

ISLAND COUNTY COMMISSIONERS' WORK SESSION SCHEDULE

JUNE 12, 2024

Meetings are available remotely. Those interested in attending the meetings by computer, tablet, or smartphone may use the following link: <https://tinyurl.com/ICWorkSession> or for voice only, **Dial by your location:** (253) 215-8782 **Meeting ID:** 957 0144 6335 **Passcode:** 969196

9:00 a.m. Human Services
9:30 a.m. Planning & Community Development

NOON BREAK

1:00 p.m. Commissioner's Office
1:30 p.m. Public Works

The Board of County Commissioners meets routinely in Work Session the first three Wednesdays of each month. Work Sessions are held in the Annex Building, Board of County Commissioners' Hearing Room, #B102, 1 NE 6th Street, Coupeville, WA.

Work Sessions are public meetings that provide an informal workshop format opportunity for the Board to review ongoing items with departments or to meet with other agencies, committees, or groups to discuss specific topics of mutual interest. Items are typically reviewed at Work Session before being scheduled on the agenda for the Board's regular Tuesday business meetings.

While Work Sessions do not have time set aside for verbal public comment, written public comment is welcomed and can be directed to the Clerk of the Board by submitting comments to CommentBOCC@islandcountywa.gov. If you have questions regarding public comment, you may call (360) 679-7385. Written public comments are considered a public record.

Times for each department are approximate; a time slot scheduled for a specific department may be revised as the Work Session progresses. Because of the workshop format and time sensitivity, certain items, topics, and materials may be presented that are not included in the published agenda. **If you are interested in reviewing those documents, please contact the Clerk of the Board at (360) 679-7354.**

NOTE: Audio recordings are posted within 48 hours of the meeting date. To listen to the recording visit the [Agenda Center](#) on the Island County website.



ISLAND COUNTY HUMAN SERVICES

WORK SESSION AGENDA

MEETING DATE: 6/12/2024

To: Jill Johnson, Chair
Board of Island County Commissioners
From: Lynda Austin, Director

Amount of time requested for agenda discussion. 30 minutes

DIVISION: Housing Assistance

Agenda Item No.: 1

Subject: Emergency Housing Presentation

Description: Data from Point in Time Count of the Unhoused and Emergency Shelter Capacity information.

Attachments: Powerpoint slides for this presentation

Request: (Check boxes that apply)

<input type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input checked="" type="checkbox"/> None/Informational	<input type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input type="checkbox"/> Other: _____

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

DIVISION: Housing Assistance

Agenda Item No.: 2

Subject: Local Affordable Housing Funding Streams

Description: An overview of our local funds available for affordable housing, criteria, fund balances, investments to date.

Attachments: Powerpoint slides for this presentation, Resolution C-90-21

Request: (Check boxes that apply)

<input type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input checked="" type="checkbox"/> None/Informational	<input type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input type="checkbox"/> Other: _____

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

EMERGENCY HOUSING

ISLAND COUNTY HUMAN SERVICES

EMILY WILDEMAN, HOUSING PROGRAM MANAGER

PRESENTATION JUNE 12, 2024 | BOARD OF ISLAND COUNTY COMMISSIONERS



Where would you sleep tonight if you suddenly lost your housing?



**Households in crisis often cannot access
affordable housing quickly.**

**We need a plan to increase the amount of
Emergency Shelter in Island County.**



How many people are literally homeless in Island County?

POINT IN TIME COUNT 2024 DRAFT DATA

- NORTH WHIDBEY – 64 PEOPLE
- CENTRAL WHIDBEY – 10 PEOPLE
- SOUTH WHIDBEY – 15 PEOPLE
- CAMANO – 9 PEOPLE



Now multiply that number by 2.5

245 MEN, WOMEN AND CHILDREN ARE
UNHOUSED IN ISLAND COUNTY ON ANY
GIVEN NIGHT



Where can you go in Island County if you are suddenly without housing?

- NIGHT BY NIGHT SHELTERS
 - THE HAVEN – 30 BEDS
 - RYAN'S HOUSE FOR YOUTH – 15 BEDS FOR YOUTH AGES 18-24



What are the other emergency options that can be accessed?

EMERGENCY SHELTERS TIME LIMITED

- MARJIE'S HOUSE – 6 UNITS
- HOUSE OF HOPE – 4 BEDROOMS
- HARBOR INN – 10 UNITS

TRANSITIONAL HOUSING

- MARJIE'S HOUSE – 6 UNITS
- RYAN'S HOUSE FOR YOUTH – 15 BEDS



Camano currently has **ZERO** shelter options

There are many households on the edge

In 2024 so far Island County has...

- Prevented 10 active evictions, keeping 21 people housed
- Paid out \$350,000 in rental assistance to prevent evictions from starting in 87 households
- Funded 498 bed nights at a motel in Oak Harbor costing \$40,928 to keep 19 vulnerable households sheltered
- 97 Households have been added to our By Names List meaning they currently homeless or are at imminent risk



**Our Emergency Shelters
are currently over
capacity.**

**How much larger will the
need become?**



265 Additional Units
of Emergency Housing
Needed



**There has been a lot of important discussion
about the need for affordable housing in island
county**

**We cannot overlook and ignore the growing
need for emergency shelter in our community.**



We Need a Plan

Where will they be located?

How do we manage the opposition?

How will we pay for this?



ISLANDCOUNTYWA.GOV



QUESTIONS?



Local Affordable Housing Resources

Presentation to the Board of County Commissioners

June 12, 2024

\$ 97,300

9,351 Households in our
county earn less than
60% of the Area Median
Income

1 in 4 Households in
Island County
Qualify for our local
Affordable Housing funds



Our local funds are a key
leveraging tool in developing
affordable housing

Island County
has 3 local
funding streams
available for
affordable
housing



Document Recording Fees

Capital Investments to date:

- Land purchase for Marjie's House
- 16 lots purchased for Home ownership programs
- Land purchase for Sunnyview Village
- Matching grant for Harbor Inn purchase
- Property for Camas Flats



DRF - Low-Income Housing over time



DRF - Homeless Housing Fund Revenue over time



HB 1406 Affordable Housing Sales Tax Credit

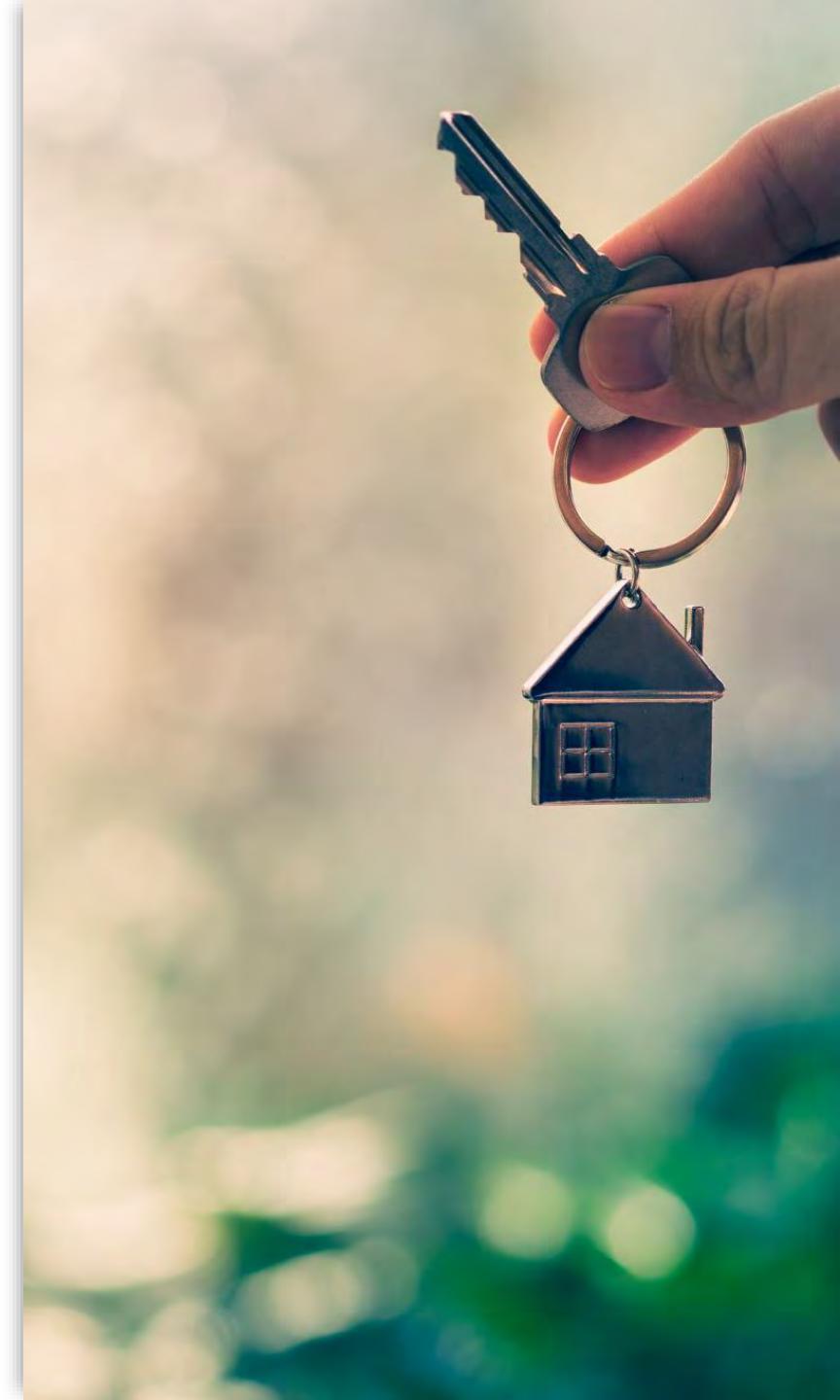
- Credit of .0146% of taxable retail sales
- Began receiving credit from DOR July 2019



