
19	Plastic Crosswalk	180	SF	\$40.00	0.00	0.00	\$0.00	\$0.00
20	Bollard, Type 1	2	EA	\$2,150.00	2.00	2.00	\$4,300.00	\$4,300.00



**PROGRESS ESTIMATE 2**  
**JANUARY 13, 2026**

CITY OF GEORGE	PROGRESS ESTIMATE PERIOD
GRANT COUNTY	OCTOBER 13, 2025 TO DECEMBER 22, 2025
WASHINGTON	
PROJECT:	CONTRACTOR:
CITY OF GEORGE	ODYSSEY CONTRACTING, LLC
WEST MONTMORENCY BLVD MULTI-USE PATHWAY	12302 NE 117TH AVENUE
G&O JOB NUMBER #25815	VANCOUVER, WA 98662

	PROJECT COSTS	
	AMOUNT THIS PERIOD	AMOUNT TO DATE
SUBTOTAL EARNED TO DATE	\$17,035.00	\$123,183.61
SALES TAX (PER W.S. REVENUE RULE 171)	0.00%	\$0.00
MATERIALS ON HAND	\$0.00	\$0.00
TOTAL	\$17,035.00	\$123,183.61
LESS 5% RETAINED (BEFORE TAX)	\$851.75	\$6,159.18
TOTAL EARNED TO DATE LESS RETAINAGE		\$117,024.43
LESS AMOUNTS PREVIOUSLY PAID		
PROGRESS ESTIMATE 1		\$100,841.18

TOTAL PAYMENT NOW DUE:	\$16,183.25	\$16,183.25
ORIGINAL CONTRACT AMOUNT (WITHOUT TAX)	\$145,075.00	
CONTRACT PERCENTAGE TO DATE	85%	



PROGRESS ESTIMATE 2  
JANUARY 13, 2026

CITY OF GEORGE  
GRANT COUNTY  
WASHINGTON

PROGRESS ESTIMATE PERIOD  
OCTOBER 13, 2025 TO DECEMBER 22, 2025

PROJECT:  
CITY OF GEORGE  
WEST MONTMORENCY BLVD MULTI-USE PATHWAY  
G&O JOB NUMBER #25815

CONTRACTOR:  
ODYSSEY CONTRACTING, LLC  
12302 NE 117TH AVENUE  
VANCOUVER, WA 98662

I HEREBY CERTIFY THE ABOVE ESTIMATE IS A  
TRUE AND CORRECT STATEMENT OF THE  
WORK PERFORMED UNDER THIS CONTRACT.

GRAY & OSBORNE, INC.

  
MICHAEL WOODKEY, P.E.

ODYSSEY CONTRACTING, LLC

  
Luke Williamson

CONTRACTOR'S REPRESENTATIVE

SUMMARY AND DISTRIBUTION OF PAYMENTS

PAY EST NO.	PROGRESS ESTIMATE PERIOD DATES	TOTAL		SALES		MATERIALS ON HAND	RETAINAGE (5%)	TOTAL PAYMENT
		EARNED PER PERIOD	SALES TAX RATE	AMOUNT	TAX AMOUNT			
1	SEPTEMBER 18, 2025 TO OCTOBER 12, 2025	\$106,148.61	0.00%	\$0.00	\$0.00	\$0.00	\$5,307.43	\$100,841.18
2	OCTOBER 13, 2025 TO DECEMBER 22, 2025	\$17,035.00	0.00%	\$0.00	\$0.00	\$0.00	\$851.75	\$16,183.25
TOTAL:		\$123,183.61		\$0.00		\$0.00	\$6,159.18	\$117,024.43



WASHINGTON STATE  
**PUBLIC WORKS BOARD**  
*INFRASTRUCTURE IS FUNDAMENTAL*

1011 Plum St SE • Box 42525 • Olympia, WA 98504-2525  
[www.pwb.wa.gov](http://www.pwb.wa.gov)

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January 9, 2026

Juan Villalpando  
City of George  
PO Box 5277  
102 E Richmond Ave  
George, WA 98824

RE: PUBLIC WORKS BOARD CONSTRUCTION AWARD LETTER

Dear Mayor Juan Villalpando,

Thank you for submitting a Public Works Board Construction funding application for consideration by the Public Works Board (Board). Congratulations, your George Well 3 Improvements project has been selected for an award of \$1,275,000 in loan funding and \$1,275,000 in grant funding. Our office has completed the underwriting for this project, and the interest rate is 1.06% with a loan term of 20 years.

The Board approved your construction application at their October 3, 2025 board meeting. The approval date is the award date. Any eligible costs incurred from this date forward are reimbursable.

The Governor's Executive Order 21-02 requires projects funded through appropriations in the State's Capital Budget to be reviewed prior to any ground-disturbing activities and the expenditure of any state funds for construction, demolition, or acquisition.

Your contract will be emailed to you for signature using DocuSign once your scope of work and milestones are approved. Applicants must fully execute contracts within six months of receipt.

Once again, thank you for applying to the Public Works Board. Please contact your Project Manager, Alison Mitchell by email at [alison.mitchell@commerce.wa.gov](mailto:alison.mitchell@commerce.wa.gov) if you have any questions.

Sincerely,

Sheila Richardson  
PWB Programs Director and Tribal Liaison  
(564) 999-1927

## AGREEMENT FACE SHEET

Agreement Number: PC26-96410-021

### PUBLIC WORKS BOARD CONSTRUCTION FUNDING AGREEMENT

<b>1. Contractor</b> City of George PO Box 5277 102 E Richmond Ave George, WA 98824		<b>2. Contractor Doing Business As (optional)</b> N/A	
<b>3. Contractor Representative</b> Juan Villalpando, mayorjuan@cityofgeorge.org		<b>4. Public Works Board Representative</b> Alison Mitchell, alison.mitchell@commerce.wa.gov	
<b>5. Agreement Amount</b> \$2,550,000	<b>6. Funding Source</b> Federal: <input type="checkbox"/> State: <input checked="" type="checkbox"/> Other: <input type="checkbox"/> N/A: <input type="checkbox"/>	<b>7. Agreement Start Date</b> Agreement Execution Date	<b>8. Agreement End Date</b> June 1, 2046
<b>9. Federal Funds (as applicable)</b> N/A		<b>Federal Agency</b> N/A	<b>CFDA Number</b> N/A
<b>10. Tax ID #</b> N/A	<b>11. SWV #</b> 0007408-00	<b>12. UBI #</b> 139-002-301	<b>13. UEI #</b> N/A
<b>14. Agreement Purpose</b> Fund a project of a local government for the planning, acquisition, construction, repair, reconstruction, replacement, rehabilitation, or improvement of streets, roads, bridges, drinking water systems, stormwater systems, sanitary sewage systems, or solid waste/recycling/organics facilities.			
<b>15. Acceptance of Agreement Terms and Conditions</b> The BOARD, defined as the Washington State Public Works Board, and the Contractor acknowledge and accept the terms of this Agreement and attachments and have executed this Agreement on the date below to start as of the date and year last written below. The rights and obligations of both parties to this Agreement are governed by this Agreement and the following other documents that are incorporated by reference: Agreement Terms and Conditions including Declarations Page; and Attachment I: Attorney's Certification; and the Public Works Board's Traditional Program Policy Handbook, found on the PWB website.			
<b>FOR THE CONTRACTOR</b>		<b>FOR PUBLIC WORKS BOARD</b>	
Signature		Vincent McGowan, Public Works Board Chair	
Print Name		Date	
Title		<b>APPROVED AS TO FORM ONLY</b>	
Date		Signature on File Dawn Cortez Assistant Attorney General	

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## DECLARATIONS

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### CLIENT INFORMATION

Legal Name: City of George  
Agreement Number: PC26-96410-021

### PROJECT INFORMATION

Project Title: George Well 3 Improvements  
Project City: George  
Project State: Washington  
Project Zip Code: 98824

### FUNDING INFORMATION

#### LOAN FUNDING:

Loan Amount: \$1,275,000  
Loan Term: 20 years  
Interest Rate: 1.06%  
Payment Month: June 1<sup>st</sup>

#### GRANT FUNDING:

Grant Amount: \$1,275,000  
% of Funding as Grant: 50%

#### PROJECT TOTALS:

Total PWB Funding: \$2,550,000  
Total Estimated Cost: \$3,114,000  
Anticipated Construction Start Date: 9/26/2026  
Earliest Date for Cost Reimbursement: 10/3/2025  
Time of Performance: 60 months from Execution Date of this Agreement to Project Completion

### ADDITIONAL SPECIAL TERMS AND CONDITIONS GOVERNING THIS AGREEMENT

In addition to Section 1.12 of this Agreement, the Board will assign a Budget for the Agreement in the Department of Commerce's Contract Management System (or its successor) according to the original application for funding. Within the total Agreement Amount, the Contractor will request reimbursement by each Category identified in the Budget (such as but not limited to: Construction, Contingency, Engineering Report, Environmental Review, Etc.) on an actual cost basis. The Contractor may request in writing to edit category amounts in the budget. The Contractor Representative and Public Works Board Representative, or their designees or successors, will have check-in meetings approximately once per month from the Agreement Execution Date through the Time of Performance, or as the Public Works Board Representative deems necessary. Other parties may attend.

### LOAN SECURITY CONDITION GOVERNING THIS AGREEMENT

This loan is a revenue obligation of the CONTRACTOR payable solely from the net revenue of the drinking water system. Payments shall be made from the net revenue of the utility after the payment of the principal and interest on any revenue bonds, notes, warrants or other obligations of the utility having a lien on that net revenue. As used here, "net revenue" means gross revenue minus expenses of maintenance and operations. The BOARD grants the CONTRACTOR the right to issue future bonds and notes that constitute a lien and charge on net revenue superior to the lien and charge of this loan agreement.

### SCOPE OF WORK

This project will replace the City's existing Well 3 by drilling an adjacent well on the same parcel, targeting deeper water bearing zone below the current well 3 aquifer, reusing the existing piping and well house. The project must meet all applicable Local, State, and/or Federal standards.

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# **AGREEMENT TERMS AND CONDITIONS**

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## **PUBLIC WORKS BOARD CONSTRUCTION FUNDING PROGRAM**

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### **SECTION 1: SPECIAL TERMS AND CONDITIONS**

#### **1.1 Definitions**

As used throughout this Construction Funding Agreement the following terms shall have the meaning set forth below:

- A. "The BOARD" shall mean the Washington State Public Works Board created in Revised Code of Washington (RCW) 43.155.030, and who is a Party to the Agreement
- B. "Agreement" shall mean this Construction Funding Agreement.
- C. "Contractor" shall mean the local government identified on the Agreement Face Sheet receiving funding to complete the project described in the **SCOPE OF WORK** described in this Agreement and who is a Party to the Agreement, and shall include all employees and agents of the Contractor.
- D. "Declarations " and "Declared" shall refer to the project information, loan terms and conditions as stated on the Declarations Page of this Funding Agreement, displayed within the Agreement in **THIS STYLE** for easier identification.
- E. The Traditional Program Policy Handbook shall mean the handbook found at the PWB Traditional Financing Webpage and available upon request as PDF.

#### **1.2 Authority**

Acting under the authority of RCW 43.155, the BOARD has awarded the Contractor Public Works Board construction funding for an approved public works project.

#### **1.3 Purpose**

The BOARD and the Contractor have entered into this Agreement to provide funds to enable the Contractor to undertake a local public works project that furthers the goals and objectives of the Washington State Public Works Program. The project will be undertaken by the Contractor and will include the activities described in the **SCOPE OF WORK** shown on the Declarations page. The project must be undertaken in accordance with the Agreement terms and conditions, and all applicable federal, state and local laws and ordinances, which are incorporated by reference.

#### **1.4 Order of Precedence**

In the event of an inconsistency in this Agreement, the inconsistency shall be resolved by giving precedence in the following order:

- A. Applicable federal, state of Washington statutes and regulations.
- B. Special Terms and Conditions including attachments.
- C. General Terms and Conditions.

## 1.5 Total Award, Rate and Term of Loan

The BOARD shall fund the Contractor a sum not to exceed the AGREEMENT AMOUNT shown on the Agreement Face Sheet, which shall be the sum of the LOAN AMOUNT and the GRANT AMOUNT shown on the Agreement Declarations Page, to complete the SCOPE OF WORK.

If the Contractor is awarded a loan, the interest rate shall be the declared INTEREST RATE per annum on the outstanding principal balance. The length of the loan shall not exceed the declared LOAN TERM in years, with the final payment due by the AGREEMENT END DATE as shown on the Agreement Face Sheet.

If the Contractor is awarded a grant, any grant funding shall be spent from the award proportionally to the % OF FUNDING AS GRANT. The percent of grant funding shall not be changed at project completion regardless of the actual cost of the project and the Affordability Index or other measure of financial hardship.

## 1.6 Repayment and Loan Security

If the Agreement includes loan funding, loan repayment installments are due on the day and month identified under the term: PAYMENT MONTH on the Declarations Page. Payments are due each year during the term of the loan beginning one year from the date of Agreement execution. Interest only will be charged for this payment if a warrant is issued prior to this date. All subsequent payments shall consist of principal and accrued interest due on the specified PAYMENT MONTH date of each year during the remaining term of the loan.

Loan Security payments shall be made as stated on the attached Declarations page and identified as LOAN SECURITY.

Repayment of a loan under this Agreement shall include the declared INTEREST RATE per annum based on a three hundred and sixty (360) day year of twelve (12) thirty (30) day months. Interest will begin to accrue from the date each warrant is issued to the Contractor. The final payment shall be on or before the AGREEMENT END DATE shown on the Agreement Face Sheet, of an amount sufficient to bring the loan balance to zero.

In the event that the BOARD approves the Contractor's request for a deferral as outlined in Section 1.19, then the first loan repayment is due sixty (60) months after Agreement execution. Interest accrues for the sixty (60) months after Agreement execution. The accrued interest only will be charged for this payment if a warrant is issued prior to this date. Interest and principal payments are due on the declared PAYMENT MONTH date of each year during the remaining term of the loan. The Contractor has the right to repay the unpaid balance of the loan in full at any time or make accelerated payments without penalty.

The Contractor will repay the loan in accordance with the preceding conditions through the use of electronic funds transfer, a check, money order, or equivalent means made payable to the Washington State Department of Commerce, or its successor.

## 1.7 Default in Repayment

If the funding under this Agreement constitutes a loan, repayments shall be made on the loan in accordance with Section 1.6 of this Agreement. A payment not received within thirty (30) days of the due date shall be declared delinquent. Delinquent payments shall be assessed a monthly penalty beginning on the first (1st) day past the due date. The penalty will be assessed on the entire payment amount. The penalty will be one percent (1%) per month or twelve percent (12%) per annum. The same penalty terms shall apply at project completion if the repayment of loan funds in excess of eligible costs are not repaid at the time of the Project Completion Amendment is executed, as provided for in Section 1.20.

The Contractor acknowledges and agrees to the BOARD's right, upon delinquency in the payment of any annual installment, to notify any other entity, creditors, or potential creditors of the Contractor of such delinquency.

The Contractor shall be responsible for all legal fees incurred by the BOARD in any action undertaken to enforce its rights under this section.

## **1.8 Recapture**

In addition to the recapture provisions in Section 2.31, the right to recapture shall exist for a period not to exceed six (6) years following Agreement termination. In the event that the Board is required to institute legal proceedings to enforce the recapture provision, the BOARD shall be entitled to its costs, including attorney's fees.

## **1.9 Agreement Suspension**

In the event that the Washington State Legislature fails to pass and the Governor does not authorize a Capital Budget by June 30 of each biennium, the Washington State Constitution Article 8 and RCW 43.88.130 and RCW 43.88.290 prohibit expenditures or commitments of state funds in the absence of appropriation.

In such event, all work under this Agreement will be suspended effective July 1. The Contractor shall immediately suspend work under this Agreement and take all reasonable steps necessary to minimize the cost of performance directly attributable to such suspension until the suspension is cancelled.

The BOARD shall notify the Contractor immediately upon lifting of the Agreement suspension.

## **1.10 Time of Performance**

No later than sixty (60) months after the date of Agreement execution the Contractor must reach project completion of the **SCOPE OF WORK**.

Failure to meet Time of Performance shall constitute default of this Agreement. In the event of extenuating circumstances, the Contractor may request, in writing, that the BOARD extend the deadline for project completion. The BOARD may extend the deadline.

The term of this Agreement shall be for the entire term of any loan provided under this Agreement, regardless of actual project completion, unless terminated sooner as provided herein.

## **1.11 Eligible Project Costs**

The Eligible project costs must consist of expenditures eligible under Washington Administrative Code (WAC) 399-30-030, be related only to project activities described in the declared **SCOPE OF WORK** and documented according to the requirements set forth in the Traditional Program Policy Handbook. Eligible costs for reimbursement shall be construed to mean expenditures incurred and paid, or incurred and payable within thirty (30) days of the reimbursement request. Only costs that have been incurred on or after **EARLIEST DATE FOR COST REIMBURSEMENT** shown in the Declarations are eligible for reimbursement under this Agreement.

The Contractor assures compliance with WAC 399-30-030, which identifies eligible costs for projects assisted with BOARD funding.

These terms supersede the terms in Section 2.2 Allowable Costs.

## **1.12 Reimbursement Procedures and Payment**

If funding or appropriation is not available at the time the invoice is submitted, or when this Agreement is executed, the issuance of warrants will be delayed or suspended until such time as funds or appropriation become available. Therefore, subject to the availability of funds, warrants shall be issued to the Contractor for reimbursement of allowable expenses incurred by the Contractor while undertaking and administering approved project activities in accordance with the declared **SCOPE OF WORK**.

The Contractor shall submit all Invoice Vouchers ("A-19s" or "A19s") and all required documentation per guidance in the BOARD Traditional Program Policy Handbook, which is incorporated by reference.

The BOARD shall reimburse the Contractor for eligible project expenditures up to the maximum funding amount under this Agreement, as identified in Section 1.11. When requesting reimbursement for costs incurred, the Contractor shall submit all Invoice Vouchers and any required documentation electronically through the Department of Commerce's

(COMMERCE) Contracts Management System (CMS), which is available through the Secure Access Washington (SAW) portal, or its successor. If the Contractor has constraints preventing access to COMMERCE's online A-19 portal.

Requests for reimbursements for costs related to **construction** activities will not be accepted until the Contractor provides:

- Proof of compliance with Governor's Executive Order 21-02 or Section 106 of the National Historic Preservation Act, as described in Section 1.13, and
- Signed Public Works Board Notice of Contract Award and Notice to Proceed, which follows the formal award of a construction contract.

If the Contractor receives funding in the form of both a grant and a loan, the Contractor shall bill to the loan and grant proportionally until and if funds are exhausted.

The BOARD will pay the Contractor upon acceptance of the work performed and receipt of properly completed invoices. Invoices shall be submitted to the BOARD at least quarterly, as appropriate.

Payment shall be considered timely if made by the BOARD within thirty (30) calendar days after receipt of properly completed invoices. Payment shall be sent by means of an electronic funds transfer or to the address designated by the Contractor.

The BOARD may, at its sole discretion, terminate the Agreement or withhold payments claimed by the Contractor for services rendered if the Contractor fails to satisfactorily comply with any term or condition of this Agreement.

No payments in advance or in anticipation of services or supplies to be provided under this Agreement shall be made by the BOARD.

BOARD shall not release the final five (5) percent of the total funding amount until acceptance by BOARD of project completion report.

Duplication of Billed Costs. If the Contractor is entitled to payment or has been or will be paid by another source for an eligible project cost, then the Contractor shall not be reimbursed by the BOARD for that cost.

Disallowed Costs. The Contractor is responsible for any audit exceptions or disallowed costs incurred by its own organization or that of its subcontractors.

In no event shall the total Public Works funding exceed 100% of the eligible actual project costs. At the time of project completion, the Contractor shall submit to the BOARD a Project Completion Amendment certifying the total actual project costs, other funding, and local share. The final BOARD funding disbursement shall bring the total funding to the lesser of 100% of the eligible project costs or the total declared funding under this Agreement. The Project Completion Amendment shall serve as an amendment to this Agreement determining the final loan and grant amounts, loan term, and interest rate.

In the event that the final costs identified in the Certified Project Completion Report indicate that the Contractor has received BOARD monies in excess of 100.00% of eligible costs, all funds in excess of 100.00% shall be repaid to the BOARD by payment to the Department of Commerce, or its successor, prior to the execution of the Project Completion Amendment.

### **1.13 Historical and Cultural Resources**

Prior to approval and disbursement of any funds awarded under this Agreement related to any land acquisition, demolition, construction, or other ground-disturbing activities, the Contractor shall cooperate with the BOARD to complete the requirements of Governor's Executive Order 21-02 or the Contractor shall complete a review under Section 106 of the National Historic Preservation Act, if applicable. Contractor agrees that the Contractor is legally and financially responsible for compliance with all laws, regulations, and agreements related to the preservation of historical or cultural resources and agrees to hold harmless the BOARD and the state of Washington in relation to any claim related to such historical or cultural resources discovered, disturbed, or damaged as a result of the project funded by this Agreement.

In addition to the requirements set forth in this Agreement, the Contractor shall, in accordance with Governor's Executive Order 21-02 as applicable, coordinate with the BOARD and the Washington State Department of Archaeology and Historic Preservation ("DAHP"), including any recommendation consultation with any affected tribe(s), during Project design and prior to construction to determine the existence of any tribal cultural resources affected by the Project. Contractor agrees

to avoid, minimize, or mitigate impacts to the cultural resource as a continuing prerequisite to receipt of funds under this Agreement.

