

AGENDA

CITY OF GEORGE COUNCIL MEETING

October 21, 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 9.16.2025
 B. Claims
- 7 OLD BUSINESS
 - A. 2027 Periodic Update Work Plan Review – Alex Kovach
 - B. Progress Estimate 1 – West Montmorency Blvd Multiuse Pathway – Odyssey Contracting – Michael Woodkey
 - C. Final Progress Estimate 2 – 2025 Pavement Preservation – Tommer Construction – Michael Woodkey
 - D. Consideration of acceptance as complete – 2025 Pavement Preservation Tommer Construction – Michael Woodkey
 - E. Wastewater Analysis Update – Nancy Wetch/Mike Meskimen

8 NEW BUSINESS

- A. Public Hearing on Well 4 CDBG project closeout- Jamin Ankney
- B. Public Hearing on Proposed Property Tax Levy for 2026 Budget - Mayor
- C. 205 Richmond Ave property – Joseph Aldrich/Mayor Villalpando
- D. National Prescription Drug Take Back Day Proclamation- Mayor
- E. Proposal to Update GMC 12.04.100 Utility Discount Rates – Ana Rodriguez

9 COUNCIL COMMENTS AND QUESTIONS

10 MEETINGS: *Elected Officials Essentials Workshop Saturday December 6th*
Upcoming America 250 event meeting with City Council Nov 19 @9am

11 EXECUTIVE SESSION - Potential Litigation -

12 ADJOURNMENTS

CITY OF GEORGE
STATE OF WASHINGTON
September 16, 2025

COUNCIL MEETING: Regular Meeting

PLACE: George Community Hall

PRESENT: Mayor Juan Villalpando (remote), Council Member Melissa Maldonado, Council Member Kate Schooler, Council Member Debby Kooy, Council Member Julia Schooler.

STAFF IN ATTENDANCE: City Clerk Amy Grace, City Engineer Mike Meskimen, Jamin Ankney; City Planner Alex Kovach; City Attorney Chuck Zimmerman.

Guests in attendance: Tim Kovach, Meghan St.John, David Durfee, Kevin Child, Angel Diaz.

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 Patty Neff. Council Member Kate Schooler seconded. Motion passed 4-0.

ABSENT: Council Member Patty Neff

City Attorney Chuck Zimmerman requested to remove Item 8H from the agenda.

Council Member Julia Schooler made a motion to approve the Agenda as amended. Council Member Kate Schooler seconded. Motion passed 4-0.

Citizens wishing to speak under items 8 or 9 identified themselves as follows: Fire Chief, David Durfee request to speak on item 8I.

Public comment: None

Council Member Kate Schooler made a motion to approve the Consent Agenda and approval of vouchers #19270 in the amount of \$137.47; vouchers #19310-19311 in the amount of \$366.59; vouchers #19313-19350 in the amount of \$533,273.19 and electronic checks in the amount of \$29,987.71. Council Member Melissa Maldonado seconded. Motion passed 4-0.

City Engineer Jamin Ankney updated Council on the Well 3 test well project. He said they have found a driller that will drill the test well and are waiting to hear back from them. The driller is not responding to calls and messages at this time.

City Engineer presented the Water System Plan Amendment to Council and the public. Mr. Ankney explained the importance of adding Well 3 to the Water System Plan.

City Engineer Jamin Ankney asked for any public comment for the Water System Plan Amendment: No comment received.

City Engineer Jamin Ankney presented to Council Resolution 2025-339 a Resolution Adopting the 2025 Water System Plan Amendment and recommended Council authorize the mayor to sign.

Council Member Melissa Maldonado made a motion to authorize the Mayor to sign Resolution

2025-339, A Resolution Adopting the 2025 Water System Plan Amendment. Council Member Kate Schooler seconded. Motion passed 4-0.

City Engineer Jamin Ankney updated Council on the close out for the Well 4 project and recommended the Council set a Public Hearing date for Well 4 CDBG closeout.

Council Member Julia Schooler made a motion to set a Public Hearing Date for the Well 4 CDBG project closeout. Council Member Kate Schooler seconded. Motion passed 4-0.

City Engineer Michael Woodkey updated Council on the 2025 Seal Coat project. He said the project is almost complete. Mr. Woodkey presented Council with Progress Estimate No.1 in the amount of \$423,611.07 and recommended Council approve.

Council Member Julia Schooler made a motion to approve 2025 Seal Coat project Progress Estimate No. 1 in the amount of \$423,611.07. Council Member Kate Schooler seconded. Motion passed 4-0.

City Engineer Michael Woodkey presented to Council a Consultant Supplemental Agreement for Construction Engineering Services for the West Montmorency Blvd. Multi-Use Pathway project not to exceed the amount of \$21,760 that will be covered by TIB. Mr. Woodkey recommended Council authorize the Mayor to sign.