Housing & Related Services Sales Tax

HB 1590

- BOCC authorized March 2022
- Collection began July 2022



ARPA Funds (American Rescue Plan)

- Camas Flats (81 units)
- Swantown Land Purchase
- Generations Place (15 units)
- Habitat Land Purchase
(13 units)



Current strategies to maximize local dollars:

- Hired an Affordable Housing Development Specialist
- Online application for projects nearing completion
- Leverage public and private fund sources
- Land banking
- Acquisition of existing structures



Local control of our
Affordable Housing Funds
allows flexibility to respond to
new opportunities



Questions?



ISLAND COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA BILL

MEETING DATE: 3/22/22
Agenda Item No 5

CONSENT AGENDA

REGULAR AGENDA

x PUBLIC HEARING/MTG

Resolution/Ordinance No:
C-90-21

DEPARTMENT: Human Services

DIVISION: Housing

STAFF CONTACT: Lynda Austin

AGENDA SUBJECT: Continued Public Hearing to consider imposing an additional sales and use tax of one-tenth of one percent to be used for funding affordable housing, and related housing services.
Amended Resolution C-90-21. Continued to date and time certain: March 22, 2022 at 10:00 a.m.

BACKGROUND/SUMMARY:

WORK SESSION DATE: 10/06/2021, 12/15/2021, 3/9/2022

On October 6, 2021 Human Services staff provided a presentation on HB 1590 which allows the local sales and use tax for affordable housing to be imposed by a councilmanic authority. On December 15, 2021, the Board authorized the scheduling of a public hearing to consider imposing the additional sales and use tax. On January 18, 2022 a Public Hearing was held and the public provided comments; the public comment period was closed, and the Board began deliberations. The Board requested that staff provide a framework for funding presentation at the March 9, 2022 work session in order to continue their deliberations on the proposed amended resolution on March 22, 2022 at 10:00 a.m.

FISCAL IMPACT/FUNDING SOURCE:

Sales tax

RECOMMENDED ACTION:

- Approve/Adopt
- Schedule Public Hearing/Meeting
- Continue Public Hearing/Meeting
- Information/Discussion
- Other (describe) _____

SUGGESTED MOTION:

[BELOW TO BE COMPLETED BY CLERK OF BOARD]

BOCC ACTION:

APPROVED as amended on 4/18/22
 DENIED

TABLED/DEFERRED/NO ACTION TAKEN

CONTINUED TO DATE: ____/____/____ TIME: _____

OTHER_ Return original to dept

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF ISLAND COUNTY, WASHINGTON

IN THE MATTER OF ADDING CHAPTER
3.02E ICC RELATED TO IMPOSING AN
ADDITIONAL SALES AND USE TAX OF
ONE-TENTH OF ONE PERCENT FOR
HOUSING AND RELATED SERVICES AS
AUTHORIZED BY RCW 82.14.530

ORDINANCE NO. C- 90 -21;
HS- 01 -22

WHEREAS, housing affordability and related housing service needs throughout Island County are well-recognized problems that continue to grow and impact our communities; and

WHEREAS, existing sources of County-wide funding for affordable housing and related services are currently insufficient to meet the needs of all individuals and families experiencing housing cost burdens, displacement, homelessness, and related issues throughout Island County; and

WHEREAS, investments in affordable housing and related services reduce poverty and provide greater opportunities for low wage workers and others struggling with housing issues; and

WHEREAS, Island County recognizes the urgent need for investments in the production, preservation, and ongoing operation and maintenance of affordable housing and related services throughout Island County; and

WHEREAS, the Island County Housing Advisory Board was established through an “Interlocal Cooperation Agreement” between Island County, the Cities of Langley and Oak Harbor, and the Town of Coupeville in 2012 to address housing needs of the homeless and persons with extremely low income; and

WHEREAS, The Island County Housing Advisory Board has solicited public input demonstrating the need for additional funding to support programs to address housing affordability and related housing services; and

WHEREAS, RCW 82.14.530 authorizes counties to impose an additional sales and use tax of one-tenth of one percent to be used for funding affordable housing, related housing services, and other services; and

WHEREAS, the Board of Island County Commissioners has determined that the tax should be imposed on the proceeds used for those purposes authorized in RCW 82.14.530;

Whereas, the Board of Island County Commissioners states that the first and primary purpose of these funds is for the creation and construction of new units of affordable housing that will remain in the affordable housing inventory in perpetuity and only after new units are created can the funds be used for related supportive housing for those new units services; and

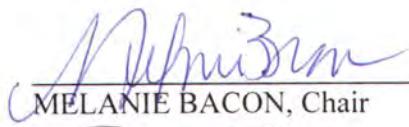
Whereas, the Board of Island County Commissioners recommends the suspension of this tax after 10 years if no new housing units have been created, or at any moment where the fund balance exceeds 10 million dollars, or when the percentage of rent burdened households falls below 10%.

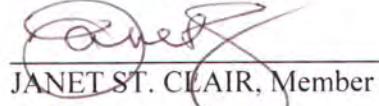
IT IS HEREBY RESOLVED that the Board of Island County Commissioners hereby adopts amendments to establish Chapter 3.02E, Sales and Use Tax for Housing and Related Services, Island County Code attached as Exhibit A.

ADOPTED this 22 day of March, 2022, following a public hearing.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

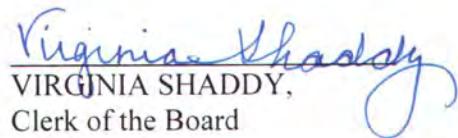



MELANIE BACON, Chair


JANET ST. CLAIR, Member


JILL JOHNSON, Member

ATTEST:


VIRGINIA SHADDY,
Clerk of the Board

APPROVED AS TO FORM:


PETE SMILEY,
Chief Civil Deputy Prosecuting Attorney and
Island County Code Reviser

Exhibit A

Amendments to Establish Island County Code Chapter:

3.02E

Chapter 3.02E - SALES AND USE TAX FOR HOUSING AND RELATED SERVICES

Sections

3.02E.010	Tax imposed.
3.02E.020	Tax Rate.
3.02E.030	Administration and collection of tax.
3.02E.040	Establishment of Fund.
3.02E.050	Use of Funds.
3.02E.060	Administration of Fund.
3.02E.070	Oversight.
3.02E.080	Effective Date.
3.02E.090	Severability.

Section 3.02E.010 Sales and Use Tax Imposed.

There is hereby imposed an additional sale and use tax as authorized by RCW 82.14.530 upon every taxable event, as defined in 82.14.020, occurring in Island County. The tax shall be imposed upon and collected from those persons from whom the state sales tax or use tax is collected pursuant to RCW 82.08 and 82.12.

Section 3.02E.020 Tax Rate.

The rate of the sales and use tax imposed by this chapter shall be one-tenth of one percent of the selling price, in the case of a sales tax, or the value of the article used, in the case of a use tax.

Section 3.02E.030 Administration and collection of tax.