The Contractor agrees that, unless the Contractor is proceeding under an approved historical and cultural monitoring plan or other memoranda of agreement, if historical or cultural artifacts found during the construction, the Contractor shall immediately stop construction and notify the local historical preservation officer and the state's historical preservation officer at DAHP, and the BOARD Representative identified on the Face Sheet. If human remains are uncovered, the Contractor shall report the presence and location of the remains to the coroner and local enforcement immediately, then contact DAHP and the concerned tribe's cultural staff or committee.

The Agreement shall require this provision to be contained in all subcontracts for work or services related to the Scope of Work attached hereto.

In addition to the requirements set forth in the Agreement, the Contractor agrees to comply with the following laws and regulations:

- RCW 27.44 regarding Indian Graves and Records
- RCW 27.53 regarding Archaeological Sites and Resources
- RCW 68.60 regarding Abandoned and Historic Cemeteries and Historic Graves
- WAC 25-48 regarding Archaeological Excavation and Removal Permits.

Completion of the requirements of Section 106 of the National Historic Preservation Act shall substitute for completion of Governor's Executive Order 21-02. The Contractor shall not proceed with any land acquisition, demolition, construction, or other ground-disturbing activities until the BOARD certifies completion of Governor's Executive Order 21-02 or adopts the completion of the requirements of Section 106 of the National Historic Preservation Act.

In the event that the Contractor finds it necessary to amend the **SCOPE OF WORK** of the Agreement, the Contractor may be required to re-comply with Governor's Executive Order 21-02 or Section 106 of the National Historic Preservation Act.

#### **1.14 Project Signs**

If the Contractor displays, during the period covered by this Agreement, signs or markers identifying those agencies participating financially in the approved project, the sign or marker must identify the Washington State Public Works Board as a participant in the project. Public Works Board logo files are available upon request.

#### **1.15 Competitive Bidding Requirements**

The Contractor shall comply with the provisions of RCW 43.155.060 regarding competitive bidding requirements for projects assisted in whole or in part with money from the Public Works Program.

#### **1.16 Sub-Contractor Data Collection**

Contractor will submit reports, in a form and format to be provided by the BOARD and at intervals as agreed by the parties, regarding work under this Agreement performed by sub-contractors and the portion of the Agreement funds expended for work performed by sub-contractors, including but not necessarily limited to minority-owned, women-owned, and veteran-owned business sub-contractors. "Sub-Contractors" shall mean sub-contractors of any tier.

#### **1.17 Reports**

The Contractor shall furnish the BOARD with:

- A. Project progress reports per guidance in the BOARD's Traditional Program Policy Handbook;
- B. Quarterly Reports;
- C. Certified Project Completion Report at project completion as described in Section 1.20;

- D. Pictures and short videos of various stages of the project, and
- E. Other reports as the BOARD may require.

### **1.18 Investment Grade Efficiency Audit**

For projects involving repair, replacement, or improvement of a wastewater treatment plant, or other public works facility for which an investment grade audit is obtainable, the Contractor must undertake an investment grade efficiency audit. Costs incurred as part of the investment grade audit are eligible project costs.

### **1.19 5-year Deferral for Start-up Systems**

If the project financed by this Agreement is to develop a system to deliver previously unavailable services, and revenue from those services is to repay the loan, the new system is eligible for a deferral of loan payments for sixty (60) months after the Agreement execution date. The Contractor may provide a written request to the BOARD requesting a 5-year deferral for an eligible system. The BOARD may approve the deferral request.

Interest accrues for the aforementioned sixty (60) months. The accrued interest only payment is due June 1 of the 6th year of the loan term. Interest and principal payments are due on June 1 of the 7th year of the loan term.

### **1.20 Certified Project Completion Report and Project Completion Amendment**

The Contractor shall complete a Certified Project Completion Report when all activities identified in the **SCOPE OF WORK** are complete as defined by the BOARD's Project Completion and Holdback Policy. The BOARD will supply the Contractor with the Certified Project Completion Report form, which shall include:

- A. A certified statement that the project, as described in the declared **SCOPE OF WORK**, is complete and, if applicable, meets required standards.
- B. A certified statement of the actual dollar amounts spent, from all funding sources, in completing the project as described in the **SCOPE OF WORK**.
- C. Certification that all costs associated with the project have been incurred and have been accounted for. Costs are incurred when goods and services are received and/or Agreement work is performed.
- D. Pictures of Completed Project.

The Contractor will submit the Certified Project Completion Report together with the last Invoice Voucher for a sum not to exceed the balance of the total funding amount. The final Invoice Voucher payment shall not occur prior to the completion of all project activities identified in the **SCOPE OF WORK** and the BOARD's receipt and acceptance of the Certified Project Completion Report.

The Project Completion Amendment shall serve as an amendment to this Agreement determining the final loan amount, grant amount (if applicable), loan term, and interest rate.

### **1.21 Performance Incentives**

#### **Timely Draws Incentive**

The Contractor may receive up to a 0.10% reduction in their interest rate if:

- The Contractor's first draw from the funds is within six (6) months of the date of Agreement execution,  
AND
- The Contractor draws funds approximately monthly after the first draw until the Contractor reaches 5% of the total funding amount remaining or the Contractor's final payment to their general construction contractor of retainage, whichever comes first.

#### **Construction Completion Incentives**

The Contractor shall complete the project no later than sixty (60) months after the date of Agreement execution.

Should the Contractor submit the Certified Project Completion Report within forty-eight (48) months of the date of Agreement execution, the Contractor may choose one of the two following incentives upon project completion:

- **Option A:** The repayment period will be increased by twenty-four (24) months, not to exceed the life of the asset,  
OR:
- **Option B:** The interest rate will be decreased by one-quarter of one percent (0.25%).

Should the Contractor submit the Certified Project Completion Report within thirty-six (36) months of the date of Agreement execution, the Contractor may choose one of the following two incentives upon project completion:

- **Option C:** The repayment period will be increased by sixty (60) months, not to exceed the life of the asset,  
OR:
- **Option D:** The interest rate will be decreased by up to one-half of one percent (0.50%).

Pursuant to the BOARD's Performance Incentives policy, the Contractor shall only be eligible for performance incentives C or D if the Project's Notice to Proceed date is no more than three (3) months after the **ANTICIPATED CONSTRUCTION START DATE** identified on the Declarations page of this Agreement.

Once an eligible option is selected, the Agreement shall be modified to note the appropriate change and no further adjustment to the Agreement for Performance Incentives shall be authorized. Irrespective of the performance incentive(s) applied, at no point in time shall the loan interest rate be less than 0.25%.

The calculation of any interest rate and term adjustments will apply to the remaining payments beginning from the date the Project Completion Amendment is executed.

## **1.22 Termination for Cause**

If the Contractor fails to comply with the terms of this Agreement, or fails to use the funds only for those activities identified in the **SCOPE OF WORK**, the BOARD may terminate the Agreement in whole or in part at any time. The BOARD shall notify the Contractor in writing of its determination to terminate, the reason for such termination, and the effective date of the termination. Nothing in this section shall affect the Contractor's obligation to repay the unpaid balance of a loan.

These terms supersede the terms in Section 2.40 Termination for Cause/Suspension.

## **1.23 Termination for Convenience**

Notwithstanding anything in Section 2.41 Termination for Convenience, the BOARD may suspend or terminate this Agreement in the event that funds are no longer available to the BOARD, or are not appropriated for the purpose of meeting the BOARD's obligations under this Agreement. Termination will be effective when the BOARD sends written notice of termination to the Contractor. Nothing in this section shall affect the Contractor's obligation to repay the unpaid balance of the loan.

## **SECTION 2: GENERAL TERMS AND CONDITIONS**

### **2.1 DEFINITIONS**

As used throughout this Agreement, the following terms shall have the meaning set forth below:

- A. "Authorized Representative" shall mean the Public Works Board Chair and/or the designee authorized in writing to act on the Chair's behalf.
- B. "Contractor" shall mean the entity identified on the face sheet performing service(s) under this Agreement, and shall include all employees and agents of the Contractor.
- C. "BOARD" shall mean the Washington State Public Works Board created in Revised Code of Washington (RCW) 43.155.030, and which is a Party to the Agreement
- D. "Personal Information" shall mean information identifiable to any person, including, but not limited to, information that relates to a person's name, health, finances, education, business, use or receipt of governmental services or other activities, addresses, telephone numbers, social security numbers, driver license numbers, other identifying numbers, and any financial identifiers.
- E. "State" shall mean the state of Washington.
- F. "Subcontractor" shall mean one not in the employment of the Contractor, who is performing all or part of those services under this Agreement under a separate contract with the Contractor. The terms "subcontractor" and "subcontractors" mean subcontractor(s) in any tier.

### **2.2 ALLOWABLE COSTS**

Costs allowable under this Agreement are actual expenditures according to an approved budget up to the maximum amount stated on the Agreement Award or Amendment Face Sheet.

### **2.3 ALL WRITINGS CONTAINED HEREIN**

This Agreement contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

### **2.4 AMENDMENTS**

This Agreement may be amended by mutual agreement of the parties. Such amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the parties.

### **2.5 APPROVAL**

This Agreement shall be subject to the written approval of the BOARD's Authorized Representative and shall not be binding until so approved. The Agreement may be altered, amended, or waived only by a written amendment executed by both parties.

### **2.6 ASSIGNMENT**

Neither this Agreement, nor any claim arising under this Agreement, shall be transferred or assigned by the Contractor without prior written consent of the BOARD.

### **2.7 ATTORNEYS' FEES**

Unless expressly permitted under another provision of the Agreement, in the event of litigation or other action brought to enforce Agreement terms, each party agrees to bear its own attorney's fees and costs.



## **2.8 AUDIT**

### **A. General Requirements**

- If requested by the Board at any time during the Agreement period and six (6) years following termination of the Agreement, Contractor will obtain an audit, at its own expense.
- Contractors are to procure audit services based on the following guidelines.
- The Contractor shall maintain its records and accounts so as to facilitate the audit requirement and shall ensure that Subcontractors also maintain auditable records.
- The Contractor is responsible for any audit exceptions incurred by its own organization or that of its Subcontractors.
- The BOARD reserves the right to recover from the Contractor all disallowed costs resulting from the audit.
- Responses to any unresolved management findings and disallowed or questioned costs shall be included with the audit report. The Contractor must respond to the BOARD's request for information or corrective action concerning audit issues within thirty (30) days of the date of request.

### **B. State Funds Requirements**

- In the event an audit is required, if the Contractor is a local government entity, the Office of the State Auditor shall conduct the audit.
- Audits of non-profit organizations are to be conducted by a certified public accountant selected by the Contractor.
- The Contractor shall include the above audit requirements in any subcontracts.
- In any case, the Contractor's financial records must be available for review by the BOARD.

## **2.9 CODE REQUIREMENTS**

All construction and rehabilitation projects must satisfy the requirements of applicable local, state, and federal building, mechanical, plumbing, fire, energy and barrier-free codes. Compliance with the Americans with Disabilities Act of 1990 28 C.F.R. Part 35 will be required, as specified by the local building Department.

## **2.10 CONFIDENTIALITY/SAFEGUARDING OF INFORMATION**

### **A. "Confidential Information" as used in this section includes:**

- All material provided to the Contractor by the BOARD that is designated as "confidential" by the BOARD;
- All material produced by the Contractor that is designated as "confidential" by the BOARD; and
- All personal information in the possession of the Contractor that may not be disclosed under state or federal law, including but not limited to the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and the Public Record Act, RCW 42.56.

### **B. The Contractor shall comply with all state and federal laws related to the use, sharing, transfer, sale, or disclosure of Confidential Information. The Contractor shall use Confidential Information solely for the purposes of this Agreement and shall not use, share, transfer, sell or disclose any Confidential Information to any third party except with the prior written consent of the BOARD or as may be required by law. The Contractor shall take all necessary steps to assure that Confidential Information is safeguarded to prevent unauthorized use, sharing, transfer, sale or disclosure of Confidential Information or violation of any state or federal laws related thereto. Upon request, the Contractor shall provide the BOARD with its policies and procedures on confidentiality. The BOARD may require changes to such policies and procedures as they apply to this Agreement whenever the BOARD reasonably determines that changes are necessary to prevent unauthorized disclosures. The Contractor shall make the changes within the time period specified by the BOARD. Upon request, the Contractor shall**

immediately return to the BOARD any Confidential Information that the BOARD reasonably determines has not been adequately protected by the Contractor against unauthorized disclosure.

- C. Unauthorized Use or Disclosure. The Contractor shall notify the BOARD within five (5) working days of any unauthorized use or disclosure of any confidential information, and shall take necessary steps to mitigate the harmful effects of such use or disclosure.

## **2.11 CONFORMANCE**

If any provision of this Agreement violates any statute or rule of law of the state of Washington, it is considered modified to conform to that statute or rule of law.

## **2.12 COPYRIGHT PROVISIONS**

Unless otherwise provided, all Materials produced under this Agreement shall be considered "works for hire" as defined by the U.S. Copyright Act and shall be owned by the BOARD. The BOARD shall be considered the author of such Materials. In the event the Materials are not considered "works for hire" under the U.S. Copyright laws, the Contractor hereby irrevocably assigns all right, title, and interest in all Materials, including all intellectual property rights, moral rights, and rights of publicity to the BOARD effective from the moment of creation of such Materials.

"Materials" means all items in any format and includes, but is not limited to, data, reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, computer programs, films, tapes, and/or sound reproductions. "Ownership" includes the right to copyright, patent, register and the ability to transfer these rights.

For Materials that are delivered under the Agreement, but that incorporate pre-existing materials not produced under the Agreement, the Contractor hereby grants to the BOARD a nonexclusive, royalty-free, irrevocable license (with rights to sublicense to others) in such Materials to translate, reproduce, distribute, prepare derivative works, publicly perform, and publicly display. The Contractor warrants and represents that the Contractor has all rights and permissions, including intellectual property rights, moral rights and rights of publicity, necessary to grant such a license to the BOARD.

The Contractor shall exert all reasonable effort to advise the BOARD, at the time of delivery of Materials furnished under this Agreement, of all known or potential invasions of privacy contained therein and of any portion of such document which was not produced in the performance of this Agreement. The Contractor shall provide the BOARD with prompt written notice of each notice or claim of infringement received by the Contractor with respect to any Materials delivered under this Agreement. The BOARD shall have the right to modify or remove any restrictive markings placed upon the Materials by the Contractor.

## **2.13 DISALLOWED COSTS**

The Contractor is responsible for any audit exceptions or disallowed costs incurred by its own organization or that of its Subcontractors.

## **2.14 DISPUTES**

Except as otherwise provided in this Agreement, when a dispute arises between the parties and it cannot be resolved by direct negotiation, either party may request a dispute hearing with the Chair of the BOARD, who may designate a neutral person to decide the dispute.

The request for a dispute hearing must:

- be in writing;
- state the disputed issues;
- state the relative positions of the parties;
- provide a copy of all relevant documents or other evidence to be considered;
- state the Contractor's name, address, and Agreement number; and

- be mailed to the BOARD Chair and the other party's (respondent's) Representative within three (3) working days after the parties agree that they cannot resolve the dispute.

The respondent shall send a written answer to the requestor's statement, and provide a copy of all relevant documents or other evidence to be considered, to both the Chair or the Chair's designee and the requestor within five (5) working days.

The Chair or designee shall review the written statements and reply in writing to both parties within ten (10) working days. The Chair or designee may extend this period if necessary by notifying the parties.

The decision shall not be admissible in any succeeding judicial or quasi-judicial proceeding.

The parties agree that this dispute process shall precede any action in a judicial or quasi-judicial tribunal.

Nothing in this Agreement shall be construed to limit the parties' choice of a mutually acceptable alternate dispute resolution (ADR) method in addition to the dispute hearing procedure outlined above.

## **2.15 DUPLICATE PAYMENT**

The Contractor certifies that work to be performed under this Agreement does not duplicate any work to be charged against any other agreement, contract, subcontract, or other source.

## **2.16 ETHICS/CONFLICTS OF INTEREST**

In performing under this Agreement, the Contractor shall assure compliance with the Ethics in Public Service Act, RCW 42.52 and any other applicable local, state or federal law related to ethics or conflicts of interests.

## **2.17 GOVERNING LAW AND VENUE**

This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington, and the venue of any action brought hereunder shall be in the Superior Court for Thurston County.

## **2.18 INDEMNIFICATION**

To the fullest extent permitted by law, the Contractor shall indemnify, defend, and hold harmless the state of Washington, COMMERCE, BOARD, agencies of the state and all officials, agents and employees of the state, from and against all claims for injuries or death arising out of or resulting from the performance of the Agreement. "Claim," as used in this Agreement, means any financial loss, claim, suit, action, damage, or expense, including but not limited to attorneys' fees, attributable for bodily injury, sickness, disease, or death, or injury to or the destruction of tangible property including loss of use resulting therefrom.

The Contractor's obligation to indemnify, defend, and hold harmless includes any claim by Contractor's agents, employees, representatives, or any subgrantee/subcontractor or its employees.

The Contractor's obligation shall not include such claims that may be caused by the sole negligence of the State and its agencies, officials, agents, and employees. If the claims or damages are caused by or result from the concurrent negligence of (a) the State, its agents or employees and (b) the Contractor, its subcontractors, agents, or employees, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Contractor or its subcontractors, agents, or employees.

The Contractor waives its immunity under RCW 51 to the extent it is required to indemnify, defend and hold harmless the state and its agencies, officers, agents or employees.

## **2.19 INDEPENDENT CAPACITY OF THE CONTRACTOR**

The parties intend that an independent contractor relationship will be created by this Agreement. The Contractor and its employees or agents performing under this Agreement are not employees or agents of the state of Washington or the BOARD. The Contractor will not hold itself out as or claim to be an officer or employee of the BOARD or of the state of

Washington by reason hereof, nor will the Contractor make any claim of right, privilege or benefit which would accrue to such officer or employee under law. Conduct and control of the work will be solely with the Contractor.

## **2.20 INDUSTRIAL INSURANCE COVERAGE**

The Contractor shall comply with all applicable provisions of RCW 51, Industrial Insurance. If the Contractor fails to provide industrial insurance coverage or fails to pay premiums or penalties on behalf of its employees as may be required by law, the BOARD may collect from the Contractor the full amount payable to the Industrial Insurance Accident Fund. The BOARD may deduct the amount owed by the Contractor to the accident fund from the amount payable to the Contractor by the BOARD under this Agreement, and transmit the deducted amount to the Department of Labor and Industries, (L&I) Division of Insurance Services. This provision does not waive any of L&I's rights to collect from the Contractor.

## **2.21 LAWS**

The Contractor shall comply with all applicable laws, ordinances, codes, regulations and policies of local and state and federal governments, as now or hereafter amended.

## **2.22 LICENSING, ACCREDITATION AND REGISTRATION**

The Contractor shall comply with all applicable local, state, and federal licensing, accreditation and registration requirements or standards necessary for the performance of this Agreement.

## **2.23 LIMITATION OF AUTHORITY**

Only the Authorized Representative or Authorized Representative's designee by writing (designation to be made prior to action) shall have the express, implied, or apparent authority to alter, amend, modify, or waive any clause or condition of this Agreement.

## **2.24 LOCAL PUBLIC TRANSPORTATION COORDINATION**

Where applicable, Contractor shall participate in local public transportation forums and implement strategies designed to ensure access to services.

## **2.25 NONCOMPLIANCE WITH DISCRIMINATION LAWS**

During the performance of this Agreement, the Contractor shall comply with all federal, state, and local nondiscrimination laws, regulations and policies. In the event of the Contractor's non-compliance or refusal to comply with any nondiscrimination law, regulation or policy, this Agreement may be rescinded, canceled or terminated in whole or in part, and the Contractor may be declared ineligible for further contracts with the Board. The Contractor shall, however, be given a reasonable time in which to cure this noncompliance. Any dispute may be resolved in accordance with Section 2.14 Disputes.

## **2.26 PAY EQUITY**

The Contractor agrees to ensure that "similarly employed" individuals in its workforce are compensated as equals, consistent with the following:

- A. Employees are "similarly employed" if the individuals work for the same employer, the performance of the job requires comparable skill, effort, and responsibility, and the jobs are performed under similar working conditions. Job titles alone are not determinative of whether employees are similarly employed;
- B. Contractor may allow differentials in compensation for its workers if the differentials are based in good faith and on any of the following:

- a. A seniority system; a merit system; a system that measures earnings by quantity or quality of production; a bona fide job-related factor or factors; or a bona fide regional difference in compensation levels.
- b. A bona fide job-related factor or factors may include, but not be limited to, education, training, or experience that is: Consistent with business necessity; not based on or derived from a gender-based differential; and accounts for the entire differential.
- c. A bona fide regional difference in compensation level must be: Consistent with business necessity; not based on or derived from a gender-based differential; and account for the entire differential.

This Agreement may be terminated by the BOARD if the BOARD, the Department of Commerce, or the Department of Enterprise Services determines that the Contractor is not in compliance with this provision.

## **2.27 POLITICAL ACTIVITIES**

Political activity of Contractor employees and officers are limited by the State Campaign Finances and Lobbying provisions of RCW 42.17A.