Council Member Julia Schooler made a motion to approve the Consultant Supplement Agreement for Construction Engineering Services for the West Montmorency Blvd. Multi-Use Pathway project that will be funded by TIB in the amount of \$21,760. Council Member Melissa Maldonado seconded. Motion passed 4-0.

City Planner Alex Kovach presented to Council the GMA Periodic Update Grant-FY2026. Mr. Kovach explained that this Grant will be in 2 phases. The first phase will have a \$50,000 budget for the first year with deliverables that include periodic update work plan, public participation plan, critical areas checklist, periodic update checklist for Fully-planning, population allocation and housing allocation, to include HAP spreadsheet, and land capacity analysis. Mr. Kovach recommended the Council authorize the Mayor to sign.

Council member Kate Schooler made a motion to approve and authorize the Mayor to sign the GMA Periodic Update Grant-FY2026 first phase in the amount of \$50,000. Council Member Debby Kooy seconded. Motion passed 4-0.

Fire Chief David Durfee with Grant County Fire District 3 presented to Council a Public Improvement Deferral Agreement for street improvements. Chief Durfee spoke about many reasons why the district is asking for a 15-year deferral and waiver of bond requirements. Council discussion took place.

Council Member Kate Schooler made a motion to approve a Public Improvement Deferral Agreement for street improvements with a 5-year deferment and no bond requirement. Council Member Kate Schooler seconded. Motion passed 4-0.

Council Member Kate Schooler moved and Council Member Julia Schooler seconded to approve the 2026 Agreement with Grant County Health District for \$3.00/resident. Motion passed 4-0.

City Clerk briefly discussed the 2026 Budget and timelines for the public hearings on both the budget and the revenue sources for the setting of the property tax levy. She explained the need to set the date for the hearings.

Council Member Julia Schooler moved and Council Member Kate Schooler seconded to set the public hearings for the 2026 Budget and the proposed 2026 Ad Valorem tax for the October 21, 2025 regular City Council Meeting. Motion passed 4-0.

Council comments and questions: Council Member Debby Kooy suggested the city form a land acquisition committee. Council discussion took place. The land acquisition committee will include Council members Debby Kooy, Kate Schooler and Mayor Juan Villalpando.

Council asked City Planner Alex Kovach for an update on the installation of the PUD light poles from phase 1 George Town Center. Mr. Kovach told Council that he will check in with the PUD for an update.

Meetings: None

The City Attorney announced an Executive Session to discuss potential litigation pursuant to RCW 42.30.110(1)(i) that would last 10 minutes. Council went into Executive Session at 7:55 p.m. The Council came back into the regular meeting at 8:05 p.m.

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

Meeting adjourned at 8:06 p.m.

Approved by the City Council at
an Open Public Meeting the
21st of October, 2025.

Juan Villalpando, Mayor

ATTEST:

Amy Grace, City Clerk-Treasurer



"Home of the World's Largest Cherry Pie"

City of George- 2027 Periodic Update Work Plan

The City of George is updating its Comprehensive plan and Development regulations in accordance with the Growth Management Act [Chapter 36.70A RCW](#).

Administrative Work Planning

Text Key: (Scheduled completion Dates) (Deliverable Documents per Scope of Work)



Work Plan (Sept 2025) (D1)

The process to create this workplan began by reviewing the Dept. of Commerce checklists to estimate most significant gaps in the existing City documents and schedule out the completion of the 12 deliverables in the City's contract with the Dept. of Commerce (#26-63114-021 and TBD in 2026), based on the estimated workload required to bring existing documents into compliance with current legislation, projected growth, and community needs. The accompanying infographic at the end of this document summarize the City's planned process to complete the 2027 periodic update, providing a path that will be followed with deliverables checked once completed.



Public Participation Plan (Oct 2025) (D2)

The Public Participation Plan will be coordinated concurrently with the public engagement facilitated for the new Climate Resiliency Element. In small rural communities, getting participants to stay engaged and volunteer time is challenging enough on its own, so consolidating gatherings for efficiency is important to not cause burnout from public participation and maintain engagement.

Communicating with diverse sectors of the community to find out how they will be able to participate most efficiently will be asked and planning will work

around what is most convenient for the public, whether that is responding to emails, filling out surveys, attending online meetings, being interviewed in person, or other means suggested by the community will be explored.

Determining the goals of the public and finding out their bandwidth to participate will help identify the key moments to engage, educate, receive unique knowledge, and get feedback. Ample notice and advertisements to reach interested parties will focus on these meetings.

The public participation plan will also investigate the best opportunities to engage with underserved and underrepresented community members, and the tribes with roots in the region.



(Share with Commerce and Public)- (Dec 2025)

The workplan an public participation plan will be shared with the community and posted publicly for input and informational purposes to encourage early and consistent participation as the 2027 periodic update progresses.