- A. The administration and collection of tax imposed by this chapter shall be in accordance with the provision of RCW 82.14.050.
- B. The County of Island hereby consents to the inspection of such records as are necessary to qualify the county by the Department of Revenue, pursuant to RCW 82.32.330.

Section 3.02E.040 Establishment of an Affordable Housing, Behavioral Health Facilities, and Related Services Program Fund.

There is hereby created the Affordable Housing and Related Services Fund. The Island County Treasurer shall deposit monies collected pursuant to this chapter into this fund. To the extent permitted by federal, state, and local law, the Treasurer may invest the fund balance and interest earned shall be deposited into this fund.

Section 3.02E.050 Use of Funds.

Moneys collected from the tax shall be used solely for those housing, mental and behavioral health facilities, and related services authorized by RCW 82.14.530, as the same now exists or as hereafter amended.

Section 3.02E.060 Administration of Funds.

The Island County Department of Human Services shall administer the Affordable Housing and Related Services Program Fund, with the assistance of the Island County Housing Advisory Board, in accordance with the Island County Code, Island County policies and state law.

Section 3.02E.070 Island County Housing Advisory Board Oversight.

To ensure oversight, implementation and evaluation, the existing Island County Housing Advisory Board may serve as an advisory body and may make recommendations to the Island County Board of County Commissioners on the use of the Affordable Housing and Related Services Fund.

Section 3.02E.080 Effective Date.

In accordance with the Island County budget cycle, this ordinance shall take effect upon passage. Start date for collection of the tax will be determined by the State Department of Revenue.

Section 3.02E.090 Severability.

If any section, sentence, clause or phrase of this chapter should be held to be invalid or unconstitutional by a court, board or tribunal of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this chapter.



ISLAND COUNTY PLANNING & COMMUNITY DEV.

WORK SESSION AGENDA

MEETING DATE: 6/12/2024

To: Jill Johnson, Chair
Board of Island County Commissioners

From: Jonathan Lange, Director

Amount of time requested for agenda discussion. 90 minutes

DIVISION: Long Range Planning

Agenda Item No.: 1

Subject: Water Study

Description: Public Health and Planning staff will discuss the following topics:

- The timeline for how code changes will happen as part of the Comprehensive Plan update and how public input can feed into these changes.
- The proposed goals and scope for a countywide study of groundwater resources, as requested by the Board.

Attachment: Memo

Request: (Check boxes that apply)

<input type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input checked="" type="checkbox"/> None/Informational	<input type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input type="checkbox"/> Other: _____

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

DIVISION: Long Range Planning

Agenda Item No.: 2

Subject: 2025 Comprehensive Plan Progress and Timeline Update

Description: Long Range Planning staff will provide an update on work completed to date on the Comprehensive Plan, and a schedule for the remainder of 2024 and 2025 work.

Attachment: None

Request: (Check boxes that apply)

<input type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input checked="" type="checkbox"/> None/Informational	<input type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input type="checkbox"/> Other: _____

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable



Island County Public Health

Shawn Morris, ND – Public Health Director

1 NE 7th St, Coupeville, WA 98239

Ph: Whidbey 360-679-7350 | Camano 360-678-8261 | N Whidbey 360-240-5554

Email: Publichealth@islandcountywa.gov | www.islandcountywa.gov

MEMORANDUM

5/23/2024

TO: Board of County Commissioners

FROM: Planning and Public Health

RE: Water Study Goals

Background

This memo outlines goals for water resources planning as part of the Comprehensive Plan update. The Board of County Commissioners has requested a countywide study of groundwater resources in Island County. After consultation with board members, community stakeholders, and staff, Public Health and Planning recommend working with a consultant to address the following study components.

Study Goals

- Review and consider updates to the Coordinated Water Systems Plan (CWSP) for water resource management. The CWSP was adopted in 1990. The purpose of the CWSP is to support effective resource management within a Critical Water Supply Service Area (CWSSA). The entire boundary of Island County is designated as a CWSSA, and all water systems within Island County are subject to the CWSP. The CWSP acts as a regional supplement to each individual water systems plan and includes guidance for those water systems and minimum design standards. The CWSP also includes the map of the official service area boundaries for each water system. Please see [this fact sheet](#) for additional information. Reviewing the CWSP will address the following goals:
 - Develop regional recommendations for groundwater protection for areas of intensive development, utilizing current data on water quality in coordination with the Island County Hydrogeologist.
 - Coordinate with Island County Hydrogeologist to determine water capacity for density planning as part of Comprehensive Planning.
 - Integrate climate resiliency considerations, preparedness, population changes, housing needs, and current regulatory landscape for public water systems.
 - Address receiverships for sustainable resource planning.
 - Review the impact of infrastructure quality on water availability.
 - Identify updates to the CWSP follows the WRAC Recommendations made in 2020 for improved water systems management. See attached WRAC Recommendations for additional information.

- Consultant to support community outreach through focus groups with water system stakeholders and agencies.

Timeline and Budget

- Proposed funding allocation: 100,000 for 10-month study period from a mix of funds Clean Water Utility and GMA
- Deliverable: A set of recommendations for updates that are needed to the CWSP that would be made following the Comprehensive Plan adoption.
- Project Timeline: June 2024 – July 2025
 - RFP June 2024, Contract Selection July 2024
 - Study Period: July 2024 – July 2025



ISLAND COUNTY COMMISSIONERS

WORK SESSION AGENDA

MEETING DATE: 6/12/2024

To: Jill Johnson, Chair
Board of Island County Commissioners

From: BOCC Staff

Amount of time requested for agenda discussion. 40 minutes

DIVISION: Administrative

Agenda Item No.: 1

Subject: Request for Appointment to the Planning Commission

Description: The Board has received requests for appointment to Position 3, District 1, on the Planning Commission.

Attachment: Planning Commission Roster

Request: (Check boxes that apply)

<input checked="" type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input type="checkbox"/> None/Informational	<input type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input type="checkbox"/> Other: _____

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

Agenda Item No.: 2

Subject: Request for Appointment to the Housing Advisory Board

Description: The Board has received requests for appointment to Position 6 and Position 15 on the Housing Advisory Board. Position 6 is to be filled by a member of the building industry and Position 15 is to be filled by an interested community member.

Attachment: Housing Advisory Board Roster

Request: (Check boxes that apply)

<input checked="" type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input type="checkbox"/> None/Informational	<input type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input type="checkbox"/> Other: _____

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

Agenda Item No.: 3

Subject: Request for reappointment to the Camano Island Mosquito Abatement District Board

Description: The Board has received a request for reappointment to Position 5 on the Camano Island Mosquito Abatement District Board.

Attachment: Camano Island Mosquito Abatement District Board Roster

Request: (Check boxes that apply)

<input checked="" type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input type="checkbox"/> None/Informational	<input type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input type="checkbox"/> Other: _____

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

Agenda Item No.: 4

Subject: 2024 fall/winter meeting schedule

Description: The Board will discuss the meeting schedule for November and December.

Attachment: 2024 meeting calendar, DRAFT 2025 meeting calendar

Request: (Check boxes that apply)

<input type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input checked="" type="checkbox"/> None/Informational	<input type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input type="checkbox"/> Other: _____

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

Agenda Item No.: 5

Subject: Authorize a member of the Board to be a voting delegate for NACo 2024 Annual Business Meeting

Description: The Board will authorize one member to be a voting delegate at the NACo 2024 Annual Business meeting July 12-15 in Hillsborough County, Florida.

Attachment: NACo Voting Credentials

Request: (Check boxes that apply)

<input type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input type="checkbox"/> None/Informational	<input type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input checked="" type="checkbox"/> Other: <u>Authorize Member</u>

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

Agenda Item No.: 6

Subject: 2025 2% Hotel/Motel Facilities Tax Program funding

Description: The Board will continue discussion on the funding for the 2025 2% Hotel/Motel Facilities Tax Program.

Attachment: 2021-2024 LTAC Grant disbursement spreadsheet

Request: *(Check boxes that apply)*

<input type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input type="checkbox"/> None/Informational	<input type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input checked="" type="checkbox"/> Other: <u>Board Direction</u>

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

ISLAND COUNTY PLANNING COMMISSION

<https://www.islandcountywa.gov/235/Planning-Commission>

(RCW 36.70.030)

All terms are for **four years**, to end on the 2nd day of January of the fourth year. Membership shall consist of nine members, three from each of the three commissioner districts, per Ordinance No. C-01-87 adopted January 26, 1987. Planning Commission meets regularly the 2nd and 4th Monday beginning at 2:00 p.m. in the Courthouse Annex Hearing Room, Coupeville.