No funds may be used for working for or against ballot measures or for or against the candidacy of any person for public office.

## **2.28 PREVAILING WAGE LAW**

The Contractor certifies that all contractors and subcontractors performing work on the Project shall comply with state Prevailing Wages on Public Works, RCW 39.12, as applicable to the Project funded by this contract, including but not limited to the filing of the "Statement of Intent to Pay Prevailing Wages" and "Affidavit of Wages Paid" as required by RCW 39.12.040. The Contractor shall maintain records sufficient to evidence compliance with RCW 39.12, and shall make such records available for the BOARDs review upon request.

## **2.29 PROHIBITION AGAINST PAYMENT OF BONUS OR COMMISSION**

The funds provided under this Agreement shall not be used in payment of any bonus or commission for the purpose of obtaining approval of the application for such funds or any other approval or concurrence under this Agreement provided, however, that reasonable fees or bona fide technical consultant, managerial, or other such services, other than actual solicitation, are not hereby prohibited if otherwise eligible as project costs.

## **2.30 PUBLICITY**

The Contractor agrees not to publish or use any advertising or publicity materials in which the state of Washington or the BOARD's name is mentioned, or language used from which the connection with the state of Washington's or the BOARD's name may reasonably be inferred or implied, without the prior written consent of the BOARD.

## **2.31 RECAPTURE**

In the event that the Contractor fails to perform this Agreement in accordance with state laws, federal laws, and/or the provisions of this Agreement, the BOARD reserves the right to recapture funds, in addition to any other remedies available at law or in equity.

Repayment by the Contractor of funds under this recapture provision shall occur within the time period specified by the BOARD. In the alternative, the BOARD may recapture such funds from payments due under this contract.

## **2.32 RECORDS MANAGEMENT**

The Contractor shall maintain all books, records, documents, data and other evidence relating to this Agreement and performance of the services described herein, including but not limited to accounting procedures and practices which

sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. Contractor shall retain such records for a period of six years following the date of final payment.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been finally resolved.

### **2.33 REGISTRATION WITH DEPARTMENT OF REVENUE**

If required by law, the Contractor shall complete registration with the Washington State Department of Revenue.

### **2.34 RIGHT OF INSPECTION**

At no additional cost all records relating to the Contractor's performance under this Agreement shall be subject at all reasonable times to inspection, review, and audit by the BOARD, the Office of the State Auditor, and federal and state officials so authorized by law, in order to monitor and evaluate performance, compliance, and quality assurance under this Agreement. The Contractor shall provide access to its facilities for this purpose.

### **2.35 LOSS OF FUNDING**

In the event funding from state, federal, or other sources is withdrawn, reduced, or limited in any way after the effective date of this Agreement and prior to normal completion, the BOARD may terminate the Agreement under the "Termination for Convenience" clause, without the ten business day notice requirement. In lieu of termination, the Agreement may be amended to reflect the new funding limitations and conditions.

### **2.36 SEVERABILITY**

If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement that can be given effect without the invalid provision, if such remainder conforms to the requirements of law and the fundamental purpose of this Agreement and to this end the provisions of this Agreement are declared to be severable.

### **2.37 SUBCONTRACTING**

The Contractor shall maintain written procedures related to subcontracting, as well as copies of all subcontracts and records related to subcontracts. For cause, the BOARD in writing may: (a) require the Contractor to amend its subcontracting procedures as they relate to this Agreement; (b) prohibit the Contractor from subcontracting with a particular person or entity; or (c) require the Contractor to rescind or amend a subcontract.

Every subcontract shall bind the Subcontractor to follow all applicable terms of this Agreement. The Contractor is responsible to the BOARD if the Subcontractor fails to comply with any applicable term or condition of this Agreement. The Contractor shall appropriately monitor the activities of the Subcontractor to assure fiscal conditions of this Agreement. In no event shall the existence of a subcontract operate to release or reduce the liability of the Contractor to the BOARD for any breach in the performance of the Contractor's duties.

Every subcontract shall include a term that the BOARD and the State of Washington are not liable for claims or damages arising from a Subcontractor's performance of the subcontract.

### **2.38 SURVIVAL**

The terms, conditions, and warranties contained in this Agreement that by their sense and context are intended to survive the completion of the performance, cancellation or termination of this Agreement shall so survive.

## **2.39 TAXES**

All payments accrued on account of payroll taxes, unemployment contributions, the Contractor's income or gross receipts, any other taxes, insurance or expenses for the Contractor, other than sales taxes owed for goods or services provided for this Agreement, or its staff shall be the sole responsibility of the Contractor.

## **2.40 TERMINATION FOR CAUSE/SUSPENSION**

In the event the BOARD determines the Contractor has failed to comply with the conditions of this Agreement in a timely manner, the BOARD has the right to suspend or terminate this Agreement. Before suspending or terminating the Agreement, the BOARD shall notify the Contractor in writing of the need to take corrective action. If corrective action is not taken within 30 calendar days, the Agreement may be terminated or suspended.

In the event of termination or suspension, the Contractor shall be liable for damages as authorized by law.

The BOARD reserves the right to suspend all or part of the contract, withhold further payments, or prohibit the Contractor from incurring additional obligations of funds during investigation of the alleged compliance breach and pending corrective action by the Contractor or a decision by the BOARD to terminate the contract. A termination shall be deemed a "Termination for Convenience" if it is determined that the Contractor: (1) was not in default; or (2) failure to perform was outside of his or her control, fault or negligence.

The rights and remedies of the BOARD provided in this Agreement are not exclusive and are, in addition to any other rights and remedies, provided by law.

## **2.41 TERMINATION FOR CONVENIENCE**

Except as otherwise provided in this Agreement the BOARD may, with ten (10) business days written notice, beginning on the second day after the notice is sent, terminate this Agreement, in whole or in part. If this Agreement is so terminated, the BOARD shall be liable only for payment required under the terms of this Agreement for services rendered or goods delivered prior to the effective date of termination.

## **2.42 TERMINATION PROCEDURES**

Upon termination of this contract, the BOARD, in addition to any other rights provided in this Agreement.

The rights and remedies of the BOARD provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

After receipt of a notice of termination, and except as otherwise directed by the Authorized Representative, the Contractor shall:

- A. Stop work under the Agreement on the date, and to the extent specified, in the notice;
- B. Place no further orders or subcontracts for materials, services, or facilities except as may be necessary for completion of such portion of the work under the Agreement that is not terminated;
- C. Assign to the BOARD, in the manner, at the times, and to the extent directed by the Authorized Representative, all of the rights, title, and interest of the Contractor under the orders and subcontracts so terminated, in which case the BOARD has the right, at its discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts;
- D. Settle all outstanding liabilities and all claims arising out of such termination of orders and subcontracts, with the approval or ratification of the Authorized Representative to the extent the Authorized Representative may require, which approval or ratification shall be final for all the purposes of this clause;
- E. Transfer title to the BOARD and deliver in the manner, at the times, and to the extent directed by the Authorized Representative any property which, if the Agreement had been completed, would have been required to be furnished to the BOARD;
- F. Complete performance of such part of the work as shall not have been terminated by the Authorized Representative; and

- G. Take such action as may be necessary, or as the Authorized Representative may direct, for the protection and preservation of the property related to this contract, which is in the possession of the Contractor and in which the BOARD has or may acquire an interest.

#### **2.43 TREATMENT OF ASSETS**

Title to all property furnished by the BOARD shall remain with the BOARD. Title to all property furnished by the Contractor, for the cost of which the Contractor is entitled to be reimbursed as a direct item of cost under this contract, shall pass to and vest in the Contractor.

#### **2.44 WAIVER**

Waiver of any default or breach shall not be deemed to be a waiver of any subsequent default or breach. Any waiver shall not be construed to be a modification of the terms of this Agreement unless stated to be such in writing and signed by Authorized Representative of the Board.



## ATTACHMENT I: ATTORNEY'S CERTIFICATION

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### PUBLIC WORKS BOARD

**CONTRACTOR:** City of George

**Agreement Number:** PC26-96410-021

I, \_\_\_\_\_, hereby certify:

I am an attorney at law admitted to practice in the State of Washington and the duly appointed attorney of City of George (the CONTRACTOR); and

By my initials below, I acknowledge that one of the following is true:

\_\_\_\_\_ I have also examined any and all documents and records which are pertinent to the Agreement, including the application requesting this financial assistance.

\_\_\_\_\_ As to questions of fact material to the opinions expressed herein, I have relied upon the certifications and representations of the Contractor without undertaking to verify the same by independent investigation.

Based on the foregoing, it is my opinion that:

1. The CONTRACTOR is a public body, properly constituted and operating under the laws of the state of Washington, empowered to receive and expend federal, state and local funds, to enter into an Agreement with the state of Washington, and to receive and expend the funds involved to accomplish the objectives set forth in their application.
2. The CONTRACTOR is empowered to accept the BOARD's financial assistance and to provide for repayment of the loan as set forth in the Agreement.
3. There is currently no litigation in existence seeking to enjoin the commencement or completion of the above-described public facilities project or to enjoin the CONTRACTOR from repaying any loan extended by the BOARD with respect to such project. The CONTRACTOR is not a party to litigation which will materially affect its ability to repay such loan on the terms contained in the Agreement.
4. Assumption of this obligation would not exceed statutory and administrative rule debt limitations applicable to the CONTRACTOR.

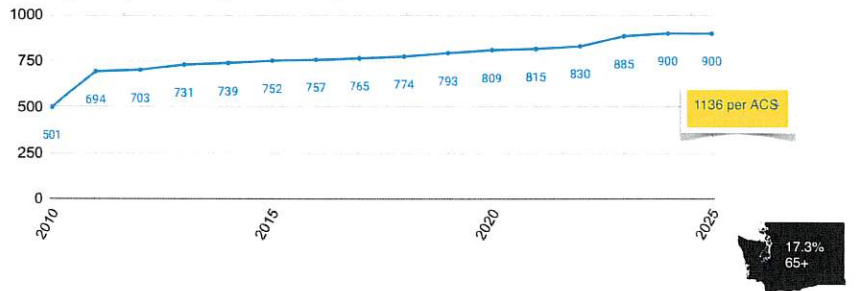
\_\_\_\_\_  
Signature of Attorney

\_\_\_\_\_  
Date

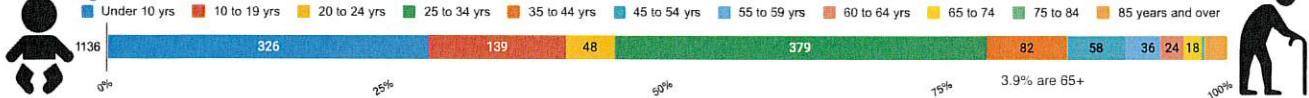
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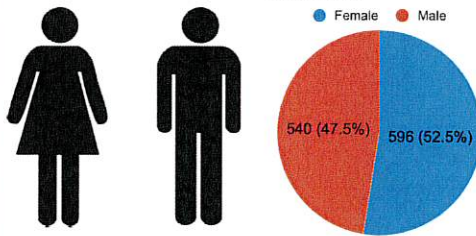
George Population (OFM data)



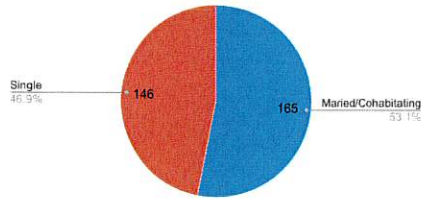
Age 2023



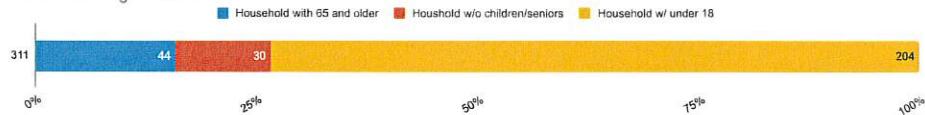
Sex 2023



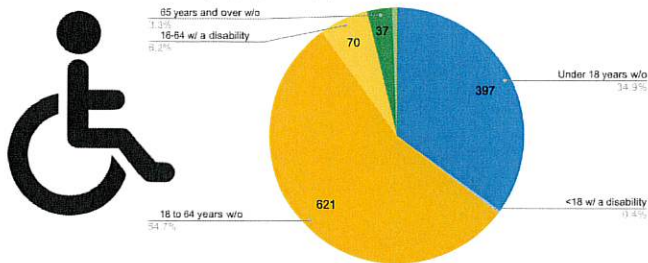
Households 2023



Household Ages 2023

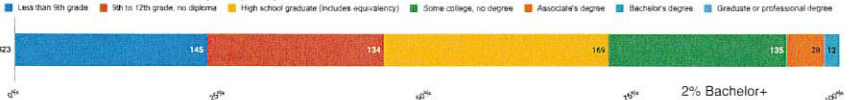


Disability by Age Group (2023)



40% Bachelor+

EDUCATIONAL ATTAINMENT 25yrs + (2023)

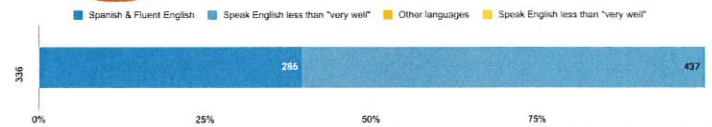
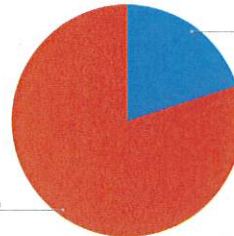


28 Veterans (2023)



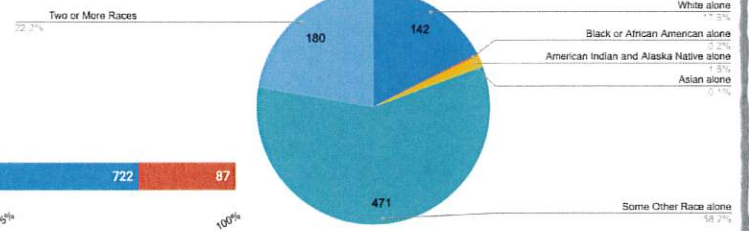
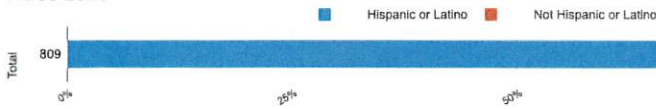


LANGUAGE SPOKEN AT HOME

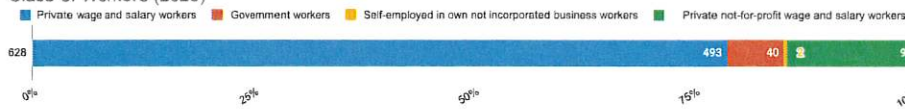


Race 2020

Race 2020

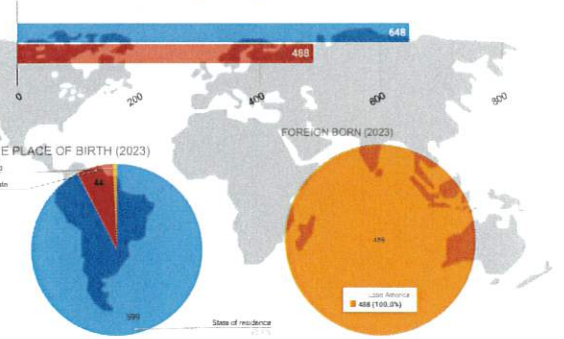


Class of Workers (2023)

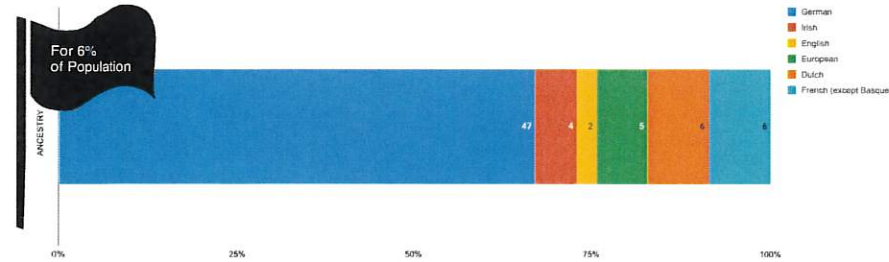


PLACE OF BIRTH (2023)

Native Foreign born



ANCESTRY 2021



For 6% of Population

# Economics

Civilian Employed >16yrs (2023)

- Management, business, science, and arts occupations:
- Service occupations:
- Sales and office occupations:
- Natural resources, construction, and maintenance occupations:
- Production, transportation, and material moving occupations:



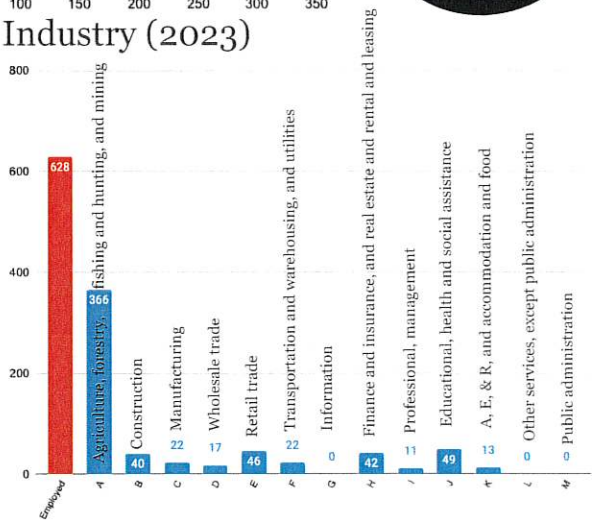
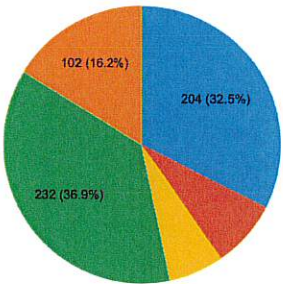
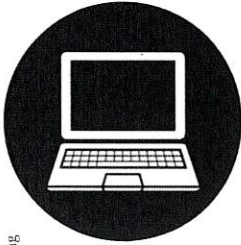
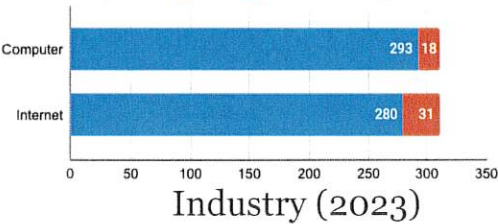
Median Home Value  
= \$167,000.00

Median Rent = \$833.00  
Median Household cost w/ Mortgage = \$950.00  
Median Household cost w/o Mortgage = \$507.00

Median Income = \$55,781.00



COMPUTERS AND INTERNET USE (2023)  
311 Households



## Poverty (2023)

Families under poverty level = 5.2%  
All People under the poverty level = 8.5%







*"Home of the World's Largest Cherry Pie"*

# City of George

Climate Change and Resiliency Sub-Element

Exploring Climate Impacts

January 15, 2025



"The WA Department of Commerce climate planning grant is supported with funding from Washington's Climate Commitment Act. The CCA supports Washington's climate action efforts by putting cap-and-invest dollars to work reducing climate pollution, creating jobs, and improving public health. Information about the CCA is available at [www.climate.wa.gov](http://www.climate.wa.gov)."



## 1. Introduction

### Background

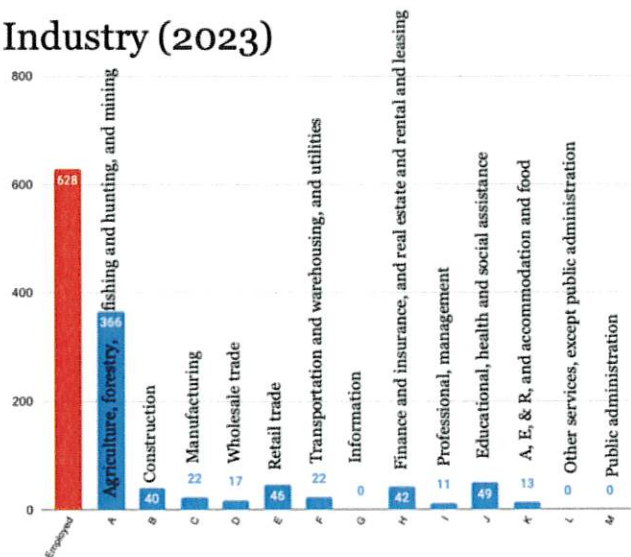
Unavoidable climate impacts are projected to happen through the end of this Century, and Washington state's goal, through the Growth management Act (GMA), is to reduce the severity of the consequences resulting from these climate hazards.

To achieve this goal, local jurisdictions like the City of George, are required to study and identify the climate changes projected to occur and implement planning policy to reduce the consequences from hazards with the highest risk of impact and that create the most damage to the community.

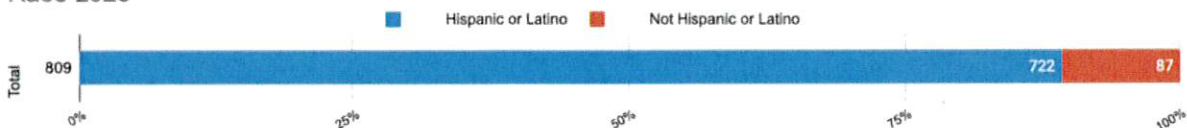
Looking through the perspective of 11 sectors, City assets must be identified and paired with each hazard to assess their vulnerability in the coming years. Then take action to build and implement policy that will maintain community resilience to those hazards into the future.