As the public decides best:

Announce at Council Meeting

Post on City Website

Post at City Hall

Email List

Other

Administrative Research and Data Gathering (Yr 1)



Critical Area Ordinance Checklist (Jan 2026) (D3)

The Dept. of Commerce CAO Checklist will be reviewed against the City's existing CAO to identify any existing gaps caused by State adopted legislation. Specifically, reviewing the priority habitats and species and endangered species listings to be current with WDFW data and examine non-regulatory measures to protect critical areas. A memo will summarize the findings and itemize tasks to incorporate changes into the Draft CAO in Yr 2. Agencies and people engaged in development and environmental protection will be solicited for feedback on improvements needed in the CAO.



Comp Plan Checklist (Feb 2026) (D4)

The Dept. of Commerce Fully Planning Checklist will be reviewed against the City's existing Comprehensive Plan to identify any existing gaps caused by State adopted legislation. Some of the predominant areas to be addressed include updating the land use and housing element through close coordination with Grant County, adopt new ADU legislation, review LOS and Capital Facilities needed to maintain those LOSs, coordinate updates with the Quad County Regional Transportation Plan, and incorporate the new Climate Planning element. A memo will summarize the findings and itemize tasks to incorporate changes into the Draft Comprehensive Plan in Yr 2. The community will be solicited for feedback on areas of needed improvement in the Comprehensive Plan.



Development Regulation Checklist (March 2026) (D4)

The Dept. of Commerce Fully Planning Checklist will be reviewed against the City's existing Development Regulations to identify any existing gaps caused by State adopted legislation. Specifically, expanding the allowed housing types in City zoning per new legislation, add a subdivision section for Unit Lot Subdivisions, add a Concurrency and Transportation Demand Management requirement, add opportunities for tribe participation in development, and conclude how the City wants to proceed with a colonial design theme in compliance with State requirements. A memo will summarize the findings and itemize tasks to incorporate changes into the Draft Development Regulations in Yr 2. The community engaged with development will be solicited for feedback on areas of needed improvement in the development regulations.



Collect Current Population Data (coordinate with County) (April 2026) (D5)

The City will coordinate with Grant County on expected population growth through 2047 and the growth allocated specifically to the City. Demographic and

Population analysis will see how growth has changed from the last periodic update and adjusted as needed.



Perform Land Capacity Analysis (coordinate with County) (May 2026) (D6)

The City will coordinate with Grant County on land Capacity Analysis, to assure the City can accommodate the allocated growth expected over the next 20 years. Zoning maps and density limits may be modified as necessary to meet this projected demand.



(Public seminar to educate on findings and receive feedback) (June 2026)

The information gathered from the first year will culminate into a public presentation to share the data uncovered and get initial feedback on how that will impact the community over the next 20 years.

As the public decides best:
Announce at Council Meeting
Post on City Website
Post at City Hall
Email List
Other

Responding to Data and Drafting Documents (Yr 2)



Draft CAO and review

(Public workshop) (July, 2026) (D8)

A draft of revised CAO will be written with changes highlighted for public review. Community input will be solicited as determined most effective in the Public Participation Plan.



Draft Development Regulations and review

(Public Workshop) (Aug 2026) (D9)

A draft of revised Development Regulations will be written with changes highlighted for public review. Community input will be solicited as determined most effective in the Public Participation Plan.



Draft Comp Plan Part 1 & review

(Public Workshop) (Sept 1st - 11th, 2026) (D10)

A draft of the following revised Comp Plan Elements will be written with changes highlighted for public review. Community input will be solicited as determined most effective in the Public Participation Plan.

- Land Use Element
- Economic Development Element
- Parks and Recreation Element (Update Parks Plan and submit to RCO)



Draft Comp Plan Part 2 & review

(Public Workshop) (Sept 14th -30th, 2026) (D11)

A draft of the following revised Comp Plan Elements will be written with changes highlighted for public review. Community input will be solicited as determined most effective in the Public Participation Plan.

- Capital Facilities Element
- Utilities Element
- Transportation Element



Draft Comp Plan Part 3 & review

(Public Workshop) (Oct 1st - 18th, 2026) (D12)

A draft of the following revised Comp Plan Elements will be written with changes highlighted for public review. The Climate Planning element, being developed concurrently with the 2027 Periodic Update will be scheduled to be ready by this time for integration into the City's Draft Comprehensive Plan. Community input will be solicited as determined most effective in the Public Participation Plan.

- Housing Element
- Climate Planning and Resiliency Element

Adoption

After draft documents have been completed, public input recorded in a matrix and integrated into the drafts, the 2027 periodic update will be ready for starting the adoption process which includes the following steps:



SEPA Review (Oct 19th- 30th, 2026)

and Public Notice (Nov 2nd- 6th, 2026)

A SEPA checklist will be filled out about the new non-project action and the lead agency will decide on the significance of environmental impact from the proposed changes. Once determined, a public notice per the City's Municipal Code shall be given and a comment period provided before a public hearing with the City Planning Agency. Testimony will be recorded and corrections made as applicable.