POSITION	MEMBER	REPRESENTING	ORIG. APPT. DATE	TERM EXPIRES
		COMMISSIONER DISTRICT #1		
1.	William Criswell		07/23/19	01/02/27
2.	Margaret Andersen		01/03/18	01/02/26
3.	VACANT			
		COMMISSIONER DISTRICT #2		
1.	VACANT			
2.	Darin Hand		03/10/15	01/02/28
3.	Steve Bristow		05/18/21	01/02/25
		COMMISSIONER DISTRICT #3		
1.	Frederick Kiga		01/03/23	01/02/27
2.	Paul McCausland		07/26/22	01/02/26
3.	Steve Schwalbe		11/10/20	01/02/27

The Board has received requests for appointment to Position 3, District #1 from the following:

- Lori McKole
- Marq Dean
- Ansel Santosa
- Bradley Duncan
- Vivian Rogers Decker
- Josh Pitts
- Michael Kirk
- Clayton Canfield
- Michael Clyburn
- Lynae Slinden
- Katherine Graef

HOUSING ADVISORY BOARD

<https://www.islandcountywa.gov/404/Housing-Advisory-Board>

The Island County Housing Advisory Board was established on November 20, 2012, per an Interlocal Cooperative Agreement signed between the cities of Langley and Oak Harbor, Island County, and the Town of Coupeville.

The ICHAB will serve as the organization to review applications and make recommendations to the Island County Board of County Commissioners for funding projects from revenues from RCW 36.22.178 (Affordable Housing for All), RCW 36.22.179 (Homeless Housing and Assistance) and from any additional recording fees approved by the Washington State Legislature for county-retained document recording surcharge funds. Representatives of the City of Oak Harbor, City of Langley, and Town of Coupeville shall be appointed by their respective mayors. The other representatives shall be appointed by the Island County Board of Commissioners. Up to nine at-large members that include representatives from the construction industry, property management industry, real estate industry and agencies who serve low-income households. **Three-year term.**

POSITION	MEMBER	REPRESENTING	APPT. DATE	TERM EXPIRES
1.	Meredith Penny	City of Langley	02/15/22	06/16/24
2.	David Kuhl	City of Oak Harbor	02/09/21	01/11/27
3.	Joshua Engelbrecht	Town of Coupeville Planner	02/15/22	06/24/27
4.	John Lanier	Planning & Community Development	06/22/21	06/22/27
5.	Jim Deanne	Economic Development, Finance, and Affordable Housing	02/09/21	04/09/27
6.	VACANT	Building Industry		
7.	Melissa Frasch-Brown	Opportunity Council-homeless and Low Income	06/22/21	06/22/24
8.	Gary Wray	Construction	02/09/21	02/09/24
9.	Faith Wilder	Homeless and Affordable Housing	02/09/21	04/09/27
10.	George Saul	Homeless and Low Income	02/09/21	02/09/24
11.	Todd Morrow	ED Island Transit, Affordable Housing	02/09/21	02/09/27
12.	Orin Kolaitis	Low Income	09/20/22	09/20/25
13.	Cathy Niiro	Low Income	06/24/13	05/18/24
14.	Greg Easton	Land Use and Development	02/09/21	04/09/27
15.	VACANT	Interested Community Member		
	Maria Maguire	HUD- Housing Authority	09/20/22	09/20/25
	Emily Wildeman - Staff	Housing Program Manager		

The Board has received a request for appointment to Position 6, a representative from the building industry, from Jim Soules.

The Board has received requests for appointment for Position 15, interested community members, from Terri Ludemann, and H. Scott Strickland.

CAMANO ISLAND MOSQUITO ABATEMENT DISTRICT



Established per resolutions C-01-96; C-08-96 & C-22-96, and a special election of the voters of the district held March 26, 1996, levying \$0.25 per thousand dollars of assessed valuation of property within the boundaries of the district, the rules and operation of the district are spelled out within RCW 17.28. The Board of County Commissioners appointed the first Board of Trustees April 8, 1996. Terms of appointment run for **two years**.

POSITION	MEMBER	APPT. DATE	TERM EXPIRES
1.	Theresa Fletcher	02/14/23	02/14/25
2.	Bruce Trimble	02/09/21	02/09/25
3.	VACANT		
4.	Patricia Campbell	02/09/21	02/09/25
5.	William Watkins	03/19/12	01/18/24

The Board has received request for reappointment to Position 5, William Watkins.



2024

Island County

LEGEND

Island County Board of Commissioners Meetings
1st, 2nd, 3rd & 4th Tuesday
10:00 am

Roundtable
4th Tuesday
2:00 pm

Board of Health
3rd Tuesday
1:00 pm

Work Session Meetings
1st, 2nd & 3rd Wednesday
9:00 am

Holidays

Council of Governments
4th Wednesday
9:00 am

All meetings are held in the Commissioners Hearing Room

Island County Annex Building
1 NE 6th St.
Room 102B Basement

Island County Board of Commissioners
1 NE 7th Street
Coupeville, WA 98239
(360) 679-7354

January						
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2025

Island County

LEGEND

Island County Board of Commissioners Meetings

1st, 2nd, 3rd & 4th
Tuesday
10:00 am



Roundtable
4th Tuesday
2:00 pm

Board of Health
3rd Tuesday
1:00 pm

Work Session Meetings
1st, 2nd & 3rd
Wednesday
9:00 am



Holidays

Council of Governments
4th Wednesday
9:00 am

All meetings are held in the
Commissioners Hearing
Room

Island County
Annex Building
1 NE 6th St.
Room 102B Basement

Island County
Board of Commissioners
1 NE 7th Street
Coupeville, WA 98239
(360) 679-7354

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/ ABOUT NACo

NACo Voting Credentials

Watch a webinar recording overviewing the NACo voting credentials process

Watch

[Watch Overview](#)

About Voting Credentials

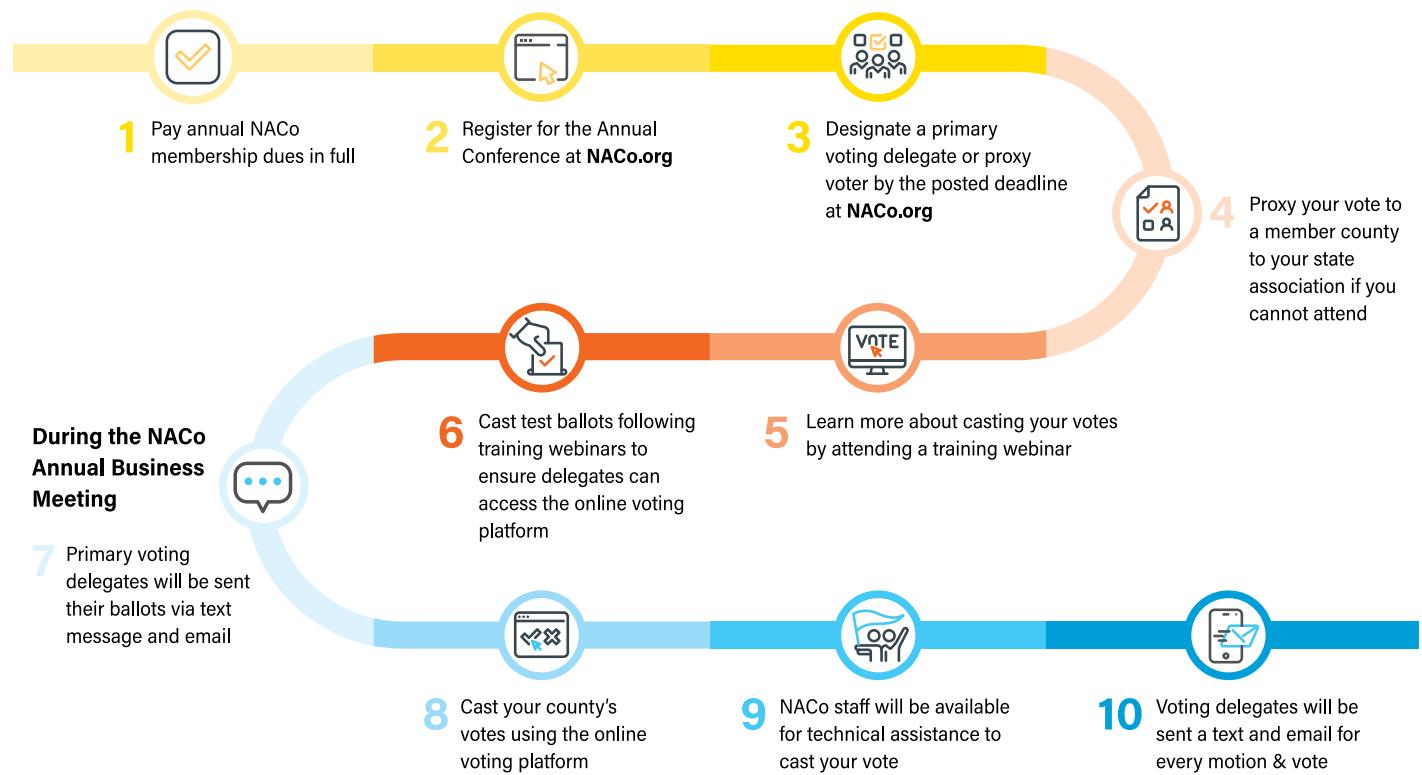
Voting credentials verify a member county, parish, or borough's eligibility to vote and the number of votes they can cast at the Annual Business Meeting. To be eligible to vote, NACo members are required to:

- Register for the 2024 Annual Conference
- Pay 2024 NACo membership dues in full, and
- Designate the voting delegate(s) for the county by 5 p.m. EDT on Monday, July 8.

NACo members are encouraged to authorize only one voting delegate per county and must also provide the cell phone number of the voting delegate. Designate your county's primary voting delegate by [using this link](#) to the voting credentials portal.

Voting delegates and proxies decide all business, motions and the election of officers during the Annual Business Meeting.

Voting credentials attest to a member's ability to vote in the NACo annual business meeting held every year during NACo's Annual Conference.



Proxy Voting

If a member county would like to proxy their vote(s), they may authorize another member county in the same state to cast proxy votes for the county or their state association president or president's designee.

- For non-attending counties, the county must still comply with the registration requirements, including payment of the registration fee, and complete the voting credentials process, including designating its delegate for proxy voting.
- It is important to note that any changes to a county's designee (including proxy voter) should be completed Monday, July 8, 2024 at 5 p.m. EDT.* Update your primary voting delegate or*

proxy voter [with this link](#) to the credentials portal. *This is a recommended deadline. The official deadline for appointment is Sunday, July 14, 2024 at 5 p.m. EDT.

Eligible Vote Totals

A county's vote total is determined by the amount of dues paid and dues are based on the population of the 2010 census.

Every county receives one vote and is allotted an additional vote for each \$1,200 paid in dues.

- Counties with dues of \$450 to \$1,199 receive one vote.
- Counties with dues of \$1,200 to \$2,399 receive two votes.
- Counties with dues of \$2,400 to \$3,599 receive three votes, and so on.
- The maximum number of votes a county can receive is 51.

If you would like more details about voting credentials and the elections process, please visit [NACo.org/Governance](#) or email credentials@naco.org.

Election Process

Voting delegates and proxies decide all business, motions, and the election of officers during the annual business meeting (Article X, Section 6).

- To facilitate the Annual Business Meeting, NACo will use an electronic voting tool.
 - NACo will host virtual training and sample voting sessions for primary voting delegates and proxies prior to the conference.
 - Prior to the Annual Business Meeting, primary voting delegates and proxies will receive a link via text and email to enter the online voting platform.
 - For roll call votes, the presiding NACo President will announce that voting will begin and continue for a specific duration of time.

- Primary voting delegates and proxies will enter their votes through their cell phones, computers, tablets, or any other device with a web browser connected to the internet.
- Once voting is completed, the tally clerk will review and confirm the recorded votes for consistency with the number of credentialed votes per state.
- Each state's vote totals will then be communicated to a designated representative from each state, typically designated by the state association(s).
- The reading clerk and Nominating Committee chair will announce randomized states, and state representatives will announce the votes from their states.
- The tally clerk will confirm accuracy of the reported votes and the running vote totals will be displayed for everyone to see.
- According to the bylaws (Article X, Section 6), in any roll call vote for the election of an officer where no candidate receives a majority* of the vote, the candidate with the lowest vote total shall be removed from the ballot and another roll call vote shall be held with the remaining candidates.
- Voting Scenarios:
 - If there are four candidates where no one receives a majority and there is a tie for last place, no one is dropped and another ballot is distributed.
 - If two candidates are still tied for last place on the second ballot, both will be dropped and another vote will be held.
 - If there are three candidates on the ballot and no one receives a majority, no one will be dropped and voting will continue until a candidate receives a majority of the vote.

* *Majority of the vote is defined as more than half of the votes cast.*

QUESTIONS?

Email credentials@naco.org for more information about the voting credentials process.

Frequently Asked Questions

What are voting credentials?

Voting credentials attest to a member's eligibility to vote. Credentials contain information on the number of votes a county is eligible to cast and the identity of the delegate(s) who are

authorized to cast those votes.

On what issues or for which candidates do counties/parishes/boroughs vote?

NACo members vote on proposed amendments to association bylaws, NACo's policy agenda and elect NACo officers for the coming year. The second vice president is typically the only contested position.

How do I confirm my county is eligible to vote?

A county must be a NACo member "in good standing" to vote. "Good standing" is defined as having:

- 1. Current year membership dues paid in full prior to the Annual Business Meeting**
- 2. at least one individual from the county registered for the Annual Conference and**
- 3. appointed a voting delegate(s).**

What is a primary voting delegate?

A primary voting delegate is someone authorized by your county to cast the county's votes at the Annual Business Meeting.

Who may be a primary voting delegate?

Any elected or appointed official or staff member from your county/parish/borough may be a voting delegate. The voting delegate can be appointed by your Chief Elected Official (CEO), clerks to the county board or your county's registered conference attendee(s) [with this link](#) to the voting credentials portal.

How can a voting delegate become credentialed?

Individuals from NACo member counties can designate themselves as a voting delegate when registering online for the Annual Conference. Additionally, member county chief elected officials and clerks to the county board can appoint a voting delegate. Designate your county's primary voting delegate by [using this link](#) to the voting credentials portal. Paper voting credential forms will not be mailed to member counties but can be accessed electronically [with this link](#).

What is the deadline for appointing a primary voting delegate?

We highly recommend appointing your county's voting delegate(s) by 5 p.m. EDT on Monday, July 8.*

**This is a requested deadline. The official deadline for appointment is Sunday, July 14 at 5 p.m. EDT.*

How does NACo determine the number of votes each county receives?

The number of votes is determined by the amount of dues a county pays. Dues are based on the population of the 2010 census. All counties are entitled to at least one vote. Members with more than \$1,199 in dues are entitled to one additional vote for each additional \$1,200 in dues or fraction thereof paid.

- Counties with dues of \$450 to \$1,199 receive one vote
- Counties with dues of \$1,200 to \$2,399 receive two votes, and so on
- The maximum number of votes a county can receive is 51

When does the voting take place?

This year's voting will take place on Monday, July 15, 2024 at NACo's Annual Business Meeting. Visit [NACo.org/Annual](https://www.naco.org/Annual) to view the current schedule of events.

How does the voting occur?

Voting will take place using an electronic voting tool. Appointed primary voting delegates must provide their cell phone number to receive ballot(s) and in case NACo staff needs to contact delegates during the business meeting.

Will voting delegates receive training on using the electronic voting tool to cast their ballot(s)?

Yes, NACo will hold webinars and test ballots for registered delegates prior to the Annual Business Meeting. Real time support will be provided for voting delegates.

Can more than one voting delegate cast their county's vote at the NACo Annual Business Meeting?

Due to the use of electronic voting, we highly recommend appointing one primary voting delegate per county. That individual should be the one who:

1. Plans to participate in the Annual Business Meeting and
2. will cast the county's vote(s).

My county has 10 votes. Can we divide or share our votes?

The vote allocation is up to your county. NACo has no rule on how counties decide to allocate their votes and is not involved in the decision. Counties may split their votes amongst the second vice president candidates, but fractions of a whole vote are not permitted.

If my county registers for the Annual Conference and no one can attend, can we assign a proxy voter?

Yes, counties can proxy their votes to another member county in their state that is registered for the conference or to their state association. Voting delegates can assign a proxy voter using the online voting credentials portal [linked here](#).