Understanding the City's demographics helps identify key issues for the City to prioritize and assist the most people in maintaining climate resilience. The graphics below<sup>1</sup> provide a summary, highlighting key demographics that are owed deeper investigation in how climate impacts effect these major populations within the City. We can see out of the 809 residents counted in the 2020 census, agricultural work provides almost 60% of jobs for residents, 80% of the residents are renters instead of homeowners, only 2% have a bachelor's degree or higher, 80% speak Spanish and over 90% are of Hispanic or Latino heritage, and there is a small 4% population of people 65 years and older. See Appendix A for a full demographic study. These data points along with others can be used to identify disparities in the City that create social vulnerability which is looked at closer in the next section.

Industry (2023)



Race 2020

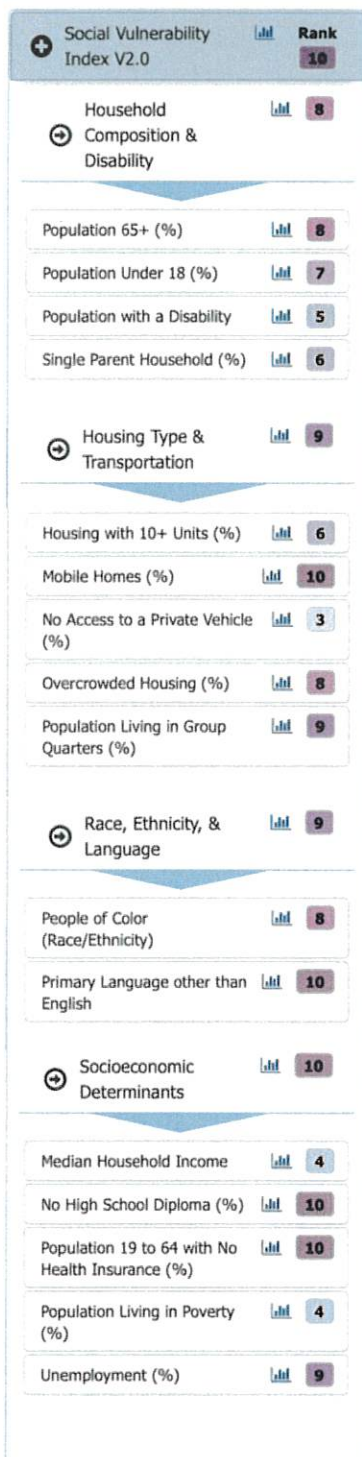


<sup>1</sup> [https://data.census.gov/profile/George\\_city,\\_Washington?g=16oXXooUS5326455](https://data.census.gov/profile/George_city,_Washington?g=16oXXooUS5326455)





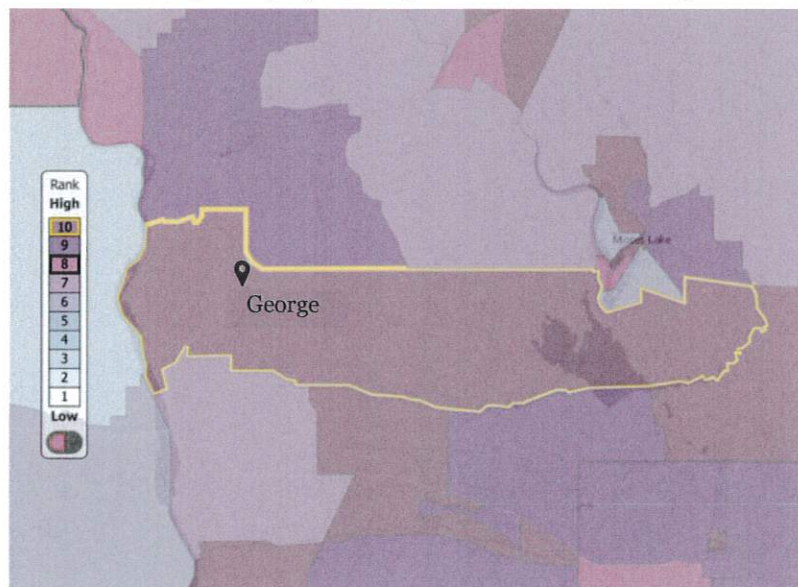
## Social Vulnerability



When climate hazards occur now and worsen in the future, the most vulnerable populations are dealt the most severe consequences. Identifying who in the community are most vulnerable is key, to assure policy doesn't disproportionality address hazards and miss helping underserved community members. The Washington State Department of Health has gathered and analyzed disparities data and is shared through their "Washington Environmental Health Disparities Map"<sup>2</sup>

Based on census tracts, the area including the City of George has a high social vulnerability index of 10 out of 10. The highest factors contributing to this rating include no high school diploma, no health insurance, primary language other than English, and living in mobile homes. Unemployment and living in group quarters are the next highest contributors. See other significant factors in the image to the left.

These social vulnerabilities are paired with pollutants to assess health disparities for the Dept. of Health, but this same vulnerability data is useful in understanding consequences from the climatic impacts projected by the end of the century.



Census Tract expressing Social Vulnerability

<sup>2</sup> <https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/washington-environmental-health-disparities-map>





## 2. City of George Assets

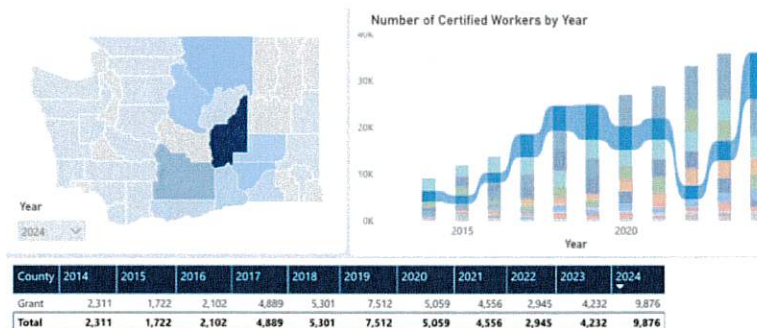
11 sectors are used to group the City's assets and have been mapped and identified for quick reference in assessing climate impacts to the community. Identifying these assets utilized the City's infrastructure plans and Comprehensive Plan that use agency data, such as the Transportation Improvement Board, Department of Fish and Wildlife Mapping (PHS), Department of Historical and Archeological Preservation (DHAP). Input from community members and additional state and federal agencies supplemented this identification process.

### Agriculture & Food Systems

Grant County contributes to roughly 20% of the States agricultural market value<sup>3</sup>. The City of George is surrounded by agriculture as shown in the map below highlighting the pivot irrigation crop circles and irrigation canals in the immediate vicinity. The City also contains resources that support the agricultural industry including truck weight stations, rest stops and refueling stations; food storage; wine processing and storage; equipment maintenance, and fertilizer production. Irrigation supplies are sold just outside of the City, and the United States Bureau of Reclamation irrigation canals that bring water to farms in the region run through the City.

A wide variety of crops are grown, processed, and/or stored in the area which include potatoes, onions, alfalfa and hay, corn, seeds, serrano chiles, mint, and marijuana. To the north of the City beef, milk and other dairy products are also produced. Animal husbandry in the area includes cows, horses, chickens, goats, sheep, pigs, and fish.

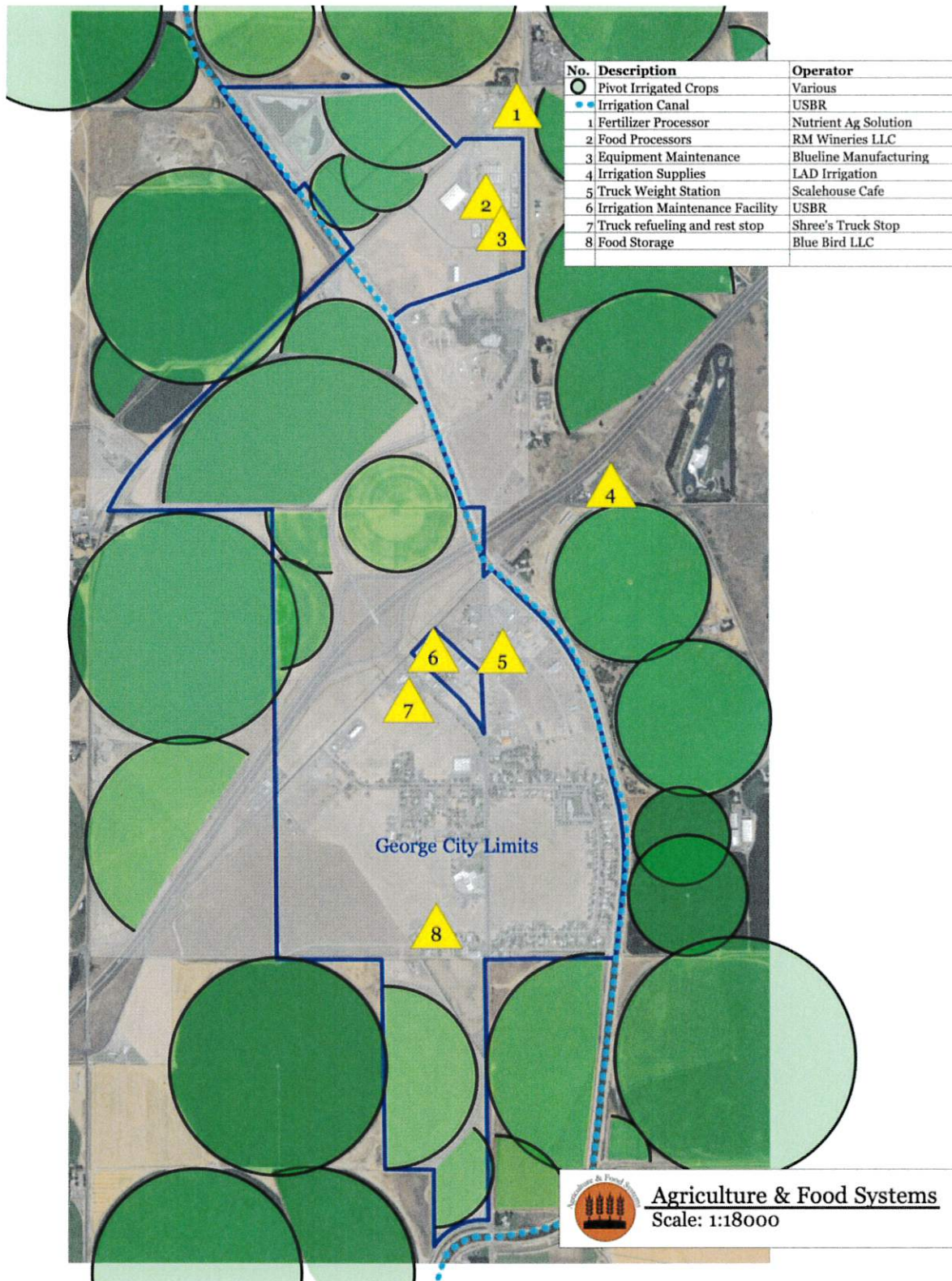
Due to the difficulty of farming, financially and climatically, the number of small, family-owned farms and orchards are decreasing, and large corporate farms are filling in the voids. To fill the labor gaps of these farms and ranches from local workers, H-2A workers are brought into the area as well, but there is still scarcity in the labor workforce and for their housing needs. Grant County had between 2k to 10k H-2A certified workers per year between 2014 and 2024<sup>4</sup>



<sup>3</sup>[https://www.nass.usda.gov/Publications/AgCensus/2022/Full\\_Report/Volume\\_1,\\_Chapter\\_2\\_County\\_Level/Washington/st53\\_2\\_001\\_001.pdf](https://www.nass.usda.gov/Publications/AgCensus/2022/Full_Report/Volume_1,_Chapter_2_County_Level/Washington/st53_2_001_001.pdf)

<sup>4</sup> <https://esd.wa.gov/jobs-and-training/labor-market-information/employment-and-wages/agricultural-employment-and-wages>







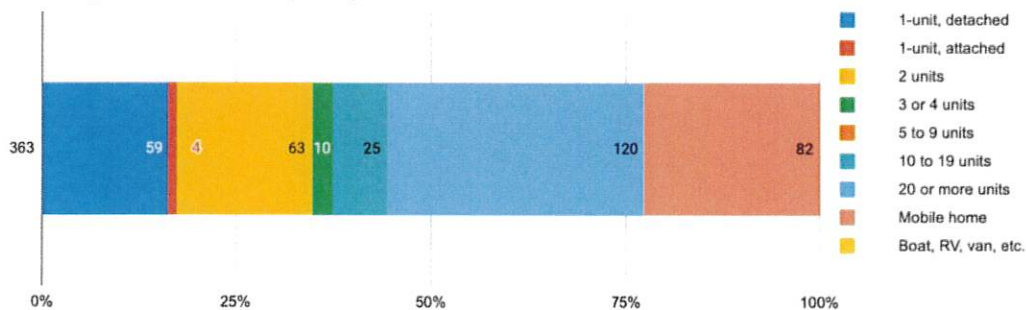
## Buildings & Energy

The City of George has a total assessed improvement value of approximately \$55M as of 2025<sup>5</sup>. This is calculated by subtracting the land market value of the properties from its total market value. The map below shows the structures built in and around the City. Overlaying these with the City's zoning maps, the mix of industrial, commercial, and residential structures is identified. The City has a healthy mix of uses, and ample open land left for growth. This growth, needed to accommodate the housing needs for the State over the next 20 years, will put higher demand on the City's infrastructure and power needs.

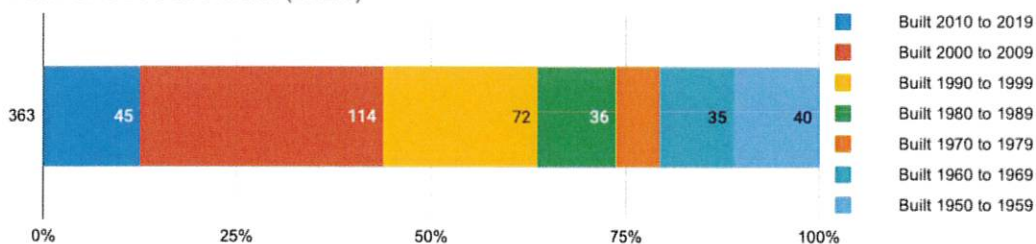
The Housing stock is diverse, with a mix of single-family residences, duplexes, multifamily housing, and mobile home/RV parks. About 26% over houses are older than 1986, when the Washington State Energy Code became a building regulation for new construction. About 23% of the housing stock include mobile homes and RVs<sup>6</sup>. These kinds of dwelling units are less insulated and equipped for efficient temperature and air quality control.

Grant PUD provides power and fiber optic transmission lines to the City. The distribution lines and a power substation are located on the map below. George has current policies that require new distribution lines to be installed underground.

Housing Characteristics (2023)



Year of Structure Built (2020)









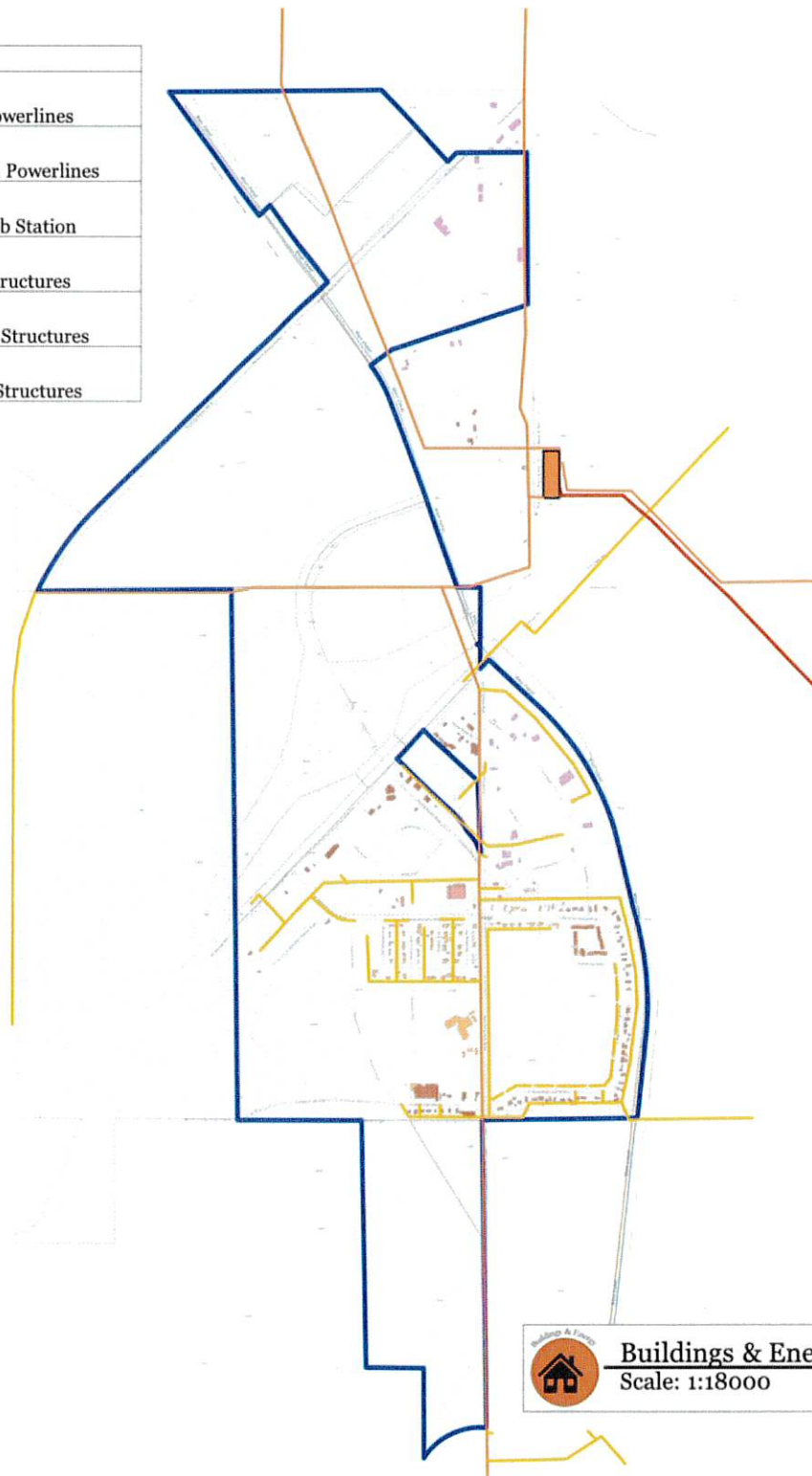
<sup>5</sup> Grant County Parcel Data- <https://data-grantcountywa.opendata.arcgis.com/maps/coeeee697cd74foa825coa842doa878d/about>


<sup>6</sup> DPO4 American Community Survey:

[https://data.census.gov/table/ACSDP5Y2023.DPO4?t=Heating+and+Air+Conditioning+\(HVAC\):Physical+Characteristics:Water,+Sewage,+and+Plumbing+Facilities:Year+Structure+Built&g=16oXXooUS5326455](https://data.census.gov/table/ACSDP5Y2023.DPO4?t=Heating+and+Air+Conditioning+(HVAC):Physical+Characteristics:Water,+Sewage,+and+Plumbing+Facilities:Year+Structure+Built&g=16oXXooUS5326455)



Key	
	Overhead Powerlines
	Underground Powerlines
	Electrical Sub Station
	Industrial Structures
	Commercial Structures
	Residential Structures



 **Buildings & Energy**  
Scale: 1:18000





## Cultural Resources & Practices

The City of George is located between native tribe reservations, such as the Colville, Spokane, Wanapum, and Yakima Tribes, and was a likely ground for native activity in the past. According to the Dept. of Archeology and Historic Preservation, the City is in an area with high archeological risk and very high risk, so major development is required to have a cultural resource survey taken prior to development to assure significant history isn't lost. The Map from DAHP WISAARD shown below highlights the areas of significant risk, as well as inventoried for historic significance. While no properties have been made landmarks yet, the watermaster house and USBR irrigation canal are eligible. The community has also spoken about the significance of the large Martha Inn sign on Frontage Rd. and gaining historic landmark status may be pursued. On top of a knoll in the center of town, founder Charlie Brown had build a swimming pool. A partially filled in and overgrown concrete liner is all that remains, but the significance could be re-imagined as a town center element.