Public Hearing with the Planning Agency (Dec 1st-11th, 2026)



City Council Recommendation

and Schedule Public Hearing (Dec 15th, 2026)

The City Planning Agency will provide a recommendation to the City Council and request they hold a public hearing to hear input on the 2027 Periodic Update, from the community directly, at their next regularly scheduled meeting. Testimony will be recorded and corrections made as applicable.

Public Hearing with the City Council (Jan 19th, 2027)



Final City Council Recommendation

with Intent to Adopt (Feb 16th, 2027)

The City Planning Agency will make a final recommendation to the City Council and request direction to submit an intent to adopt the 2027 Periodic Update to the Dept. of Commerce for the 60-day review period. Direction from the City Council to have the City Attorney draft an adopting ordinance will also be requested. During the comment period, a Public Participation Report will be compiled, summarizing the extent of how much public participation was gathered through the update process.

Submit Public Participation Report (D7)

60 Day Dept. of Commerce Review

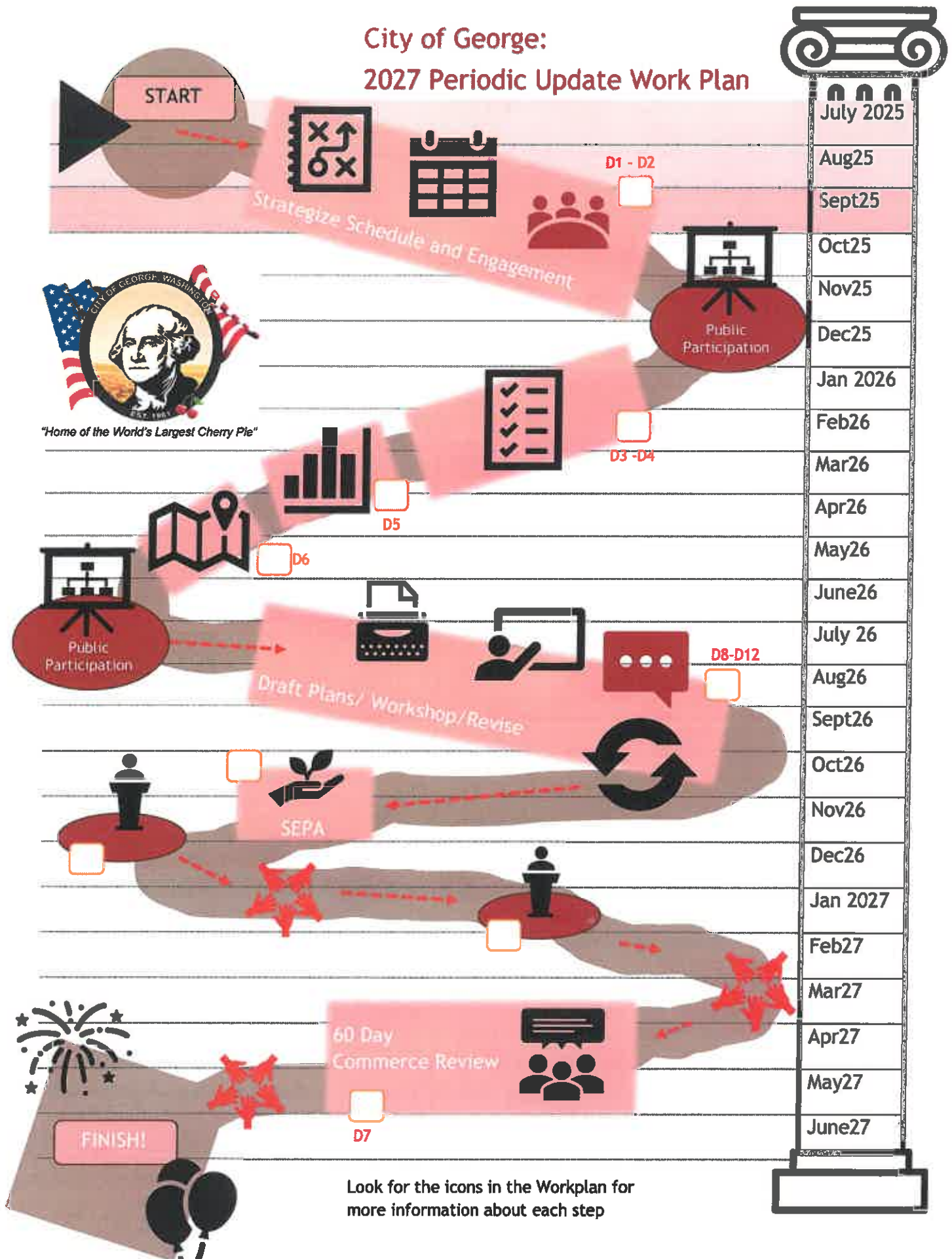
Corrections and responses made as applicable. (March-May, 2027)



Ordinance Written for City Adoption- (May 18th, 2027)

The City Planning Agency will report on final adjustments made through the Commerce review period, as applicable, and make recommendation for final adoption of the 2027 Periodic Update. If Approved by City Council, the planning agency will give the Dept. of Commerce Notice of Adoption within 10 days of the effective date.