Proxy voters or any changes to a county's appointed delegate must be completed by Sunday, July 14, 2024 at 5 P.M. EDT.

What happens if our county's voting delegate cannot attend the Annual Business Meeting?

Do my county's votes automatically go to the state association?

No. If the assigned voting delegate does not attend the meeting and the county did not proxy those votes to the state association, those votes will NOT be cast by the state association on their behalf.

If the voting delegate cannot attend the Annual Business Meeting, the county must assign another delegate or proxy their votes by Sunday, July 14, 2024 at 5 P.M. EDT. If the county does not assign a proxy for votes and their primary voting delegate does not participate in the meeting, their votes will not be cast.

If my county will not participate in this year's Annual Conference, can we still vote?

Per NACo's bylaws, nonattending counties can cast votes if they:

1. Pay the conference registration fee within 72 hours of the start of the conference and
2. assign a proxy voter by Sunday, July 14, 2024 at 5 P.M. EDT.

What happens if there is a dispute over the voting process?

It is rare, but sometimes irregularities occur with how votes are cast or tallied or how the credentialing process is conducted. As a safeguard, elections of officers may be challenged during the NACo Annual Business Meeting. Challenges are allowed under two circumstances:

1. A voting delegate may challenge the vote for their state and only their state.
2. A candidate running to become a NACo officer may challenge the vote of any state.

At the beginning of the Annual Business Meeting, the Credentials Committee chair will report the total number of credentialed votes, including per state, and move to approve the certified report. This is the point during the business meeting that any state designee or credentialed member may raise any objection or question related to the credentials process and confirm or challenge the accuracy of the overall total, including state and county allocations, as certified by the Credentials Committee.

If a challenge is made, the NACo Credentials Committee will conduct an audit of the votes cast in the state of the challenge.

For questions, please email credentials@naco.org.



660 North Capitol Street, NW Suite 400
Washington, DC 20001

(202) 393-6226
(888) 407-NACo (6226)

[Contact Us](#)

© 2024 National Association of Counties

	2021	2022	2023	2024
Camano Arts Association Art Tour	6,400	6,000	25,000	17,700
Camano Arts Association Art Island				20,740
Camano Community Events - Ciderfest				4,500
Camano Chamber - Visitor Kiosks	28,800	3,700	40,000	44,500
Camano Chamber- NW Glass Quest		8,000	10,000	9,500
Cascade Loop	9,781.60	15,340	10,375	10,125
Clinton Chamber	6,068	15,644	19,751.20	22,654
City of OH – Marathon				14,500
Coupeville Chamber	34,560.90	44,208	62,548	68,566
Coupeville Historic Waterfront	7,200	7,200	10,000	10,500
Craig McKenzie			21,000	28,500
Greater Freeland Chamber	9,250	40,000	43,392	40,000
Greater Oak Harbor Chamber		20,000	16,000	34,500
Island County Fair Assoc		20,000	40,000	35,500
Island County Chambers of Commerce			30,000	
Island County Historical Society Museum	22,500	28,000	28,000	31,500
Island Shakespeare Festival	7,260	13,692	15,000	19,500
Langley Chamber	31,500	46,131	57,535.21	57,035.21
Langley Chamber of Commerce-capital budget request			36,224.50	

	2021	2022	2023	2024
Langley Chamber – Harvest Festival		5,300		
Langley Chamber- Mystery		5,320		
Langley Creates - Capital funding request				24,000
Langley Creates		4,000		9,800
Langley Main Street Association			18,750	
Meerkerk Gardens		13,690		17,200
Oak Harbor Main Street Assoc				6,200
Oak Harbor Music Festival			23,960	30,000
Pacific Northwest Naval Air Museum	15,153	19,000	20,100	23,400
Pacific Northwest Art School	4,000	7,500	8,500	15,500
Penn Cove Water Festival Association	2,000			3,500
People of the Confluence				35,000
Price Sculpture Forest			9,000	8,500
Sound Water Stewards		5,000		2,527
South Whidbey Historical Society	2,000	4,000		7,200
Stanwood Camano Arts Festival – Mother’s Day		6,155	7,680	7,180
Trust Board of Ebey’s Landing	5,500	11,000	20,000	14,500
WICA	8,838.60	15,000	20,000	35,000
WICA- Langley Creative District	1,293.60			
Whidbey Island Arts Council			5,000	7,000
Whidbey Island Grown Co-op				12,000
TOTAL	204,127	365,902	594,839	711,351



ISLAND COUNTY PUBLIC WORKS

WORK SESSION AGENDA

MEETING DATE: 6/12/2024

To: Jill Johnson, Chair
Board of Island County Commissioners

From: Fred Snoderly, Director

Amount of time requested for agenda discussion. 40 minutes

DIVISION: Not Applicable

Agenda Item No.: 1

Subject: 2025-2030 Proposed Capital Improvement Plan (CIP) projects for Public Works

Description: Discuss proposed projects for the 2025-2030 CIP for the Public Works divisions of Roads Facilities, Solid Waste, and Parks.

Attachment: Memorandum, PowerPoint Presentation

Request: (Check boxes that apply)

<input type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input checked="" type="checkbox"/> None/Informational	<input type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input type="checkbox"/> Other: _____

IT Review: Not Applicable

Budget Review: Complete

P.A. Review: Not Applicable

(Continued on next page)

DIVISION: County Roads**Agenda Item No.: 2**

Subject: 2025 – 2030 Transportation Improvement Plan (TIP) and Clean Water Utility (CWU)

Description: Proposed 6-year 1st draft TIP and CWU are a result of projects carried forward from the previous year's TIP and CWU (2024-2029), as amended. The 2nd drafts, to be presented at a future Work Session will incorporate new projects. The final TIP requires a Public Hearing prior to adoption.

Attachment: **Memorandum, Proposed 6-year TIP (2025-2030), Proposed 6-year CWU (2025-2030)**

Request: *(Check boxes that apply)*

<input type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input checked="" type="checkbox"/> None/Informational	<input type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input type="checkbox"/> Other: _____

IT Review: Not Applicable

Budget Review: In process

P.A. Review: Not Applicable

DIVISION: County Roads**Agenda Item No.: 3**

Subject: Marshall Drainage Assessment

Description: As a result of comments presented at a Public Hearing on 21 May 2024 the proposed code edits and individual assessments are referred to a follow-on Work Session to discuss the public's inputs. After review of alternatives staff requests moving the item forward to consent to schedule a public hearing with a proposed date of August 27, 2024.

Attachment: **Memorandum, Proposed Code Changes**

Request: *(Check boxes that apply)*

<input checked="" type="checkbox"/> Move to Consent	<input type="checkbox"/> Move to Regular
<input type="checkbox"/> None/Informational	<input checked="" type="checkbox"/> Schedule a Public Hearing
<input type="checkbox"/> Signature Request	<input type="checkbox"/> Other: _____

IT Review: Not Applicable

Budget Review: In process

P.A. Review: Complete



Island County Public Works

Fred Snoderly, Director

1 NE 7th St, Coupeville, WA 98239

Ph: Whidbey 360-679-7331 | Camano 360-387-3443 | S Whidbey 360-321-5111

Email: F.Snoderly@islandcountywa.gov | www.islandcountywa.gov

M E M O R A N D U M

June 12, 2024

TO: Board of County Commissioners - Island County

FROM: Fred Snoderly, Director

RE: 2025-2030 Proposed Capital Improvement Program (CIP) projects for Public Works

Public Works manages the facilities for Roads, Solid Waste, Parks and Transportation. In the PowerPoint presentation are the proposed project sheets for the Capital Improvement Program for Roads Facilities, Solid Waste and Parks with a six-year cover sheet for each group. Transportation projects (primarily items related to transportation to the public; roads, associated drainage, and trails) are developed through the Transportation Improvement Plan (TIP) process and will be incorporated into the CIP after the TIP is adopted in a public hearing.

The Facilities and IT departments are expecting to discuss proposed projects with the Board separately.

NEXT STEPS: Once each of these departments has met with the Board and any comments or changes from the meeting are incorporated, a combined draft CIP will be presented to the Board.

BACKGROUND: The Capital Improvement Program (CIP) is the county government's six-year plan of community investment projects for unincorporated areas of Island County. It includes projects from the Public Works Department, Facilities Department and Information Technology Department. The CIP is part of the Capital Facilities Plan (CFP-element 10A of the 2016 Comprehensive Plan Update) which ensures that the county's public facilities and services keep up with population growth. The plan is reviewed and updated annually with the County's annual budget, as element 10B of the County's Comprehensive Plan.