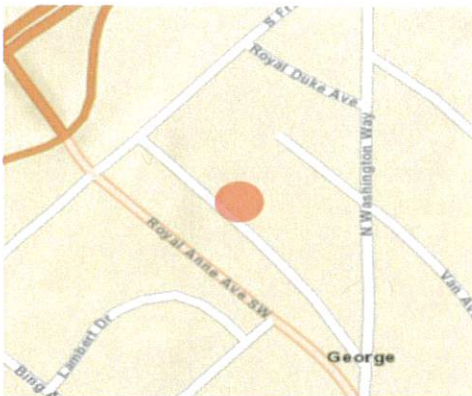


### Historic Property Report

**Historic Name:** Burke Ditchrider House No. 4 / George Watermaster Headquarters Operation and Maintenance House No. 4

**Property ID:** 90803

#### Location



**Address:** 210 S Frontage Rd, George, WA 98824

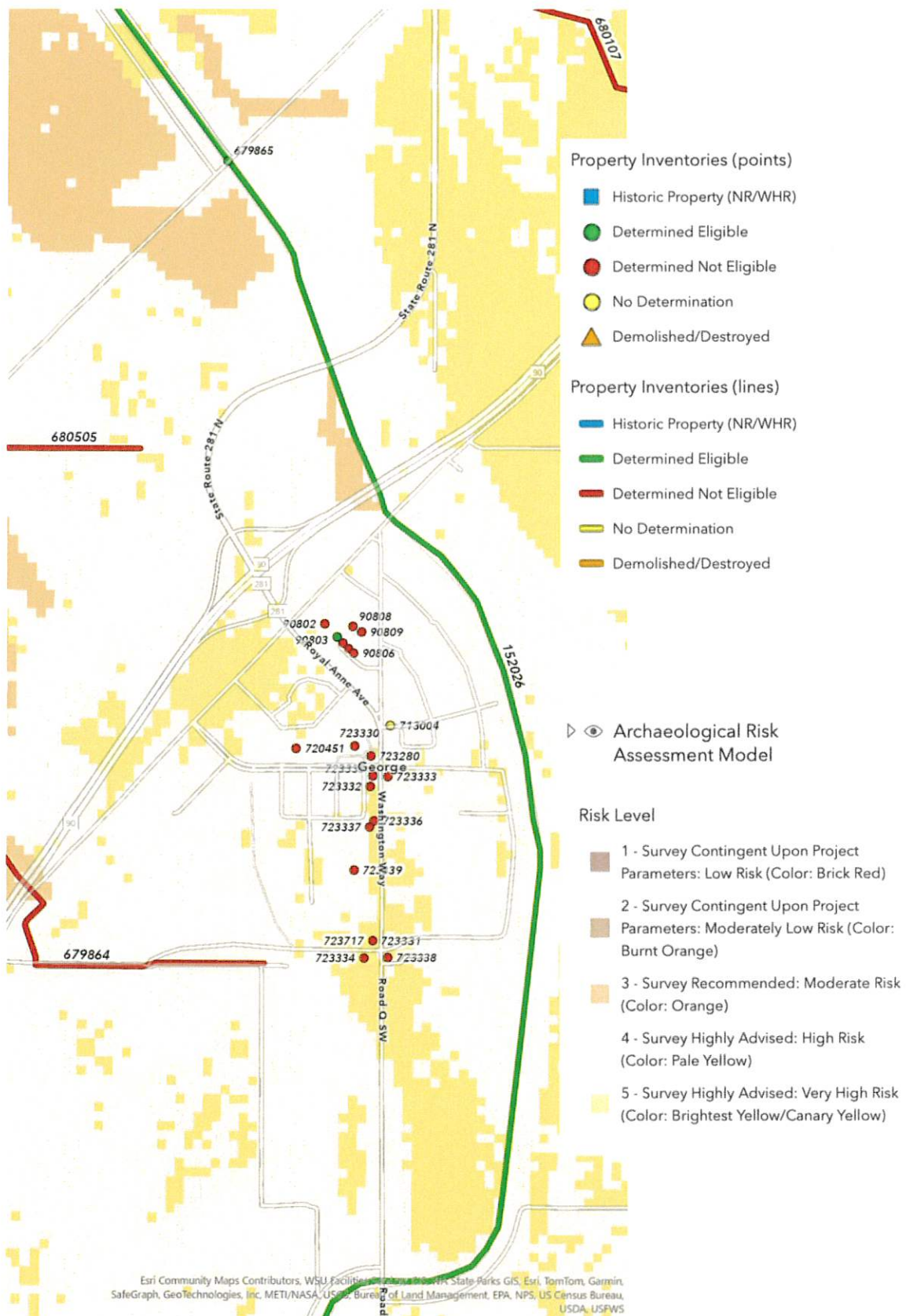
**Plat/Block/Lot:** 60 feet X 120 feet lot

**Geographic Areas:** Grant County, GEORGE Quadrangle, T18R24E06, Congressional District 4, 13



Martha Inn Café sign on Frontage Rd. remains, though the café have been removed.







The City is relatively young, being incorporated in 1961, but is already developing a rich culture of its own. Having the name George Washington, holding one of the largest 4<sup>th</sup> of July celebrations and an annual weeklong Bluegrass Festival, and planning to build on a colonial themed aesthetic; the City is a slice of Americana, to go with the world's largest cherry pie.

Marthas Inn Cafe, which has been demolished, used to be a cultural hub and community gathering center for the city. Having a gathering space like that is important to the community and encourages interaction between the locals and tourists stopping on their way through. The Colonial Market shops and restaurants try to fill this gap. The George Community Hall is an available venue for hosting events and is important resource to community as well.

The town has grown to have a majority Hispanic population, with over 90% of the community identified as Hispanic or Latino in the 2020 Census, which has the potential of bringing its own culture to the City as well.

## **Economic Development**

While the City of George's economy is greatly influenced by the agriculture industry as noted above, its proximity to the Gorge Amphitheater and the data centers in Quincy makes tourism and tech industry support facilities promising economic drivers of the community. With an active Quincy Port District owning vacant land in City limits waiting to be developed, additional economic pools can be tapped into. Having a diversity in its economic portfolio is an asset to nurture and encourage.

A Holiday Inn Express hotel and GQ extended stay motel in the City commercial core support both tourists and contract workers coming into the area. Developers have expressed interest in adding an additional hotel and recreational vehicle park within the City to increase that capacity.

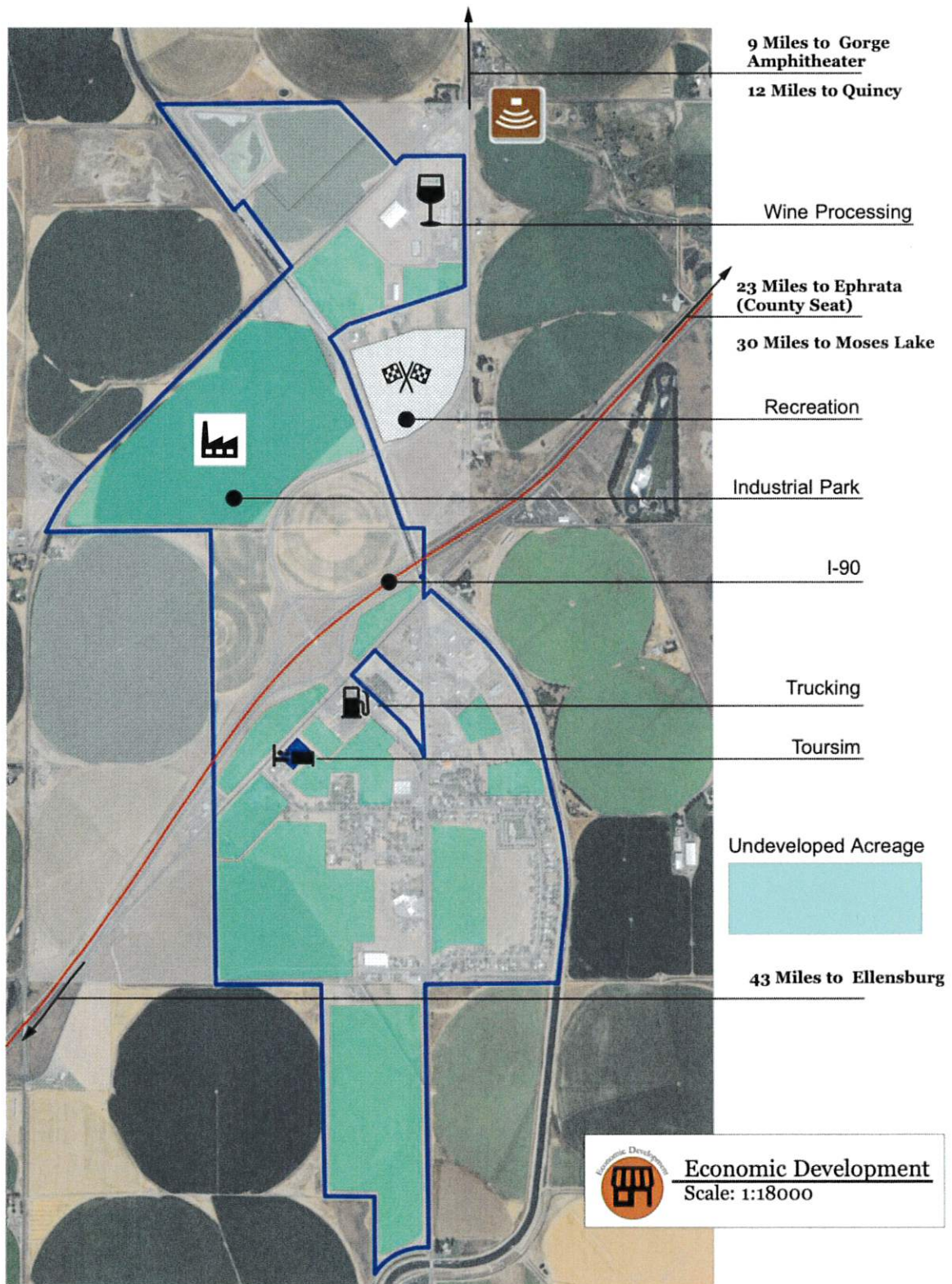
Storage is also a viable business model being tested in the City, supporting local needs, as well as more affordable storage options for people west of the mountains that vacation in eastern Washington frequently.

The City is planning to develop out a civic core identifying the heart of the City. This would combine facilities such as City Hall, Library, Post Office, and Museum into a Colonial Themes structure, and surround that with attractive park amenities. This core would establish the infrastructure need to support the commercial growth in the city core as well.

Economic development has the typical hurdles, such as growing capacity of the City's water and sewer systems, and reserving power from the Grant County PUD. Also, the access to property along Highway 281 is restricted as well, impacting several properties including the land owned by the Port District. These hurdles are likely to be stressed further by the projected climate hazards.









## Ecosystems

Mixed between crop circles, roads and highways, and City development, Shrub-steppe habitat has been presumptively identified by the Dept. of Fish and Wildlife. Major development must have a wildlife study conducted to assure that there is no net loss of this habitat or priority species living in this habitat. Ideally, these priority habitats are connected to larger animal migration channels and support a thriving ecosystem alongside human development. Development often mitigates impacts to low quality Shrubsteppe in City limits by preserving high quality Shrub-steppe at a prescribed ratio that has a more meaningful impact to wildlife. See example image below<sup>7</sup>.



The Washington Ground Squirrel and the Burrowing Owl are two priority species in the area, and are required to be looked for through a study prior to major development proceeding on vacant lands. However, most vacant lands within the City limits have been mowed and maintained for weed control throughout the years, making them low habitat candidates for these species.



WDFW Photo- Washington Ground Squirrel

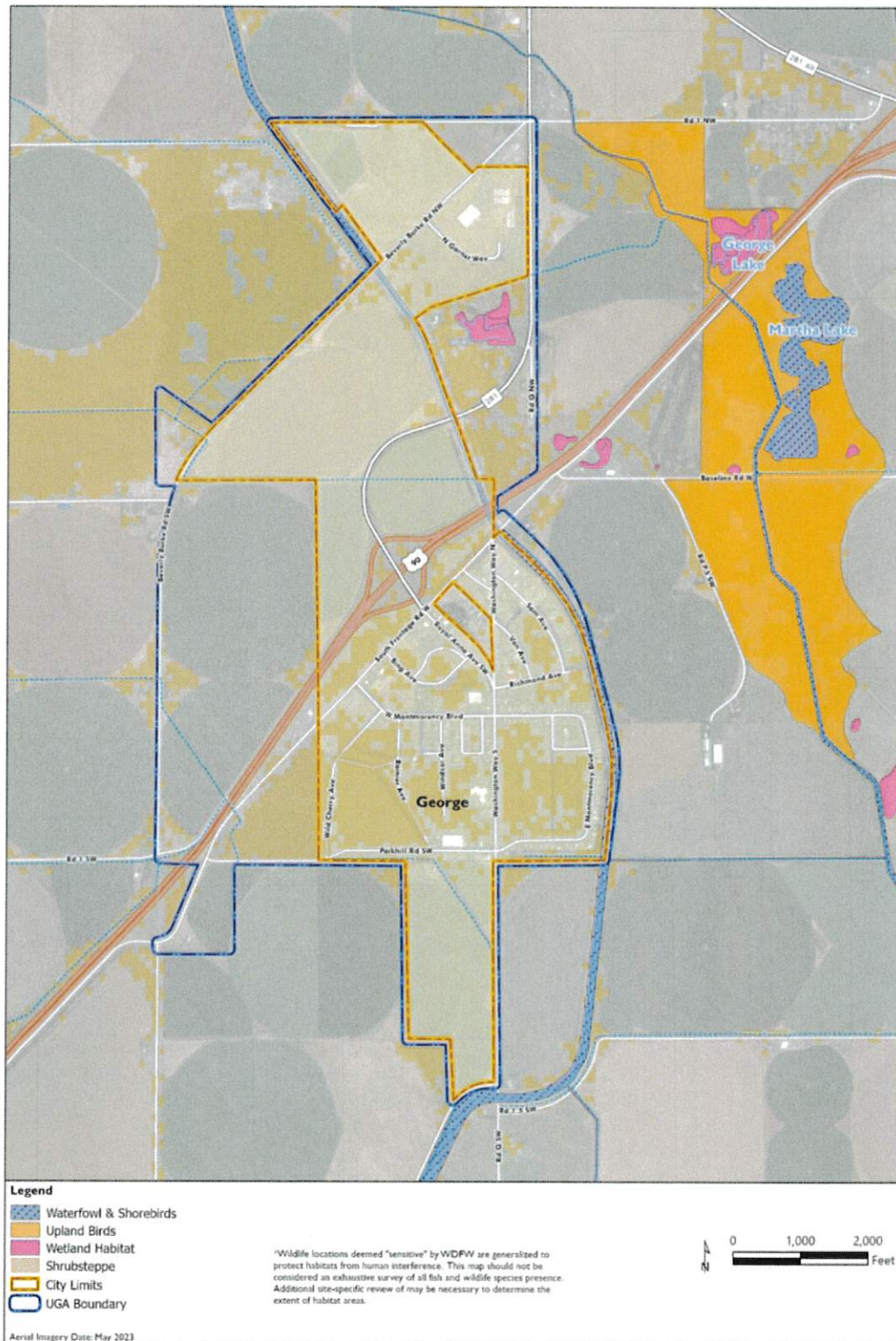


WDFW Photo- Burrowing Owl

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<sup>7</sup> Shrubsteppe Habitat Example: Shrub-steppe in Beezley Hills, Washington, USFWS/A. LaValle, Public Domain, <https://www.fws.gov/media/shrub-steppe-beezley-hills-washington>







Being in a high desert climate, trees have been an important part of George's development, by providing tree lined pathways and boulevards. The trees provide cooling through shade and transpiration. The mapping of tree and plant canopies is captured in the map below<sup>8</sup>.

Within the City limits and UGA, the tallest and densest tree canopy cover is provided at the Community Park, the USBR irrigation property, and the Mobile home park next to City Hall.



Trees at the Watermaster Headquarters.



Trees by City Hall & Mobile Home Park.



Trees at the City Community Park.

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<sup>8</sup> Global Canopy Height 2020: <https://www.arcgis.com/apps/mapviewer/index.html>







## Emergency Management

Grant County Fire District #3 provides fire protection and EMT-B services to the City from Station 35 within City limits across the street from City Hall. Composed mostly of volunteers, Station 35 is home to 1 structure fire engine, 1 water tender, 1 brush truck, 1 grass truck, and 1 quick response/support vehicle, and is capable to respond to all types of fires within the City of George.

Columbia EMS has 3 paramedics and 2 EMTs stationed in Quincy, with one more on call in Sunland.

Police protection is provided by the Grant County Sheriff's Office, and they have a satellite office in the George City Hall building. The City also contracts for security services, to help keep an eye on the community, as the County Sheriff Office has responsibility to cover all of Grant County. The County Courthouse and County Jail is in Ephrata, about 23 miles to the north.

The City doesn't have its own emergency management plan but is included with the Grant County Comprehensive Emergency Management Plan 2024<sup>9</sup>. Emergency contact and communication is available through phone, Facebook, and Wireless Emergency Alerts (WEA) through Everbridge, and emergency preparedness guides are available in Spanish and English.

See the mapping of these services under health and well-being.

## Health & Well-being

There are no pharmacies, clinics or hospitals within the City of George, but it is included in Grant County Public Hospital District No. 2. The nearest clinics and pharmacies are 12 miles to the north in Quincy, and the Quincy Valley Medical Center there is the nearest hospital, while the Columbia Basin Hospital is in Ephrata 23 miles away. The public voiced that Samaritan Hospital in Moses Lake is still the most used hospital.

There are also behavioral health and wellness services provided by Renew and Community Health Centers with offices in both Quincy and Ephrata to the north.

The North Central Washington Library, with its temporary library facility located at the George Elementary School, has a privacy booth setup for telehealth opportunities.

Well-being also includes opportunities for recreation, socializing, and exercise. Families attend school programs like STEAM night, use the school and City parks, and use the NCW library housed at the school. There are also opportunities for horse riding clubs, but these can be cost restrictive for many families. Children, outside of attending the elementary school, are often

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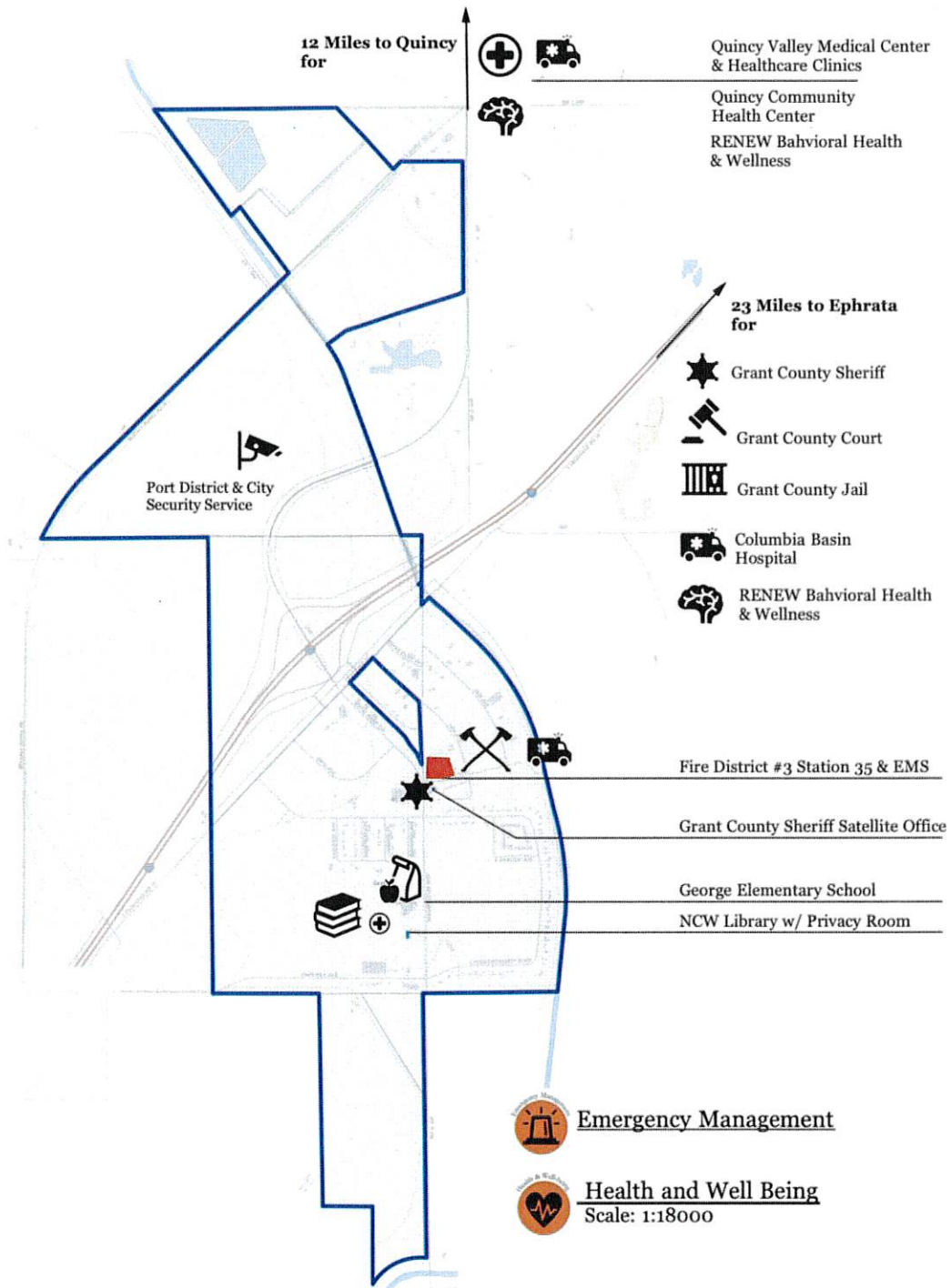
<sup>9</sup> <https://www.grantcountywa.gov/1496/Comprehensive-Emergency-Management-Plan>





cared for by Love and Learn Preschool, or unlicensed caregivers because of the costs associated with caregiving.

See the mapping of these and emergency services below.