City of George: 2027 Periodic Update Work Plan



July 2025

Aug25

Sept25

Oct25

Nov25

Dec25

Jan 2026

Feb26

Mar26

Apr26

May26

June26

July 26

Aug26

Sept26

Oct26

Nov26

Dec26

Jan 2027

Feb27

Mar27

Apr27

May27

June27



October 13, 2025

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

SUBJECT: PROGRESS ESTIMATE 1, WEST MONTMORENCY BLVD
MULTI-USE PATHWAY
CITY OF GEORGE, GRANT COUNTY, WASHINGTON
G&O #25815.00

Dear Mayor Villalpando:

We have enclosed Progress Estimate 1 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>
\$100,841.18	\$5,307.43

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 1 OCTOBER 13, 2025

CITY OF GEORGE
GRANT COUNTY
WASHINGTON

PROGRESS ESTIMATE PERIOD
SEPTEMBER 18, 2025 TO OCTOBER 12, 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	UNIT PRICE	TOTAL THIS PERIOD	TOTAL TO DATE	AMOUNT THIS PERIOD	AMOUNT TO DATE
1	Mobilization, Cleanup, and						
	Demobilization	1 LS	\$14,000.00	90.00%	90.00%	\$12,600.00	\$12,600.00
2	SPCC Plan	1 LS	\$500.00	100.00%	100.00%	\$500.00	\$500.00
3	Project Temporary Traffic Control	1 LS	\$8,000.00	80.00%	80.00%	\$6,400.00	\$6,400.00
4	Excavation, Embankment and Grading,						
	Incl. Haul	140 CY	\$55.00	140.00	140.00	\$7,700.00	\$7,700.00
5	Crushed Surfacing Repair	270 SY	\$34.00	287.77	287.77	\$9,784.18	\$9,784.18
6	HMA Pathway	440 SY	\$32.00	433.00	433.00	\$13,856.00	\$13,856.00
7	HMA Pavement Repair	100 SY	\$8.00	89.98	89.98	\$5,218.84	\$5,218.84
8	Adjust Meter Box	2 EA	\$1,000.00	1.00	1.00	\$1,000.00	\$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	100.00%	100.00%	\$2,500.00	\$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	0.00	0.00	\$0.00	\$0.00
13	Cement Conc. Driveway Entrance	40 SY	\$328.00	31.88	31.88	\$10,456.64	\$10,456.64
14	Cement Conc. Valley Gutter	40 LF	\$72.00	40.00	40.00	\$2,880.00	\$2,880.00
15	Cement Conc. Sidewalk	50 SY	\$280.00	73.88	73.88	\$20,686.40	\$20,686.40
16	Cement Conc. Curb Ramp	4 EA	\$2,500.00	4.00	4.00	\$10,000.00	\$10,000.00
17	Sod Installation	130 SY	\$35.00	73.33	73.33	\$2,566.55	\$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	0.00	0.00	\$0.00	\$0.00

PROGRESS ESTIMATE 1 OCTOBER 13, 2025

CITY OF GEORGE
GRANT COUNTY
WASHINGTON

PROGRESS ESTIMATE PERIOD
SEPTEMBER 18, 2025 TO OCTOBER 12, 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

	PROJECT COSTS	
	AMOUNT THIS PERIOD	AMOUNT TO DATE
SUBTOTAL EARNED TO DATE	\$106,148.61	\$106,148.61
SALES TAX (PER W.S. REVENUE RULE 171)	0.00%	\$0.00
MATERIALS ON HAND	\$0.00	\$0.00
TOTAL	\$106,148.61	\$106,148.61
LESS 5% RETAINED (BEFORE TAX)	\$5,307.43	\$5,307.43
TOTAL EARNED TO DATE LESS RETAINAGE		\$100,841.18

LESS AMOUNTS PREVIOUSLY PAID

TOTAL PAYMENT NOW DUE: \$100,841.18

ORIGINAL CONTRACT AMOUNT (WITHOUT TAX) \$145,075.00

CONTRACT PERCENTAGE TO DATE 73%

PROGRESS ESTIMATE 1
OCTOBER 13, 2025

CITY OF GEORGE
GRANT COUNTY
WASHINGTON

PROGRESS ESTIMATE PERIOD
SEPTEMBER 18, 2025 TO OCTOBER 12, 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

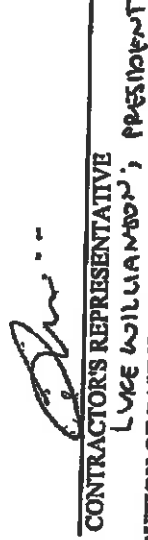
I HEREBY CERTIFY THE ABOVE ESTIMATE IS A
TRUE AND CORRECT STATEMENT OF THE
WORK PERFORMED UNDER THIS CONTRACT.