The planning document includes estimated proposed dates, costs, and methods of financing roads facilities, solid waste, parks, stormwater, and government and public services buildings. This plan is long range in scope, because implementing capital improvements typically requires multi-year commitments of financial resources. The planning is also complex, requiring each department of the County to focus on projects under their jurisdiction, while coordinating with the BoCC and other County departments.



PROPOSED PROJECTS FROM PUBLIC WORKS DEPT FOR CAPITAL IMPROVEMENT PLAN 2025 - 2030

Work Session

June 12, 2024





CAPITAL PROJECTS FROM 3 DIVISIONS OF THE PUBLIC WORKS DEPARTMENT

- Roads Facilities = 8 projects = ER&R Fund
- Solid Waste = 2 projects = Solid Waste Fund & Grants
- Parks = 16 projects = REET 2 Fund & Grants

26 Projects Total

ER&R = Equipment Revolving & Rental
REET 2 = Real Estate Excise Tax 2





ROADS FACILITIES PROJECTS

ISLAND COUNTY ROADS FACILITIES CAPITAL IMPROVEMENT 2025 - 2030

		<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Paint Bayview Road Shop & Outlying Buildings		100,000					
Parking Lot Paving & Upgrades		80,000					
Paint Buildings at Coupeville Road Shop			75,000				
Paint Buildings at Oak Harbor Road Shop				90,000			
Floors and Paint Inside Office					60,000		
Floors and Paint Inside Office						85,000	
Oak Harbor Truck Lift		100,000					
Camano Truck Lift						100,000	
Annual Totals		<u>280,000</u>	<u>75,000</u>	<u>90,000</u>	<u>60,000</u>	<u>85,000</u>	<u>100,000</u>



Paint Bayview Road Shop & Outlying Bldgs

Description

Repaint the exterior of the Bayview Road Shop and outlying buildings. The buildings were last painted in 1999 and the paint is worn due to time and the outside elements. Painting the metal exterior of all 3 large buildings preserves the metal from rusting and therefore extends the life of the buildings. The 3 buildings to be painted are: 1.) Office/Shop which is approximately 10,000 square feet; 2) the Big Truck Shed which measures approximately 10,000 square feet; and 3) the Pick up Shed, which is about 5,000 square feet.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001													
ER&R	501				100,000		100,000					100,000		100,000
REET 1	134													
REET 2	135													
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources														
Totals				-	100,000		- 100,000					- 100,000		- 100,000



Parking Lot Paving & Upgrades

Description

Repave the parking lots for the Coupeville Road Shop and for the Sign Shop utilizing County equipment and crew. Asphalt will be laid on the old parking lot to upgrade aging asphalt.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001											-	-	-
ER&R	501					80,000						80,000		80,000
REET 1	134											-	-	-
REET 2	135											-	-	-
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources														
Totals						80,000						80,000		80,000



Paint Coupeville Road Shop & Outlying Bldgs

Description

Repaint the exterior of the Coupeville Road Shop and outlying buildings. The buildings were last painted in 1999 and the paint is worn due to time and the outside elements. By painting the metal exterior of all 4 buildings, it preserves the metal from rusting and therefore extends the life of the buildings. The 4 buildings to be painted are: 1.) the Office which is approximately 2,800 square feet; 2.) the Mechanic Shop which measures approximately 10,500 square feet; and 3.) the Big Truck Shed, which is about 8,800 square feet, and 4.) the Fuel Pumps which measure about 625 square feet.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001													
ER&R	501						75,000					75,000		75,000
REET 1	134													
REET 2	135													
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources														
Totals						75,000						75,000		75,000



Paint Oak Harbor Road Shop & Outlying Buildings

Description

Repaint the exterior of the Oak Harbor Road Shop and outlying buildings. The buildings were last painted in 1991 and the paint is worn due to time and the outside elements. By painting the metal exterior of all 3 buildings, it preserves the metal from rusting and therefore extends the life of the buildings. The 3 buildings to be painted are: 1.) the Big Truck Shed which is approximately 13,000 square feet; 2.) the Pumps Storage Shed which measures approximately 5,000 square feet; and 3.) the Fuel Pumps which measure about 800 square feet.



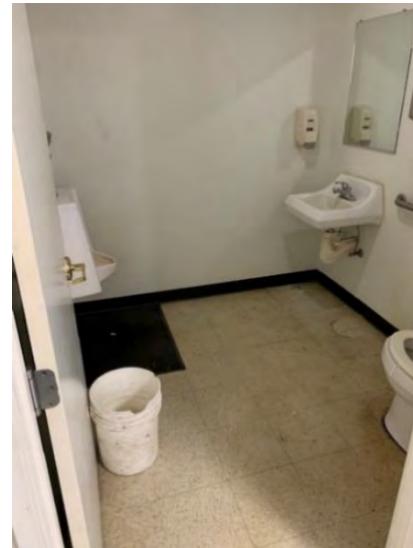
Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001											-		-
ER&R	501							90,000				90,000		90,000
REET 1	134											-		-
REET 2	135											-		-
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources														
Totals		-	-	-	-	-	-	90,000	-	-	-	90,000	-	90,000



Coupeville Road Shop Floors & Interior Paint

Description

Replace the flooring in the Coupeville Road Shop and repaint the interior walls. The current flooring is old, worn, cracked and stained. The estimated square footage is 1,500 square feet.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001									60,000				
ER&R	501										60,000			60,000
REET 1	134													
REET 2	135													
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources														
Totals									60,000			60,000		60,000



Camano Road Shop Floors & Interior Paint

Description

Replace the flooring in the Camano Road Shop and repaint the interior walls. The current flooring is old, worn, cracked and stained. The estimated square footage is 1,500 square feet.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001													
ER&R	501									85,000		85,000		85,000
REET 1	134													
REET 2	135													
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources														
Totals										85,000		85,000		85,000



Oak Harbor Road Shop Lift for Heavy Equipment

Description

The current lift, from the 1990s, is aging and the parts are now obsolete. Broken, done, noon-fixable. Being the only heavy equipment lift in the county, it is used every time we service one of our larger pieces of equipment. After dismantling the current lift, it will be brought to an auction.

The new replacement lift has independent column lifts that range in lifting pounds from 0 to 108,000. Safety and use control is paramount, so all lifts will be connected via a single control panel and can be stopped simultaneously with a button. Set of 6 and if at times need 4, lifts up to 6 feet tall.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001											-		-
ER&R	501					100,000						100,000		100,000
REET 1	134											-		-
REET 2	135											-		-
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources														
Totals						100,000						100,000		100,000



Camano Road Shop Lift for Heavy Equipment

Description

New addition and needed because of several pieces of heavy equipment that need repair.

The new replacement lift has independent column lifts that range in lifting pounds from 0 to 108,000. Safety and use control is paramount, so all lifts will be connected via a single control panel and can be stopped simultaneously with a button. Set of 6 and if at times need 4, lifts up to 6 feet tall.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001													
ER&R	501										100,000	100,000		100,000
REET 1	134													
REET 2	135													
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources														
Totals		-	-	-	-	-	-	-	-	-	100,000	100,000	-	100,000



SOLID WASTE PROJECTS

ISLAND COUNTY SOLID WASTE CAPITAL IMPROVEMENT PLAN 2025 - 2030

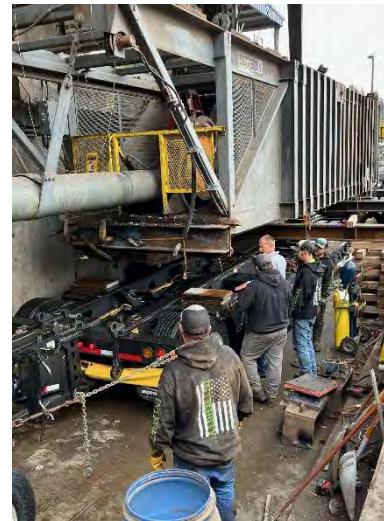
	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Coupeville Transfer Station New Construction	800,000	1,000,000	4,000,000			
Camano Island Transfer Station Development			1,500,000	400,000	4,000,000	
Annual Total	<u>800,000</u>	<u>1,000,000</u>	<u>5,500,000</u>	<u>400,000</u>	<u>4,000,000</u>	<u>-</u>



Coupeville Transfer Station New Construction

Description

Construct a new covered tipping floor with associated drainage. Installation is proposed to be coordinated with the new compactor. As a critical piece of transfer station infrastructure, the compaction of solid waste is required for cost effective and efficient transportation by truck and rail to the regional landfill.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001													
Road Fund	101													
REET 1	134													
REET 2	135													
Solid Waste	401	90,000					1,000,000	4,000,000				5,000,000		5,090,000
Clean Water Utility	154													
Paths & Trails	137													
Other Sources/Loans & Grants						800,000						800,000		800,000
Totals			90,000	-	-	800,000	1,000,000	4,000,000	-	-	-	5,800,000	-	5,890,000



Camano Transfer Station Development

Description

An engineering analysis of the adequacy of current infrastructure to meet increasing needs will be performed to assess additional capacity and safety needs at the Transfer Station.. Based on analysis, possible site purchase (2027), possible design (2028) and construction of new site (2029).