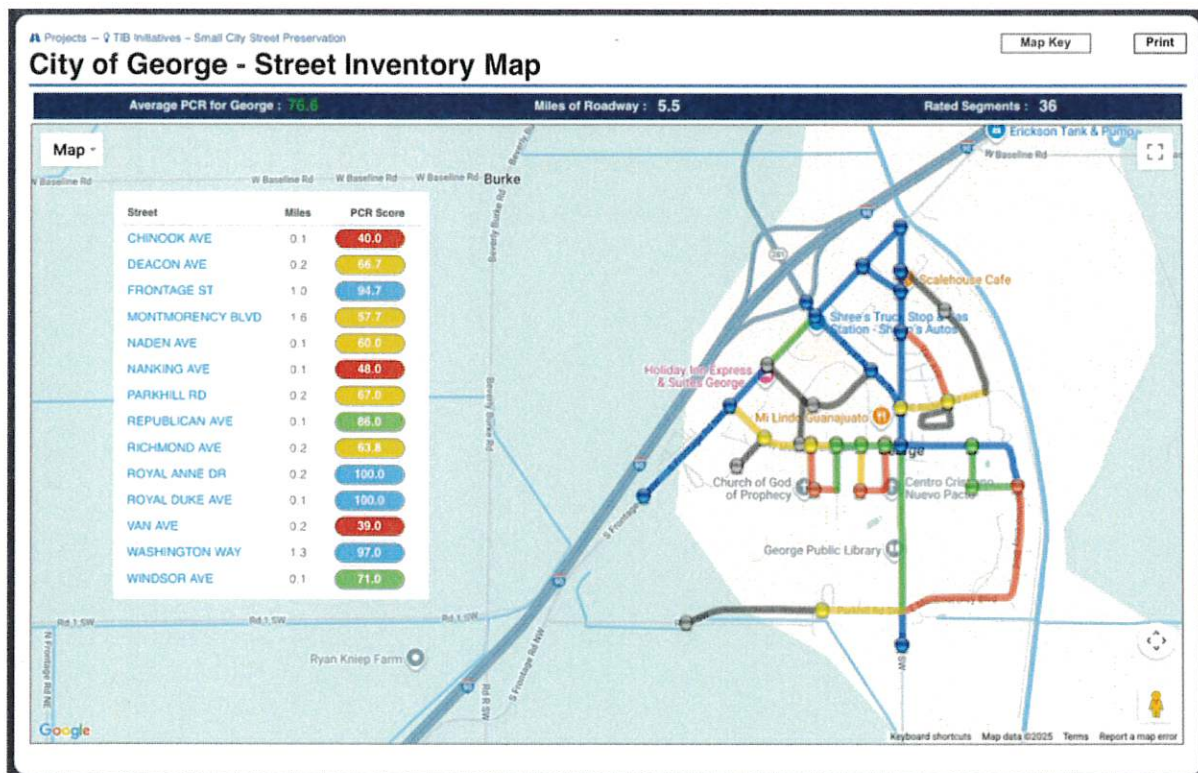


## Transportation

I-90 is a critical infrastructure for the State of Washington and passes through the City of George. Spanning from Seattle to Spokane and beyond, I-90 is a major transportation corridor. It's junction at George supports Shree's Truckstop and the Scale Station Café, and is the intersection with the highway to the Gorge Amphitheater. WSDOT reports that over 16,000 annual average daily trips (AADT) pass through the interchange<sup>10</sup>. The economic impact of this asset is talked about under the economic development section.

Highway 281 connects George to Quincy to the North, which connects to Wenatchee on SR 28. This is a mostly 2-lane route, with some passing lanes mixed in. 281 has about 7,000 north and southbound AADT per WSDOT traffic counts. The Chelan-Douglass Transportation Council estimates a cost of \$1.2B to widen this transportation corridor to 4 lanes.

The transportation system of roads is evaluated by the Transportation Improvement Board, which offers grants for street maintenance and repair to eligible City's having financial need. That is shown in the map below<sup>11</sup>. Garnet Way in the industrial park to north is a City street not shown in this mapping. Beverly Burke Rd NW and Highway 281 in City Limits are also not evaluated in this map and are maintained by the County and State respectively.

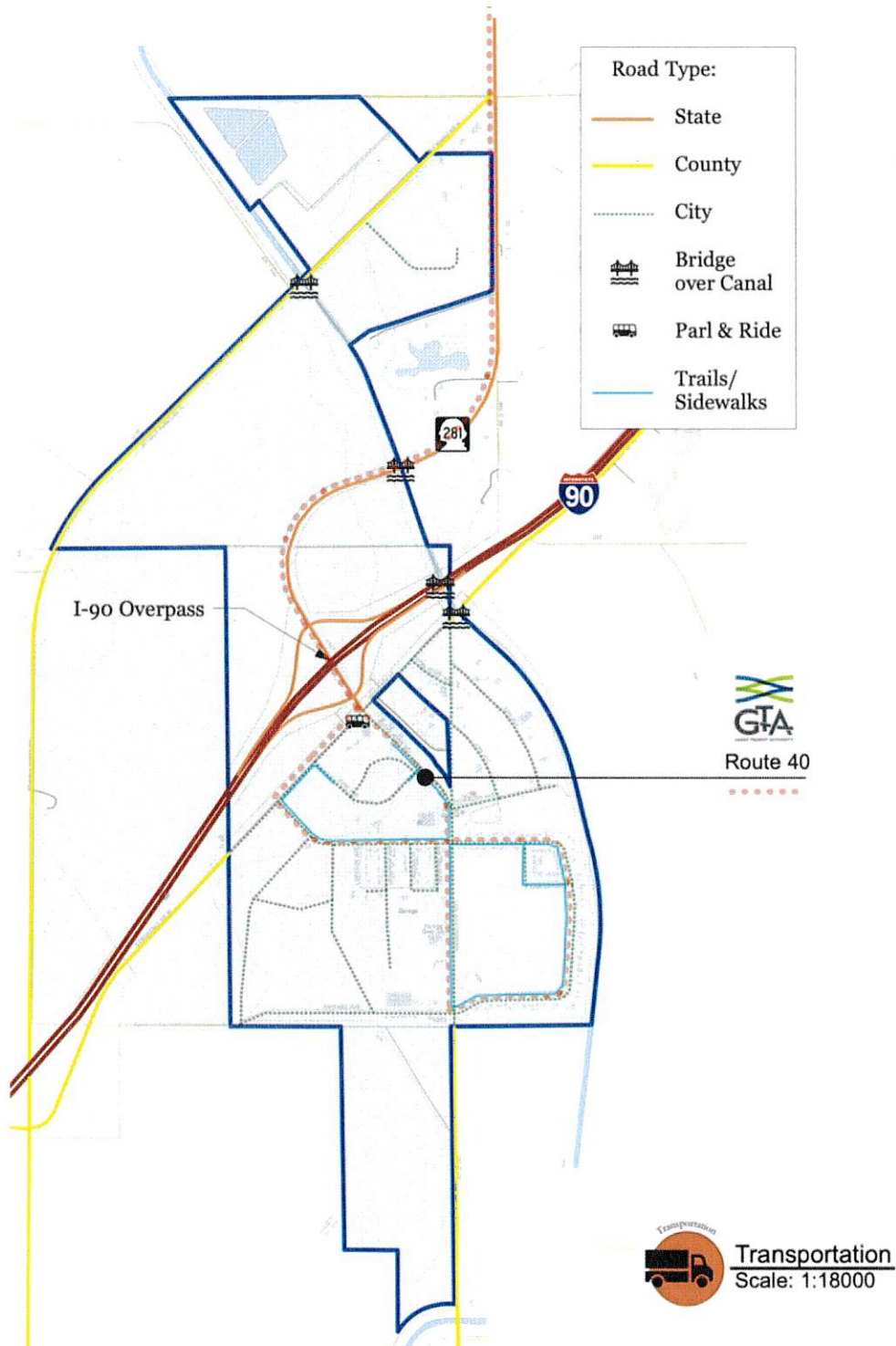


<sup>10</sup> <https://wsdot.public.ms2soft.com/tcds/tsearch.asp?loc=Wsdot&mod=TCDS>

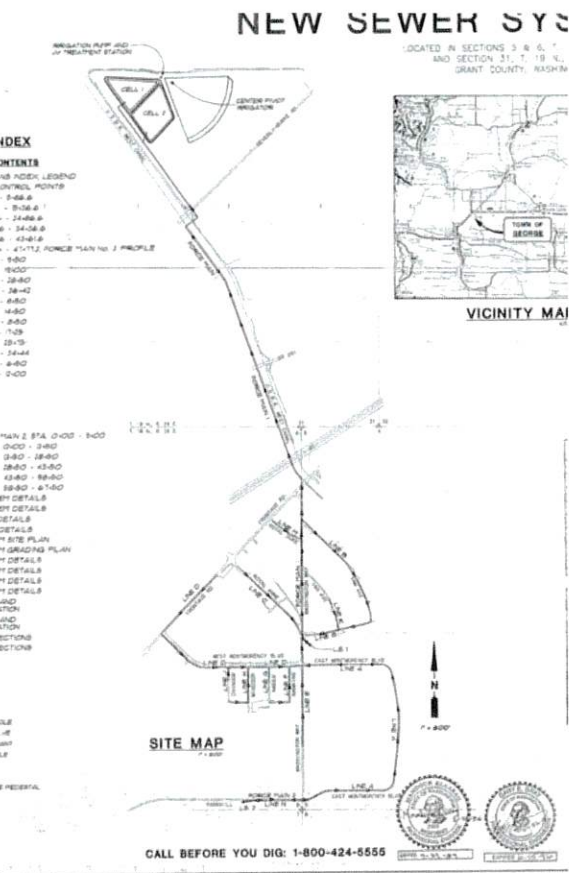
<sup>11</sup> <https://www.tib.wa.gov/Dashboard/modules/SmallCityMaintenance/scsigisfullcity.cfm?AN=George>



For public transportation, the City is served by the Grant Transit Authority, with one bus route, and by People for People, and Greyhound. The community also has multi-modal transportation options, with a robust trail and sidewalk system in place for a community of its size.







The City of George sends about 800 tons of waste to the landfill through garbage collection services. To reduce waste outflow, there is also a 40-ton container that is used for collecting yard waste that is recycled at a Quincy compost facility.

The City of George currently treats its sewage with a lagoon system. Two lagoon cells can hold about 60 acre feet of sewage, and about a 23 acre field can be sprayed with effluent. When nearing capacity, the lagoon system can face troubles during the winter when the spray fields cannot be used due to freezing temperatures. The size of the lagoon is critical in holding enough sewage until it can be distributed in early spring.

The City is in discussions about expanding the sewage treatment capacity and contemplating building a relationship with the George Amphitheater for a combine facility, as both locations are bumping into capacity limitations as of 2025.

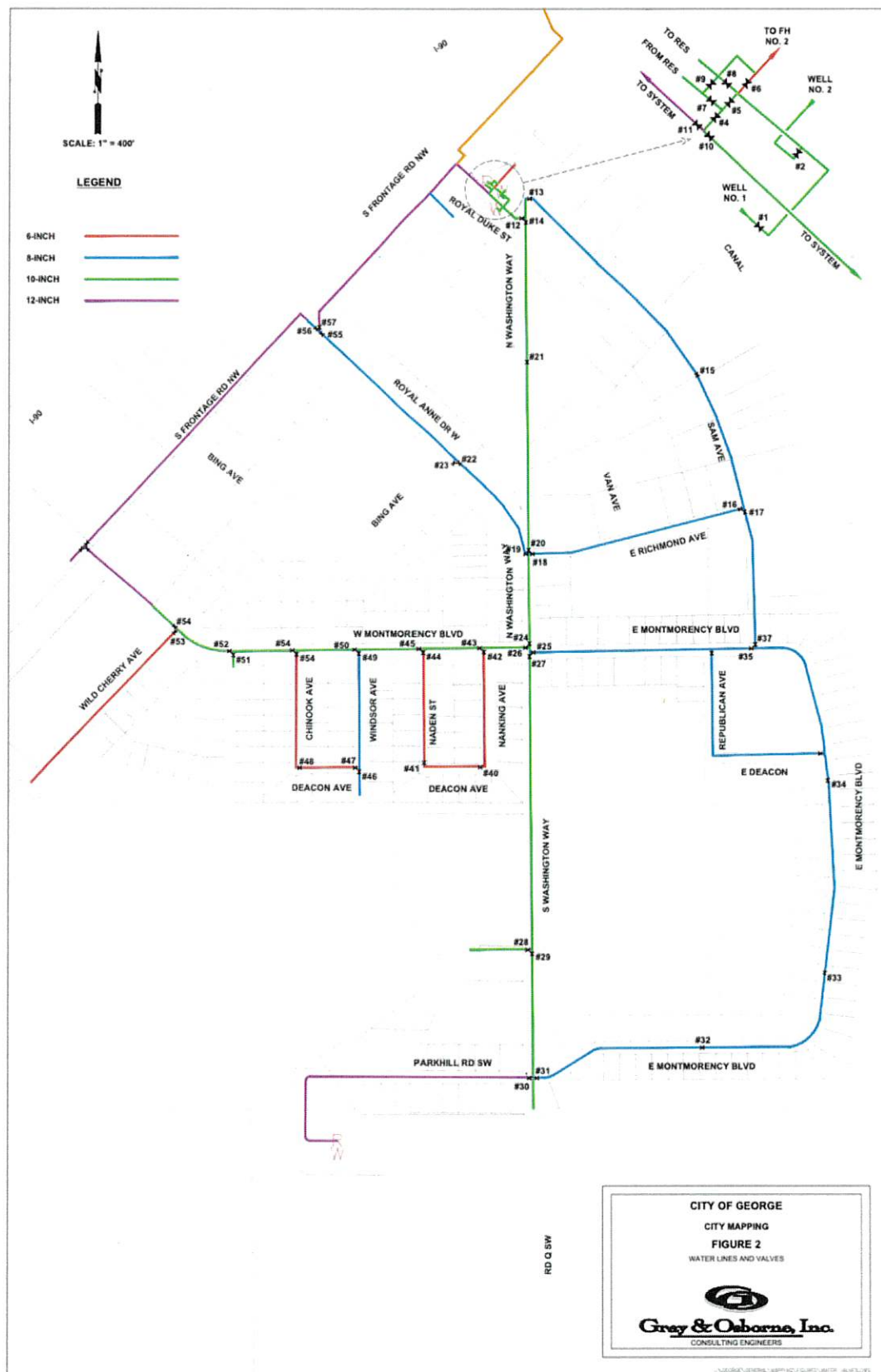
## Water Resources

The City's municipal water system is composed of 2 active wells, 2 reservoirs, and distribution piping. The reservoirs can hold 613,000 gallons of water and provide the needed water pressure. This provides potable water for residences and businesses, landscape irrigation, and fire protection through fire hydrants and sprinkler systems. The City has a water right for 1,000 gallon per minute instantaneous withdrawal, and 572 acre feet per year. In 2025, the City used about 78.2 million gallons of water which equals 240 acre feet.

The City is also surrounded by the USBR irrigation canals providing irrigation water for agriculture and is a separate water source than local aquifers.

The map below shows the City's municipal water system. The canals are marked on the Agriculture mapping provided earlier.





## Zoning & Development

The City amended its Comprehensive Plan in 2025 to set a clean foundation for the required 2027 periodic update required by the Growth Management Act. This amendment expanded on the City's zoning map, by separating out and adding maps of the City's annexation history, vacant/underutilized parcels, and for future land use. These documents help set City priorities and goals for the next 20 years, and work in conjunction with development regulations. The Periodic Update will also require the review and update of the City's critical area ordinance and development regulations including zoning and subdivision regulations.

The Comprehensive Plan is the City's path forward to grow responsibly. Starting with the projected growth in the County over the next 20 years, the City's allocation of that growth needs to be accommodated, by looking at the growth impacts on land use, housing, utilities, capital facilities, transportation, economic development, parks and recreation, and now climate as a required element from HB 1181.

### 3. Climate Hazards

#### Grant County Overview

For a detailed analysis of the climate hazards projected to impact Grant County, read the climate report that steered their climate resiliency policy making<sup>12</sup>. An online visual story is also available and presented to be less technical and more accessible<sup>13</sup>. In Summary, the following climate hazards from the study are likely to have the most impact on the City of George.

Climate Projections provide for several scenarios, and the two considered by this climate plan are called RCP 4.5 and RCP 8.5. The RCP 4.5 assumes greenhouse gas emissions are reduced by global climate policy and new technologies and is the low emission projection, while RCP 8.5 assumes greenhouse gas emissions will continue "business as usual" and continue to increase through the end of the century and is the high emission projection.<sup>14</sup>



#### Drought

The data shows that George is going to see an increase in precipitation by the end of the century, however, when and how the rain falls is projected to be more concentrated with an increase in

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<sup>12</sup> Grant County Climate Impacts: <https://www.grantcountywa.gov/DocumentCenter/View/14207/Grant-County-Climate-Impact-Report-June-2025>

<sup>13</sup> Climate Impacts in Grant County:

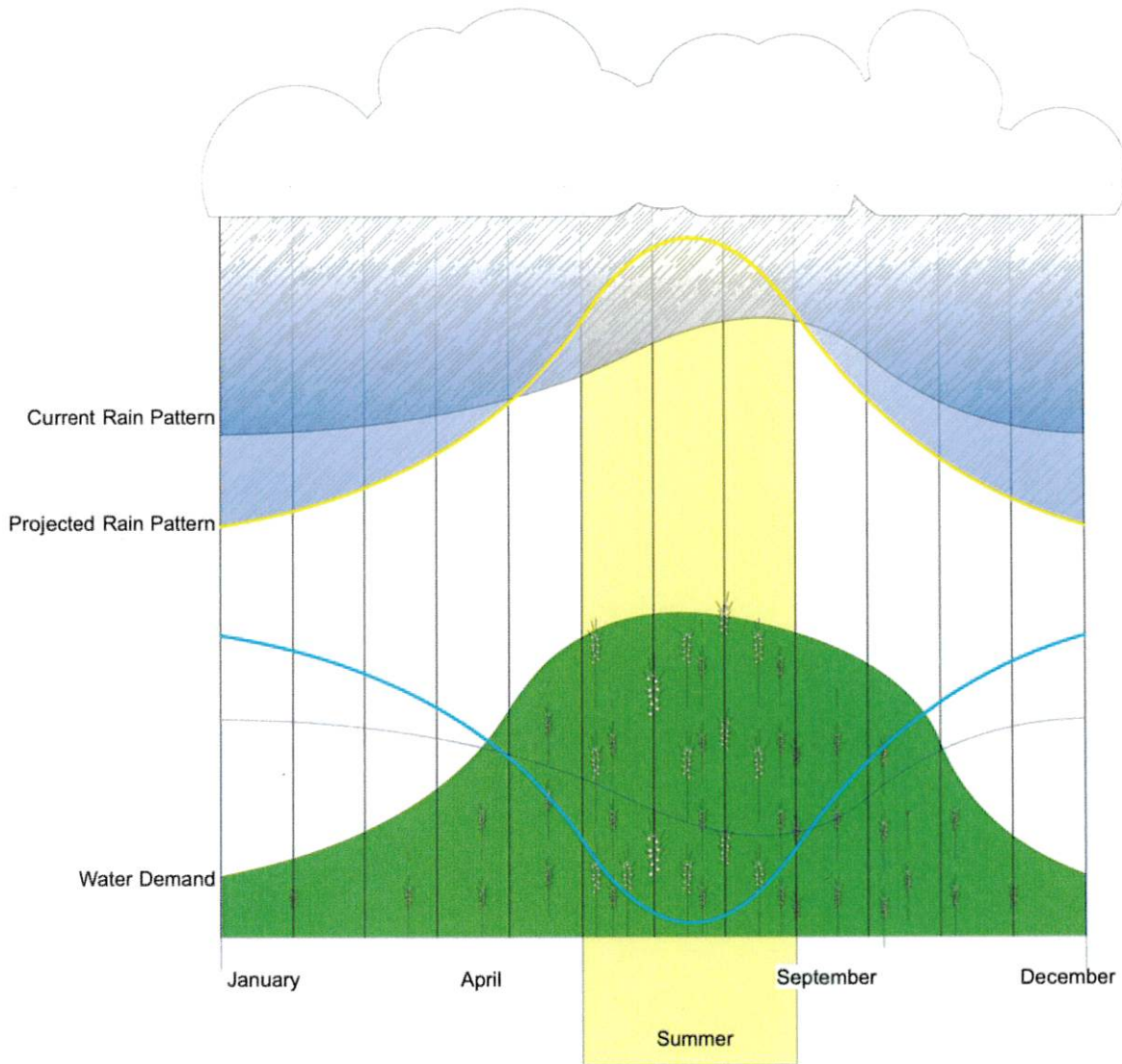
<https://storymaps.arcgis.com/stories/1f7eca3b9cdo4068b4e05ed941bea160>

<sup>14</sup> Climate Mapping for Resilience and Adaptation <https://livingatlas.arcgis.com/assessment-tool/explore/details>



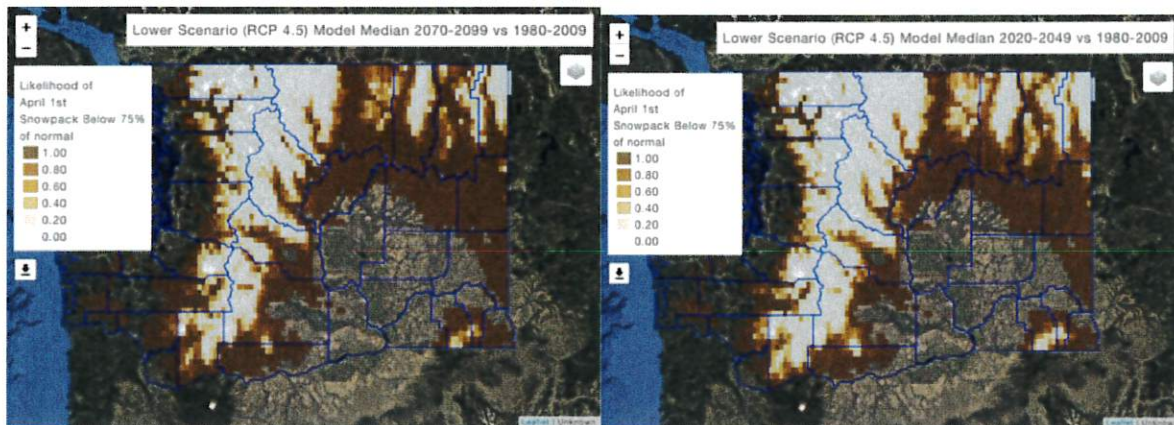


extreme rainstorm events and erratic decreases in summer precipitation. Overall, a 25% chance of summer drought is expected.