GRAY & OSBORNE, INC.


MICHAEL WOODKEY, P.E.

I HEREBY CERTIFY THAT THE WAGES HAVE BEEN PAID IN
ACCORDANCE WITH RCW 39.12 (PREVAILING WAGES).

ODYSSEY CONTRACTING, LLC


CONTRACTOR'S REPRESENTATIVE
LUKE WILLIAMSON; PRESIDENT

SUMMARY AND DISTRIBUTION OF PAYMENTS

PAY EST NO.	PROGRESS ESTIMATE PERIOD DATES	TOTAL				TOTAL			
		EARNED PER PERIOD	SALES TAX RATE	SALES TAX AMOUNT	MATERIALS ON HAND	EARNED PER PERIOD	SALES TAX AMOUNT	MATERIALS ON HAND	PAYMENT
1	SEPTEMBER 18, 2025 TO OCTOBER 12, 2025	\$106,148.61	0.00%	\$0.00	\$0.00	\$106,148.61	\$0.00	\$0.00	\$100,841.18
TOTAL:		\$106,148.61		\$0.00	\$0.00	\$106,148.61	\$0.00	\$0.00	\$100,841.18



October 13, 2025

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

SUBJECT: FINAL PROGRESS ESTIMATE 2, 2025 PAVEMENT
PRESERVATION
CITY OF GEORGE, GRANT COUNTY, WASHINGTON
G&O #25809.00

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>
\$21,386.28	\$1,125.59

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

Sincerely,

GRAY & OSBORNE, INC.

A handwritten signature in blue ink, appearing to read 'Michael Woodkey'.

Michael Woodkey, P.E.

MW/js
Encl.
By email

FINAL PROGRESS ESTIMATE 2 OCTOBER 13, 2025

CITY OF GEORGE
GRANT COUNTY
WASHINGTON

PROGRESS ESTIMATE PERIOD
SEPTEMBER 10, 2025 TO OCTOBER 10, 2025

PROJECT:
CITY OF GEORGE
2025 PAVEMENT PRESERVATION
G&O JOB NUMBER #25809

CONTRACTOR:
TOMMER CONSTRUCTION COMPANY, INC.
P.O BOX 1150
EPHRATA, WA 98823

BID ITEMS			QUANTITIES		PROJECT COSTS		PERCENT OF CONTRACT QUANTITY
NO.	DESCRIPTION	QUANTITY UNIT	UNIT PRICE	TOTAL THIS PERIOD	TOTAL TO DATE	AMOUNT THIS PERIOD	AMOUNT TO DATE
1	Mobilization, Cleanup, and Demobilization	1 LS	\$30,076.20	10.00%	100.00%	\$3,007.62	\$30,076.20
2	SPCC Plan	1 LS	\$500.00	0.00%	100.00%	\$0.00	\$500.00
3	Project Temporary Traffic Control	1 LS	\$52,137.36	20.00%	100.00%	\$10,427.47	\$52,137.36
4	Pulverize Existing Asphalt	12,340 SY	\$2.01	0.00	16,464.00	\$0.00	\$33,092.64
5	Excavation, Embankment and Grading, Incl. Haul	350 CY	\$27.19	0.00	350.00	\$0.00	\$9,516.50
6	Crushed Surfacing Top Course for Prelevel	2,670 TN	\$27.81	121.39	2,981.20	\$3,375.86	\$82,907.17
7	Crushed Surfacing Repair	900 TN	\$0.01	0.00	0.00	\$0.00	\$0.00
8	Aggregate for Seal Coat	62,280 SY	\$1.65	0.00	62,280.00	\$0.00	\$102,762.00
9	Emulsified Asphalt for Seal Coat	150 TN	\$828.62	0.00	131.31	\$0.00	\$108,806.09
10	Asphalt for Fog Seal	20 TN	\$1,532.51	3.72	18.99	\$5,700.94	\$29,102.36
11	Adjust Manhole	14 EA	\$1,248.46	0.00	9.00	\$0.00	\$11,236.14
12	Adjust Valve Box	6 EA	\$920.20	0.00	9.00	\$0.00	\$8,281.80

FINAL PROGRESS ESTIMATE 2 OCTOBER 13, 2025

CITY OF GEORGE
GRANT COUNTY
WASHINGTON

PROGRESS ESTIMATE PERIOD
SEPTEMBER 10, 2025 TO OCTOBER 10, 2025

PROJECT:
CITY OF GEORGE
2025 PAVEMENT PRESERVATION
G&O JOB NUMBER #25809

CONTRACTOR:
TOMMER CONSTRUCTION COMPANY, INC.
P.O BOX 1150
EPHRATA, WA 98823

	PROJECT COSTS		
	AMOUNT THIS PERIOD	AMOUNT TO DATE	DATE
SUBTOTAL EARNED TO DATE	\$22,511.87	\$468,418.26	
SALES TAX (0% PER W.S. REVENUE RULE 171)	\$0.00	\$0.00	
MATERIALS ON HAND	\$0.00	\$0.00	
TOTAL	\$22,511.87	\$468,418.26	
LESS 5% RETAINED (BEFORE TAX)	\$1,125.59	\$23,420.91	
TOTAL EARNED TO DATE LESS RETAINAGE		\$444,997.35	
LESS AMOUNTS PREVIOUSLY PAID PROGRESS ESTIMATE 1		\$423,611.07	

TOTAL PAYMENT NOW DUE:

\$21,386.28
\$472,000.00
99%

ORIGINAL CONTRACT AMOUNT (WITHOUT TAX)
CONTRACT PERCENTAGE TO DATE

FINAL PROGRESS ESTIMATE 2 OCTOBER 13, 2025

CITY OF GEORGE
GRANT COUNTY
WASHINGTON

PROGRESS ESTIMATE PERIOD
SEPTEMBER 10, 2025 TO OCTOBER 10, 2025

PROJECT:

CITY OF GEORGE
2025 PAVEMENT PRESERVATION
G&O JOB NUMBER #25809

CONTRACTOR:

TOMMER CONSTRUCTION COMPANY, INC.
P.O BOX 1150
EPHRATA, WA 98823

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.

I HEREBY CERTIFY THAT THE WAGES HAVE BEEN PAID IN
ACCORDANCE WITH RCW 39.12 (PREVAILING WAGES).

TOMMER CONSTRUCTION COMPANY, INC.


CONTRACTOR'S REPRESENTATIVE
10/13/25

SUMMARY AND DISTRIBUTION OF PAYMENTS

PAY EST NO.	PROGRESS ESTIMATE PERIOD DATES	TOTAL		SALES		MATERIALS ON		TOTAL	
		EARNED PER PERIOD	PERIOD	SALES TAX RATE	TAX AMOUNT	HAND	RETAINAGE (5%)	PAYMENT	PAYMENT
1	AUGUST 19, 2025 TO SEPTEMBER 12, 2025	\$445,906.39		0.00%	\$0.00	\$0.00	\$22,295.32	\$423,611.07	
2	SEPTEMBER 10, 2025 TO OCTOBER 10, 2025	\$22,511.87		0.00%	\$0.00	\$0.00	\$1,125.59	\$21,386.28	
TOTAL:		\$468,418.26			\$0.00	\$0.00	\$23,420.91	\$444,997.35	

**City of George
Proclamation**

National Prescription Drug Take Back Day

WHEREAS, maintaining a healthy and safe community is a priority for the City of George; and

WHEREAS, safely disposing of unused or expired medications helps protect children, teens, families, pets, and the environment; and

WHEREAS, the Quincy Partnership for Youth promotes substance use prevention, education, and positive choices throughout the city; and

WHEREAS, the **U.S. Drug Enforcement Administration (DEA)** sponsors National Prescription Drug Take Back Day each year to provide a safe, convenient, and responsible way for the public to dispose of unused medications; and

WHEREAS, National Prescription Drug Take Back Day provides residents with an opportunity to safely and conveniently dispose of unused medications at authorized local collection sites; and

WHEREAS, this initiative is proudly supported by the City of George and the Quincy Partnership for Youth to keep our community safe and healthy; and

WHEREAS, the City of George encourages all residents to participate in this important initiative by using approved drop-off locations, which are free and do not require providing personal information;

NOW, THEREFORE, BE IT RESOLVED that the City of George does hereby proclaim **Saturday, October 25, 2025**, as **National Prescription Drug Take Back Day in George** and urges all citizens to safely dispose of unused medications at the following local sites:

- Quincy Police Department – 223 1st Ave SW, Quincy, WA 98848
- Quincy Valley Medical Center – 908 10th Ave SW, Quincy, WA 98848
- Quincy Community Health Center – 1450 1st Ave SW, Quincy, WA 98848
- Residents can safely drop off medications anytime at the Police Department and Quincy Valley Medical Center, and during business hours at the Quincy Community Health Center.

For a full list of authorized drop-off sites throughout Washington State, please visit **medtakebackwashington.org**.

We encourage residents to make this a regular practice to keep our community safe, healthy, and thriving.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of George to be affixed this 25th day of October, 2025.

Proposal to Update GMC 12.04.100

Utility Discount Rates

George City Council
Ana Rodriguez
10/21/25

Purpose

To propose an update to the City of George's utility discount rates and income qualification criteria.