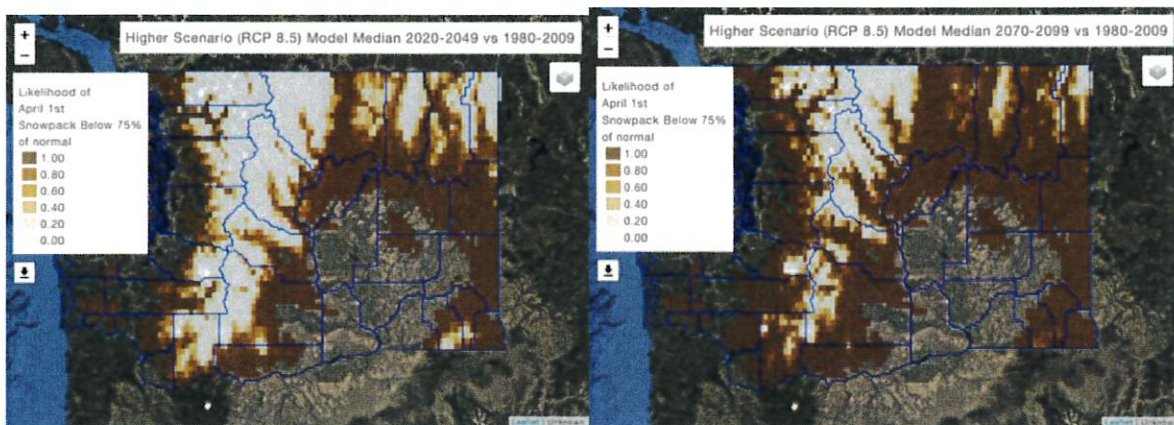


Reduced snowpack in the greater region can contribute to reduced aquifer levels and water supply, while water demand is expected to grow. Water sources are critical for health and quality of life for people, irrigation for farms, and hydroelectric power to enable industry. The following images show the projected chance of 75% or greater reduction in snowpack, a legal indicator of drought. Large dark brown areas with a value of 1, mean there is certainty of snowpack drought compared to the 1980-2009 base level of snowpack.





Low Emission Projections



High Emission Projections

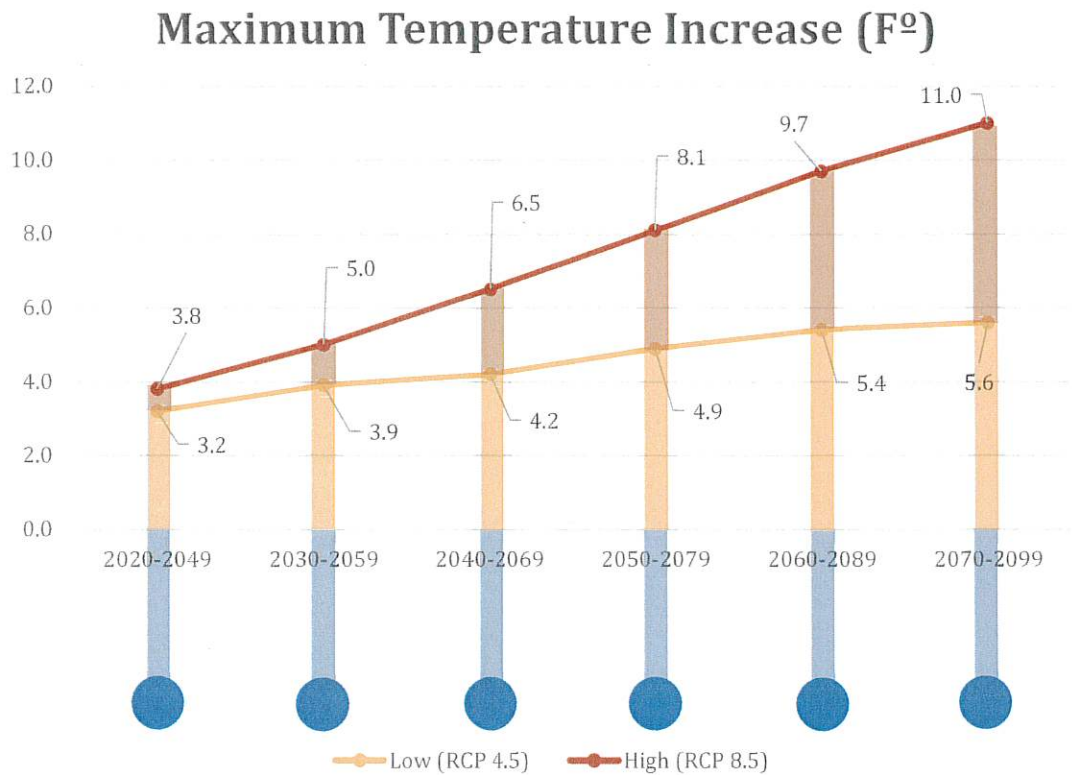






## Extreme Heat

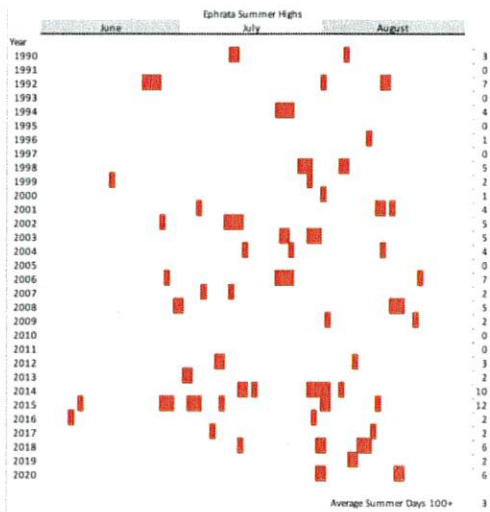
George is going to see an increase in extreme heat days through the rest of the century. More days of the year will require cooling and fewer days of the year will require heating.



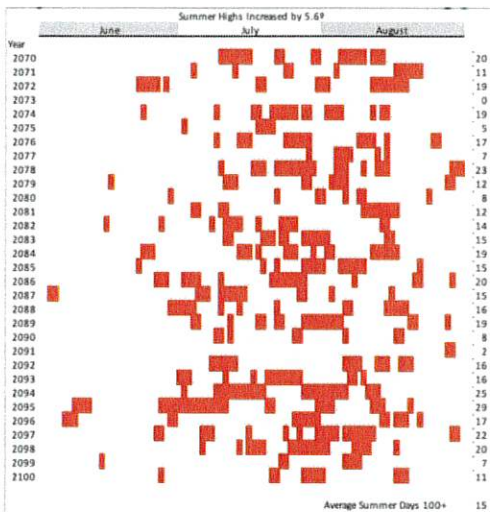
This chart shows the projected maximum summer (June-August) temperature increase from a low to high range.<sup>15</sup> Looking at temperature data from the nearby Ephrata weather station, the increase has significant impacts. Currently on average from 1990-2020, the area experiences only 3.3 days of the summer that reach 100° F or above. With the increase projected, that can become between 14.8 and 33.2 days of the year by the end of the century. Today's Carlsbad, New Mexico averages 24 summer days over 100° as a comparison and shown in the charts below.

<sup>15</sup> Climate Mapping For A Resilient Washington: <https://data.cig.uw.edu/climatemapping/>

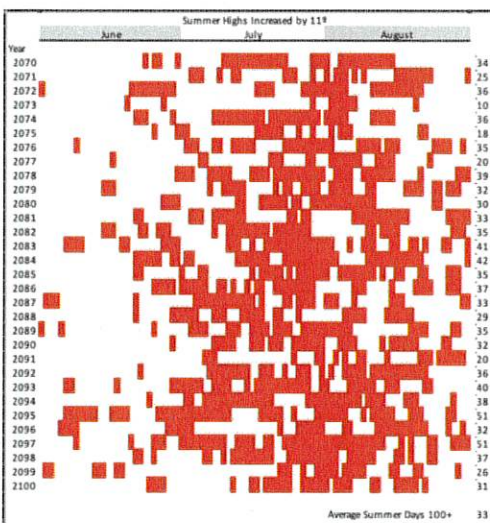




1990-2020 record of days 100° or higher



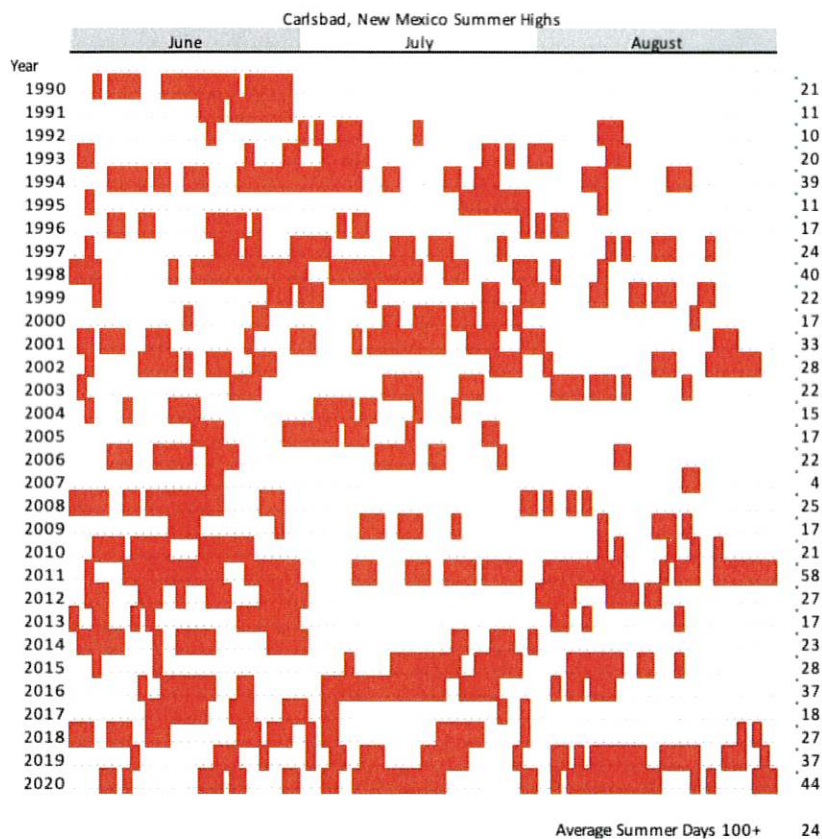
Low Projection of days 100° or higher



High projection of days 100° or higher





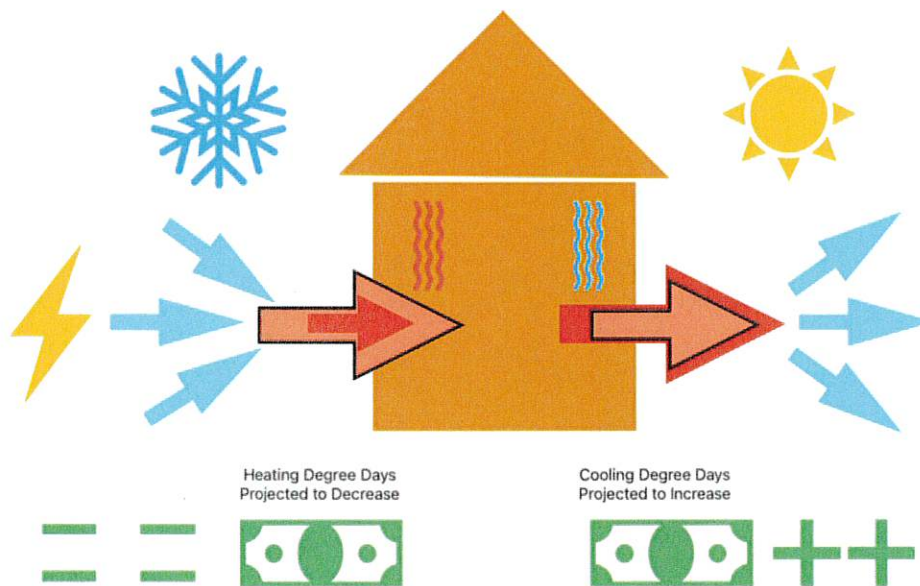


By comparison, the summers in Carlsbad, New Mexico currently experience 24 days 100 and over per summer.



While this increasing temperature lowers the energy consumption for heating demand in the winter months and shoulder seasons, the cooling energy demand is increased. This is significant to the built environment as it relates to energy consumption, as more heating or cooling means running a building heating or air conditioning system more. Utility district wide, the accumulated impact of hundreds of thousands of buildings responding to the climate can be taxing on a power utility.

With a warming climate through 2099, George is expected to see between 569°F and 1,097°F degree-days increase for cooling annually. For heating, it's projected to see a reduction between 1,128°F and 2,014°F annually. While these numbers are a way to calculate changes consistently across the globe and the scientific community, what do these numbers mean? The decrease in heating needs is about double the amount of the cooling increase. This could equate to an annual reduction in energy consumption overall, if heating and cooling are equally efficient.



Another component of increased heat in the area is the ability for people and homes to cool at night is reduced when there are higher low temperatures. Natural ventilation is limited for its cooling effect, and evaporative cooling or mechanical means may be required which increases water and/or energy consumption in the evenings as well. If these cannot be provided, a persons heat stress is worsened.



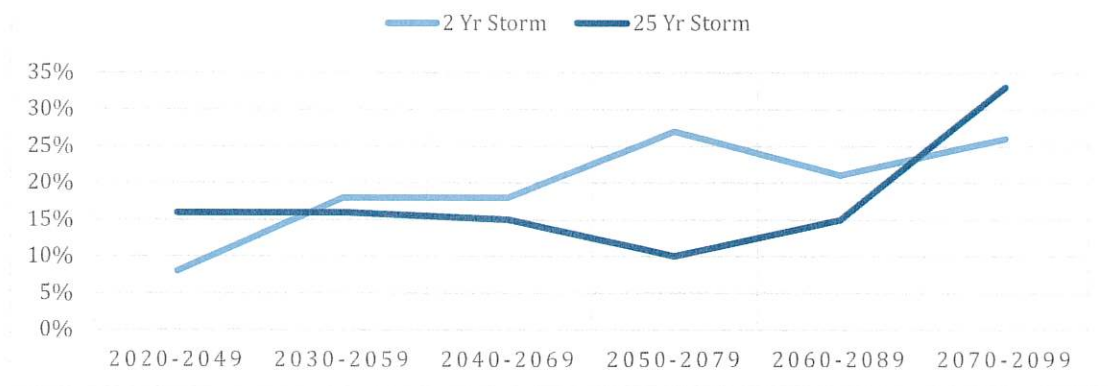




## Extreme Precipitation

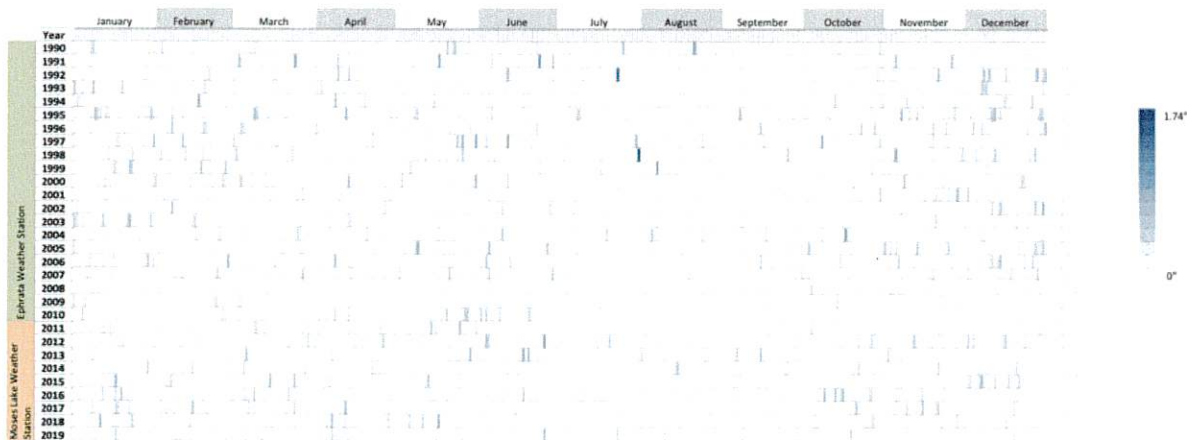
George is going to see an increase in extreme precipitation through the rest of the century. While the occurrence of 1" (or greater) of rainfall in a day is not projected to increase much, heavier rainfall events are expected to increase in frequency compared to the period from 1980-2009.

### PRECIPITATION INCREASE (RCP8.5)



This chart shows the projected percent increase to 2-year storms and 25-year storms over 30-year time periods through the end of the century.

The heatmap below, shows the max. rainfall intensity for each day from 1990-2019 recorded at an Ephrata and Moses Lake stations (no station was available for George)<sup>16</sup>. This 30-year data set, used as a base, can estimate increased daily rainstorm events using the increases from the charted data above.



<sup>16</sup> <https://www.climate.gov/maps-data/dataset/past-weather-zip-code-data-table>  
EPA Stormwater Calculator: <https://swcweb.epa.gov/stormwatercalculator/precipitation>



Max daily precipitation in 2 years- an average of each 2 yr period over 30 years is .8"/day with a range from .32"-1.74". The average increased by 8-26% could see storms with 1" of rain falling in a day. Spread over a 24 hour period, rain intensity would only be .04"/hr, but if in a 2hr storm the intensity would be .5"/hr

Max daily precipitation in 25 years- an average of each 25 yr period over 30 years is 1.74"/day. Increasing this by 10-33% could see storms with 2.31" of rain falling in a day. Spread over a 24 hour period, rain intensity would only be .1"/hr, but if in a 2hr storm, the intensity would be 1.15"/hr.

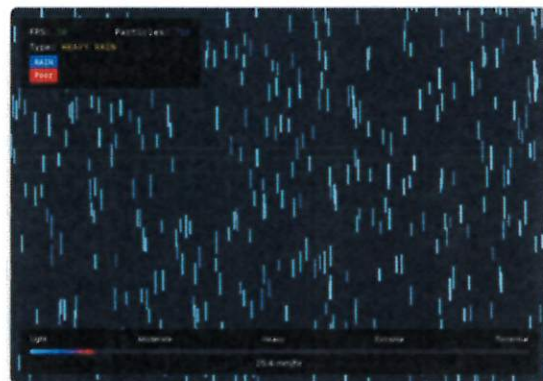
Using an online rain simulator<sup>17</sup> or the NOAA rain rate visualizer<sup>18</sup>, this can help visualize the intensity of rain being discussed. Videos at the links provide the best experience, but the photos provided from the noted sources give a general idea.

Live Rainfall Simulation



.04" / Hour Rainfall

Live Rainfall Simulation



1" / Hour Rainfall

<sup>17</sup> <https://rainsimulator.com>

<sup>18</sup> <https://www.weather.gov/lox/rainrate>



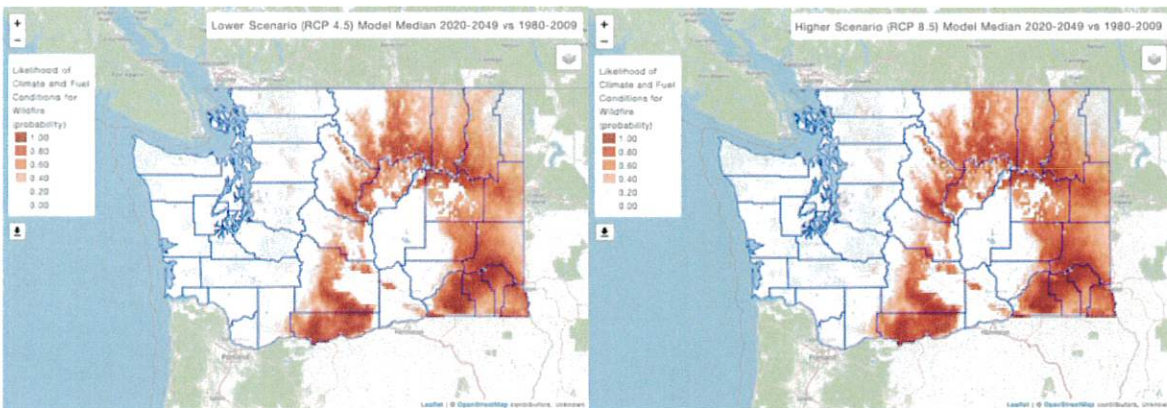




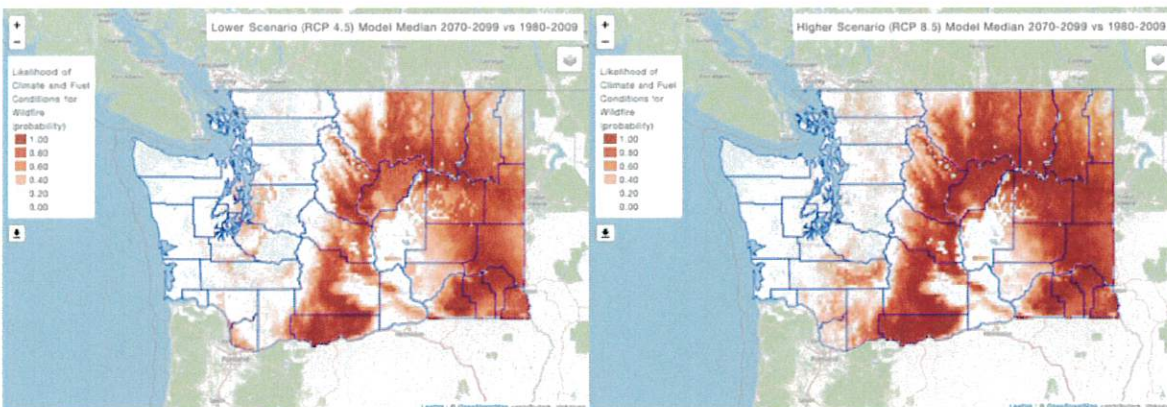
## Wildfire- Smoke and Air Quality

While George and most of Grant County is protected from an increased wildfire risk, it is surrounded by environments that will be at more risk. With the increased risk and wildfire events on all sides, the winds are likely to blow smoke and poor air quality into the City.

Locally, the undeveloped areas of towns have been generally mowed and maintained, reducing the amount of combustible fuels within the City. However, the process has encourages weed growth, and the concern from tumbleweed is high. These dry weeds accumulate through wind storms and need to be collected and disposed of at an increasing labor cost to the community. Higher average temperatures could increase fire risk from this specific source.



2020-2049 mapping of low to high projections of increased wildfire risk.

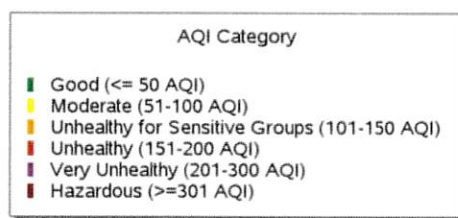
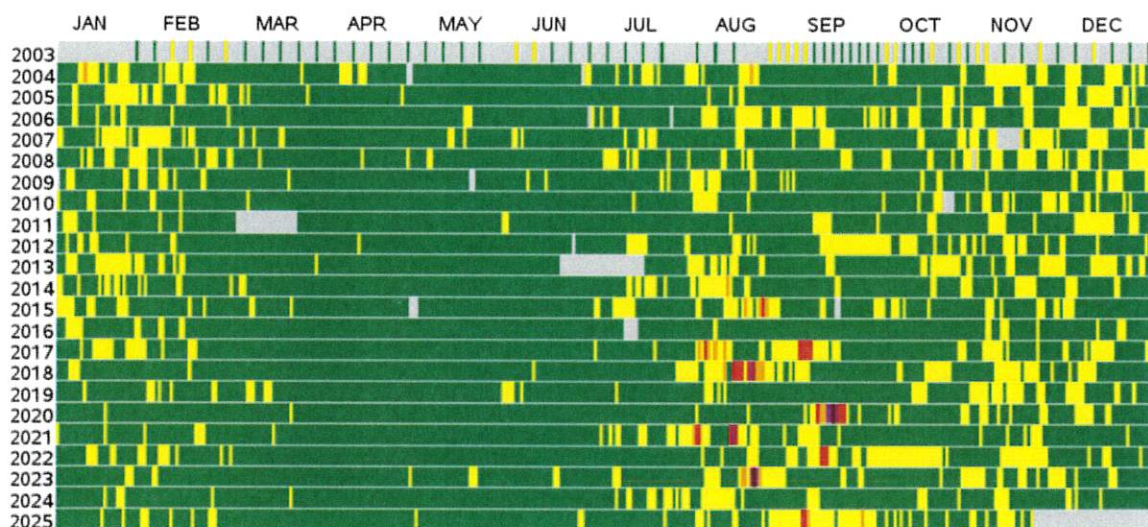


2070-2099 mapping of low to high projections of increased wildfire risk.



Reviewing Air Quality Index data from Moses Lake monitors from 2013-2025<sup>19</sup>, poor air quality events are correlated with wildfire events from nearby brushfires to as far away as Canada. See data below. Since that the City is surrounded by an area with increased risk of wildfire through 2099, the impacts to the City's air quality are directly impacted.

### Daily AQI Values, 2003 to 2025 Moses Lake, WA



Source: U.S. EPA AirData <<https://www.epa.gov/air-data>>  
Generated: November 21, 2025

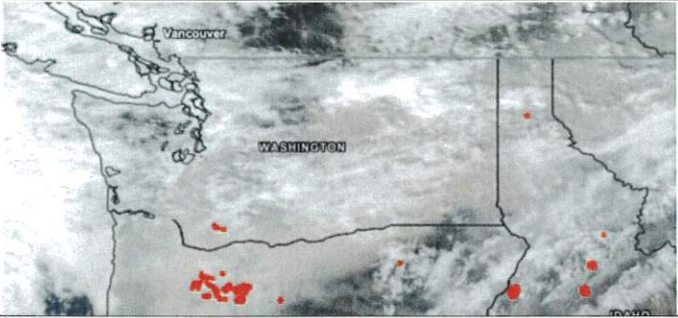
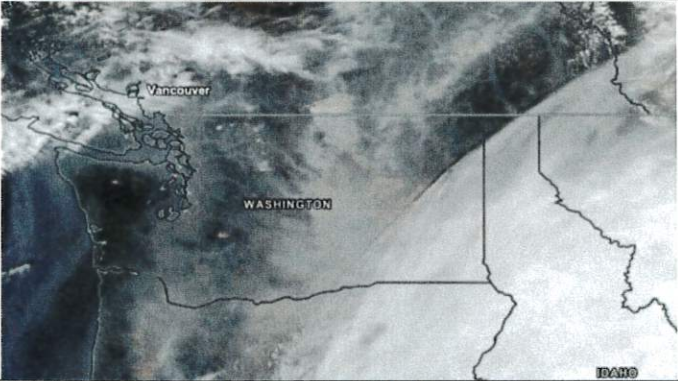
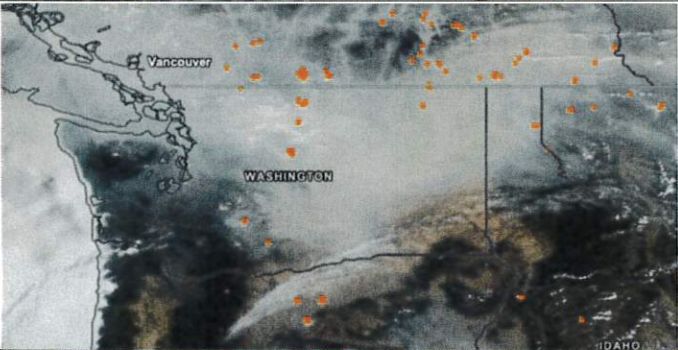
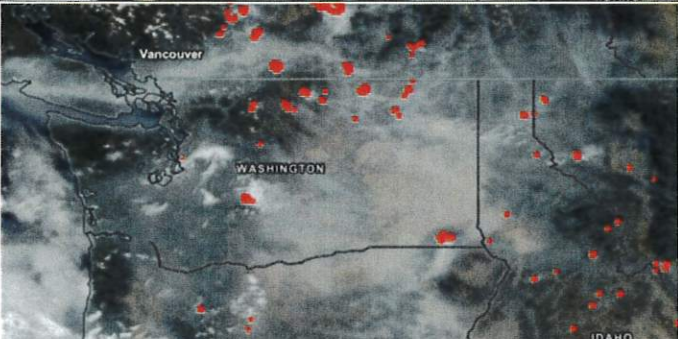
The worst AQI events are dated in the table below and satellite imagery from NASA are matched<sup>20</sup>, showing smoke clouds responsible for the poor air quality and highlighting the air quality impacts from surrounding wildfires as far as Oregon, Idaho, and Canada.

<sup>19</sup> <https://www.epa.gov/outdoor-air-quality-data/air-data-multiyear-tile-plot>

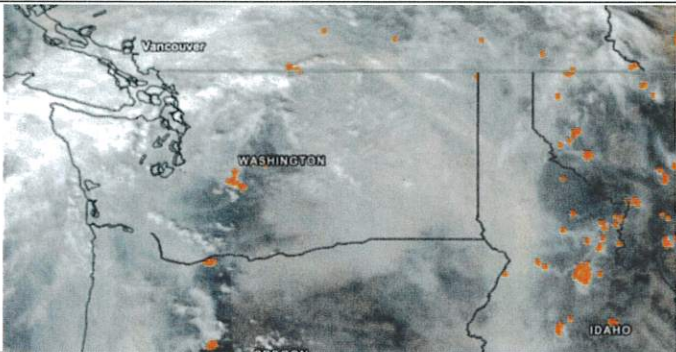
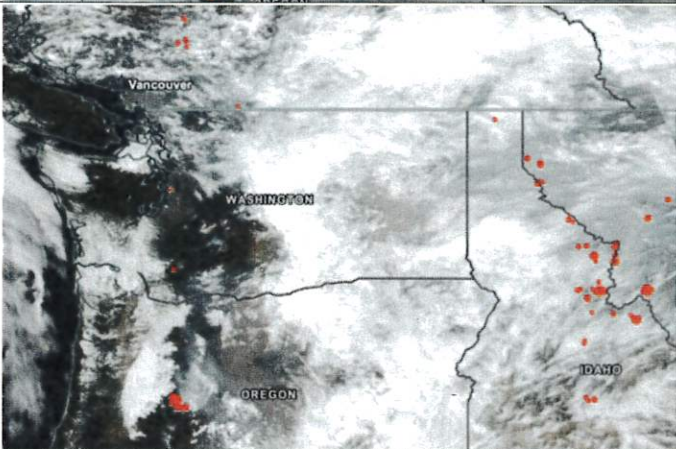
<sup>20</sup> <https://worldview.earthdata.nasa.gov>





Max. Air Quality Index (AQI)	Event Date Range	Peak Date	Satellite Image
316	9/9-18/2020	14	
301	8/19-21/2023	20	
273	8/13-19/2018	19	
202	8/12-14/2021	13	



Max. Air Quality Index (AQI)	Event Date Range	Peak Date	Satellite Image
197	9/4-8/2017	5	
165	9/12/2022	12	













## Exposure and Consequences

Each of the assets described above through the lens of 11 sectors may face consequences from the 4 main climate impacts reviewed, based on their exposure to those climate changes. The following tables organize each asset, pairs them with an impacting hazard(s), and ranks them with a low to high exposure rating. Then particular consequences are described for the assets with the highest exposures for consideration. Preliminary gaps and missing assets are also identified for further consideration.





### Human Well Being and Emergency Management

Sector & Assets	Climate Impacts				Exposure (High - Medium - Low)	Consequences
						
School	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	High	Increased demand as shelter and indoor space conditioning
Regional Health Centers		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Medium	Increased demand for service, access more difficult
Library		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Low	Increased demand as shelter
Fire Dept.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Medium	Increased Demand for Service
Sheriff's Office	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Low	Increased Demand for Service
GAPS						
Cooling Centers		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	High	Indoor Air Quality impacts
Local Clinics		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Medium	





### Cultural and Natural Resources

Sector & Assets	Climate Impacts				Exposure (High - Medium - Low)	Consequences
						
Farms & Ranches (growing)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	High	Shifting growing seasons
Ag Resource (processing)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	High	Increased energy demand
City Events	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Medium	Weather cancellations
Water Master Quarters		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Low	







Sector & Assets	Climate Impacts				Exposure (High - Medium - Low)	Consequences
						
Martha's Inn Sign				<input checked="" type="checkbox"/>	Low	
Community Hall		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Medium	Increased demand on service, complaints
City Parks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	High	Increased maintenance, irrigation cost
Trails		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	High	Increased maintenance cost, lower use
Colonial Market		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Medium	HVAC upgrades needed
GAPS						
Social Space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Medium	Not prioritized

## Infrastructure





Sector & Assets	Climate Impacts				Exposure (High - Medium - Low)	Consequences
						
City Streets		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Medium	Temporary puddles/washouts. Thermal fractures. Increased maintenance cost
Sewer System	<input checked="" type="checkbox"/>				Low	
Water System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	High	Potable Water Shortage,
Stormwater Facilities			<input checked="" type="checkbox"/>		Low	Overburdened and uncontrolled water flow
I-90		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Med	Visibility limitations, Thermal fractures for increased maintenance
Overpass		<input checked="" type="checkbox"/>			Low	Increased Maintenance cost
Canal Bridges		<input checked="" type="checkbox"/>			Low	Increased Maintenance cost
GAPS						



## Ecosystems and Water Resources

Sector & Assets	Climate Impacts				Exposure (High - Medium - Low)	Consequences
						
Shrub Steppe				<input checked="" type="checkbox"/>	Medium	Wildfire impacts and resulting weed growth
Wetlands	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		Low	Algae or Insect growth changes
USBR Canals	<input checked="" type="checkbox"/>				High	Reduction of irrigation capacity
Crop Lands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	High	Shifting growth seasons, changing pest habits, Increased production cost
GAPS						

## Community Design, Land Use, and Economic Development

Sector & Assets	Climate Impacts				Exposure (High - Medium - Low)	Consequences
						
Industrial Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Medium	Competing for Power Availability,
Trucking Ind.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	High	Reduces Product, weather and poor visibility events can stop travel
Proximity to Gorge Amp.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Medium	Discourages Attendance
Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	High	Need Air Filtration and AC. Potable Water Supply needs to be conserved
Undeveloped Land	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	High	Fire and Weed Risk
Commercial Core Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Low	Competing Energy Demands, Erosion of Hill
Lodging	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Medium	Discourages Attendance
GAPS						





## 4. Prioritizing

Understanding the climate hazard impacts to the City, the following should be contemplated as priorities in policy development. These will be discussed further through comprehensive planning workshops and reassessed as the community continues to provide input as they better understand climate hazards. These provide a starting point for engagement.

**Schools-** Outdoor spaces have high exposure to hotter days, smoke & dust, putting greater burden on the indoor school facilities. As school facilities accommodate children, they can also be used to support the greater community, increasing the schools burden to address climate resiliency.

**Parks and Trails-** Outdoor spaces have high exposure to hotter days, smoke & dust. Use may decrease due to extreme weather reducing healthy activity and transportation opportunity.

**Agriculture Related Economy-** High exposure to drought caused by shifting growing seasons, and crop and worker vulnerability from high exposure to heat and smoke/dust, will have negative health and economic impacts.

**Housing-** Older housing stock and mobile homes have high exposure to high heat, and poor air quality. Increased energy costs to poorly insulated structures, and health impacts for unfiltered air through smoke/dust events.

**Undeveloped Land-** High exposure to extreme rain events, high heat, and drought. These climate hazards promote weed growth that quickly die and dry, increasing fire hazards within the City.

## 5. Gaps

### Policy Audit, SWOT Analysis, and Workshop

To further understanding of the gaps in the City's climate hazard policies, existing policies will be audited to see where City assets are prepared to address climate hazards and where they are lacking. Using this data, in conjunction with the 2027 periodic update, doing a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis will be a useful community workshop to hold.

### Vulnerability and Risk Assessment

The vulnerability of these assets and the level risk to them from climate impacts will be assessed further to assist the City in choosing goals and policies to be integrated into the City Comprehensive Plan 2027 Periodic Update.





## Appendices

### Appendix A: Demographic Charts



**From:** Washington Municipal Clerks Association <wmcaclerks@wildapricot.org>  
**Sent:** Wednesday, January 14, 2026 1:55 AM  
**To:** cityclerk cityofgeorge.org  
**Subject:** Event Announcement: WMCA 54th Annual Conference – Kennewick, Washington, 03/17/2026

Dear Amy Grace,  
You are invited to the following [event](#):

## WMCA 54th Annual Conference – Kennewick, Washington



**Don't delay, register and save.**

**Early registration deadline is February 10th!**

**Will you be attending?**

**Register**

Not attending

**EVENT DETAILS:**

## 2026 WMCA Annual Conference, Spring Academy, & Athenian Dialogue

***"Wisdom Begins in Wonder"***



Three Rivers Convention Center | Kennewick,  
WA

Spring Academy or Athenian Dialogue:  
**Tuesday, March 17, 2026**

Conference:  
**Wednesday, March 18 through Friday, March 20, 2026**

*Sign up for one of the pre-conference classes:*

Spring Academy | Tuesday, March 17th  
"Discover the Power of Presence"  
Led by Joann Tilton

Spring Athenian Dialogue | Tuesday, March 17th  
"Dust Bowl Girls" by Lydia Reeder  
Facilitated by WMCA's own Kathy Linnemeyer

## LODGING RESERVATIONS

Don't delay, make your reservations now! This year we have our main hotel and an overflow hotel and we recommend making your reservations as soon as possible. Rooms are blocked until 5:00 p.m. Monday, February 23, 2026 at \$130.00/night plus taxes and fees.

The 'conference hotel' is Springhill Suites which is attached to the conference center. Reserve [online](#) or call 509-820-3026 - mention

you're in the "WA Municipal Clerks Association" block. Room cancellations must be made more than 48 hours prior to day of arrival.

The 'overflow hotel' information is coming soon.

### **Why should I book at the conference hotels?**

The hotel rates that the WMCA has negotiated include many benefits for you and for the WMCA. Based on the number of rooms in WMCA block of hotel rooms, the hotels provide complimentary meeting room space, and reduced food and beverage charges. These savings are passed on to attendees through WMCA inexpensive registration rates. If WMCA is unable to meet its room-block commitment because attendees are making reservations at other hotels, the hotels charge WMCA an attrition fee to make up the hotel's lost revenue. If this were to become a trend, WMCA would be forced to increase the registration fee and cut services.

Best regards,

Washington Municipal Clerks Association

If you no longer wish to receive these emails you can [unsubscribe](#) at any time.

This email contains links that will automatically log you into the Washington Municipal Clerks Association site.

These links will work for the next 7 days only. Please, don't forward this email to anyone!



**From:** Washington Municipal Clerks Association <wmcaclerks@wildapricot.org>  
**Sent:** Friday, December 26, 2025 10:20 AM  
**To:** cityclerk cityofgeorge.org  
**Subject:** 2026 NW Clerks Institute Registration Open



## 2026 Northwest Clerks Institute

**Professional Development (PD) – Registration is Open Now!**

**2026 Northwest Clerks Institute: Professional Development Registration is Now Open!**

Get ready for the 2026 Northwest Clerks Institute! Are you planning to attend PD I, II, or III? Secure your spot today—attendance is limited to ensure an optimal learning environment. Register now at [Northwest Clerks Institute Registration](#) and click the REGISTER tab. Registration closes two weeks before each session starts.

Planning for the 2026 Northwest Clerks Institute is well underway, and we can't wait to welcome you!

### **Session Dates**

- **PD I:** May 31 – June 5, 2026
- **PD II:** June 7 – June 12, 2026
- **PD III:** June 14 – June 19, 2026

### **Registration & Packages**

- **Registration (per PD):** \$850
- **Choose one meal option:**
  - Overnight Lodging & Meals: \$675

- Commuter Meal Package: \$350

## Important Update on PD IV

After careful consideration, **PD IV will not be held in 2026 or 2028** to avoid overlap with the IIMC Annual Conferences:

- Reno, Nevada – 2026
- Bellevue, Washington – 2028

PD IV will return in **June 2027**. In the meantime, your State Associations continue to offer **PD IV Master Academies and Athenian Dialogues** at annual and mid-year conferences—excellent opportunities to earn CMC and MMC education points.

## Why Attend?

Invest in your future by joining the Northwest Clerks Institute. Clerks today face evolving citizen demands, new technologies, and complex legal requirements. Staying current is essential—and the Institute is designed to help you thrive.

Here's what you'll gain:

- **Cutting-edge curriculum** in public administration, technical skills, and professional growth
- **High-impact networking** with peers across the Northwest
- **Mentorship** from experienced municipal leaders and instructors
- **Friendships and connections** that last a lifetime

## A Week at the Institute

- **Sunday 1 p.m.:** Orientation, opening session, and campus tour
- **Sunday evening:** Welcome reception
- **Friday noon:** Closing session and farewell

## Ready to Make a Difference?

Join us at the 2026 Northwest Clerks Institute and take the next step in your professional journey.

Questions? Contact me at [NWCIDirector@gmail.com](mailto:NWCIDirector@gmail.com)  
(209) 456-7855

**Joann Tilton**  
Director, Northwest Clerks Institute