Context

The Area Median Income (AMI) in Grant County is \$73,085 (2024 U.S. Census Bureau). Washington State identifies three low-income tiers relative to AMI:

- Extremely Low Income – <30% of AMI
- Very Low Income – <50% of AMI
- Low Income – <80% of AMI

This would translate in Grant County to:

Income Category	% of AMI	Annual Income (1-person household)
Extremely Low Income	30%	\$21,925
Very Low Income	50%	\$36,540
Low Income	80%	\$58,470

Proposed Update

Qualifying Groups:

- Senior Citizens (age 62+)
- Disabled persons (with SSA or VA verification)
- Low-income individuals and households

Eligibility:

- Must be a resident
- Utility bill must be under the applicants name
- Must provide proof (SSA/VA, ID, previous year tax return)
- Must renew application annually

- **SENIORS: 20% DISCOUNT**
- **DISABLED PERSONS: 20% DISCOUNT**
- **LOW INCOME:**

% of AMI (based on household size) Suggested Utility Discount

Extremely low income	≤ 30% of AMI	20% discount
Very low income	≤ 50% of AMI	10% discount

EXAMPLE

Household Size	30% AMI	50% AMI
1 person	\$21,925	\$36,540
2 persons	\$25,000	\$41,000
4 persons	\$31,000	\$52,000
6 persons	\$35,000	\$59,000

(AMI SUBJECT TO CHANGE ON A YEARLY BASES)

Potential Disclaimers to Add:

1. Discounts are intended to assist eligible residents with standard residential utility usage.
 2. The City reserves the right to exclude properties with oversized service lines (e.g., larger than standard 3/4" residential water meters), or accounts showing unusually high usage inconsistent with typical residential patterns.
 3. Only one discount will be applied per applicant.
 4. Final eligibility and discount percentage are subject to verification and approval by the City.
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Other Cities

(Based off of MRSC)

Chehalis, WA

- Offers a 50% reduction in fixed utility rates for low-income seniors and disabled residents.

Edmonds, WA

- Offers:
 - 30% discount for income < \$40,000
 - 50% discount for income < \$35,000

East Wenatchee, WA

- Offers 20% discount on water and garbage services for seniors, low-income, and disabled residents based off of AMI

Bremerton, WA

- Offers deferred payment plans for low-income residents with temporary financial hardship.

12.04.100 Senior citizen discount.

- A. RCW [74.38.070](#) provides a municipality may offer uniform reduced utility service rates to low income senior citizens.
- B. *Definition of Low Income Senior Citizen.* Low income senior citizen for the purposes of qualifying for reduced water rates within the City of George shall meet the following conditions:
1. The individual shall be or exceed sixty-two (62) years of age at the time of filing for the reduced rate;
 2. The disposable income of a single individual shall be less than eighteen thousand dollars (\$18,000.00) for the preceding calendar year;
 - a. Disposable income shall be defined as railroad retirement, social security benefits, such items as investment income in the form of dividends from stock, interest on savings accounts and bonds, capital gains, gifts and inheritance, net rental income from real estate, and also disability payments, retirement pay and annuities. Reimbursement for losses is not to be considered as income;
 3. The disposable income for a household of two or more individuals, one of whom is sixty-two (62) years of age or greater, with a combined disposable income from all sources which is less than twenty-four thousand dollars (\$24,000.00) for the preceding calendar year;
 4. The water account for which the reduced rate to be applied is sought shall be in the name of the individual owner or renter claiming eligibility for low income senior citizens rights.
- C. *Service Limitation.* These rates shall apply only to service provided through a single three-fourth-inch to one-inch meter at a single point of delivery.
- D. *Discount.* All persons qualifying for low income senior citizen water rates shall receive a discount of twenty (20) percent on their billing.
1. Accounts subject to the low income senior citizen discount shall be billed in the same manner as other City accounts for water service.
- E. *Application.* Individuals wishing to qualify for low income senior citizen water rates must apply at the City hall. Application forms and information shall be provided at that time by the City Clerk. [Ord. 1997-04, June 1997.]



Elected Officials Essentials



Learn the most essential legal and functional responsibilities of elected office



10 in-person viewing options throughout Washington, plus online



Open to new and seasoned city elected officials

Saturday
December 6
2025
\$95 per person

**Registration
opens October 8!**

*Those not yet in elected office
will need to register after
November 4.*

Getting elected to city council is just the beginning. Once you start your role, there are many things to learn—and quickly!

Get a head start by attending this popular AWC event that covers the essential legal and functional roles, responsibilities, obligations, and liabilities for city elected officials.

- **Learn important ethical considerations to keep you on the right side of the law**
- **Examine real-world municipal legal scenarios**
- **Explore what makes your work at city hall meaningful**
- **Discover how your leadership helps shape your community**
- **Network with other city leaders**

This event fulfills the Open Government Trainings Act's specific requirement that must be completed by all elected and appointed officials within 90 days of taking office and every four years thereafter.

Locations

Airway Heights

Bothell

Burlington

Covington

East Wenatchee

Gig Harbor

Olympia

Union Gap

Walla Walla

Woodland

100% Online

wacities.org/eoe