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001											-		
Road Fund	101											-		
REET 1	134											-		
REET 2	135											-		
Solid Waste	401	65,000												65,000
Clean Water Utility	154													
Paths & Trails	137													
Other Sources/Loans & Grants									1,500,000	400,000	4,000,000		5,900,000	5,900,000
Totals		65,000	-	-	-	-	-	-	1,500,000	400,000	4,000,000	-	5,900,000	5,965,000



PARKS PROJECTS

ISLAND COUNTY PARKS CAPITAL IMPROVEMENT 2025 - 2030

	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
<u>Camano</u>						
Cavalero Beach Bulkhead			80,000		280,000	280,000
Pave Henry Hollow Road	60,000					
Four Springs Maintenance & Upgrades	40,000					
Camano Ballfield Fence & Upgrade	60,000					
Camano Playground			150,000			
Tennis & Pickleball Courts				100,000		
Utsalady Ramp Upgrade	83,500		220,000			
<u>Whidbey</u>						
Cornet Bay Dock		3,300,000				
Rhododendron Park Restrooms		235,000				
Freeland Restroom		300,000				
Freeland Dock Repair	300,000					
Freeland Softshore Armoring		143,000				
Rhododendron Irrigation II Upgrade			75,000			
Dave Mackie & Freeland Park Picnic Pads & Shelters			100,000			
Mutiny Bay Ramp Replacement	293,500		3,756,000			
Margarite Brons Parking Lot Paving		100,000				
Unforeseen	100,000	100,000	100,000	100,000	100,000	100,000
Annual Totals	<u>937,000</u>	<u>4,278,000</u>	<u>4,381,000</u>	<u>200,000</u>	<u>380,000</u>	<u>380,000</u>



Cavalero Beach Park Bulkhead Replacement

Description

Replace the Cavalero Beach Park bulkhead with a new soldier pile wall. The existing bulkhead is approximately 250 feet long, with about half of the length showing significant deterioration. The proposed project would replace the full 250 feet. The existing bulkhead consists of 8 inch plus diameter creosote soldier piles which support the upland parking lot of approximately 0.59 acres. This area is very popular for recreational watercraft fisherman and crabbers.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001					-								-
Road Fund	101					-								-
REET 1	134					-								-
REET 2	135			80,000				80,000		280,000	280,000	640,000		640,000
Solid Waste	401													-
Clean Water Utility	154													-
Paths & Trails	137													-
Other Sources														-
Totals			-	80,000	-			80,000	-	280,000	280,000	640,000	-	640,000



Pave Henry Hollow Access Area

Description

Currently this is a gravel access within the park, and it is a problematic area due to dust and high volume use. The entrance to Henry Hollow becomes very dry and dusty during the summer months and muddy during the winter. The access would benefit the users of the park as well as the neighborhood as paving or chip sealing would keep the dust and mud to a minimum and create a safer ingress and egress to West Camano Drive. Dust control has been implemented twice every year. Paving or chip sealing work is planned to be done by Camano Road Shop Crew and is reimbursed.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001											-		
Road Fund	101											-		
REET 1	134											-		
REET 2	135					60,000						60,000		60,000
Solid Waste	401											-		
Clean Water Utility	154											-		
Paths & Trails	137											-		
Other Sources												-		
Totals						60,000						60,000		60,000



Four Springs Event Center Upgrades

Description

Four Springs Event Center is in need of maintenance of painting and staining the house. The upgrades are installing lighting for the parking lot and for the walkway to the barn. Illuminating walkways keeps guests safer by casting light on potential tripping hazards and defining walkway borders to keep guests on the designated path.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001													
Road Fund	101													
REET 1	134													
REET 2	135					40,000						40,000		40,000
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources														
Totals			-	-	-	40,000	-	-	-	-	-	40,000	-	40,000



Camano Ball Field

Description:

Stanwood/Camano Little League has seen an increase in it's attendance and would like to upgrade the existing baseball field to meet those needs. This includes a new backstop, batting cage, permanent outfield fencing, more bleachers with concrete pads, ball field soil mix, a concession stand and scoring booth. The Little League will install everything but the fence through volunteer labor.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001					-						-		
Road Fund	101					-						-		
REET 1	134					-						-		
REET 2	135					60,000						60,000		60,000
Solid Waste	401					-						-		
Clean Water Utility	154											-		
Paths & Trails	137											-		
Other Sources												-		
Totals						60,000						75,000		



Replacement of Playground at Camano Park

Description:

Camano Park currently has a small playground that consists of a climbing jungle gym and a swing set. The playground was built in 1992, making it 30 years old. This playground is reaching the end of it's useful life and does not meet current industry standards. This will be a vendor purchased and contract installed playground. Work will be scheduled off season and playground will be closed during construction.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001					-						-		
Road Fund	101					-						-		
REET 1	134					-						-		
REET 2	135							150,000				150,000		150,000
Solid Waste	401							-				-		
Clean Water Utility	154											-		
Paths & Trails	137											-		
Other Sources														
Totals									150,000					75,000



Camano Tennis and Pickleball

Description:

The Camano Center Tennis and Pickleball courts will need to be replaced and resurfaced due to ongoing cracking of the subsurface asphalt which contains no reinforcing wire or rebar. The subsurface needs to be replaced. The International Tennis Federation has a guide to the different layers that should be applied to achieve the long-lasting durable playing surface.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001					-						-		-
Road Fund	101					-						-		-
REET 1	134					-						-		-
REET 2	135								100,000			100,000		100,000
Solid Waste	401							-				-		-
Clean Water Utility	154											-		-
Paths & Trails	137											-		-
Other Sources												-		-
Totals			-	-	-	-	-	-	100,000	-	-	-	-	75,000



Utsalady Boat Ramp Upgrade

Description:

The Utsalady Boat Ramp has been covered by sand and sediment because of the littoral drift caused by changed tides, wind direction and currents. While the ramp is usable, it can only accommodate smaller hand carry and trailered boats. Getting stuck or missing the ramp is an ongoing problem. In a study conducted of the Utsalady Boat Ramp, it was found that the long term solution is to raise the ramp by adding a new layer of surfacing, so the ramp is no longer affected by the sand drift.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001													
Road Fund	101													
REET 1	134													
REET 2	135					75,750								75,750
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources						7,750		220,000				227,750		227,750
Totals		-	-	-	-	83,500	-	220,000	-	-	-	227,750	-	303,500



Cornet Bay Dock Float/Decking & Pilings Replacement Project

Description

Replace the existing dock floats and decking and dispose of the old dock floats / decking. This work is proposed to be completed by county staff. As such the work is scheduled over three years to lessen the impact to budget and schedule. The County has owned the dock since approximately 1930. Currently the dock is inadequate because of its construction of rubber tires and Styrofoam, which are no longer viable. This does not include the replacement of pilings, as that will be a separate project. Replace the existing dock pilings with new pilings and properly dispose of the old dock pilings. The pilings are the original pilings and were estimated to be installed around 1917. Because of the deteriorated condition of the pilings, they are no longer viable to permitting agencies.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001												-	-
Road Fund	101												-	-
REET 1	134												-	-
REET 2	135		400,000				3,300,000					3,300,000		3,700,000
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources														
Totals			400,000				3,300,000					3,300,000		3,700,000



Rhododendron Campground Restroom Replacement

Description

Purchase and install a CDX type vault restroom commonly found at most other parks. These are pre-fabricated concrete structures.

Rhododendron Campground has 3 restrooms that were built by the Department of Natural Resources in the 1970's. These restrooms are now in excess of 40 years old built from wood and are in a deteriorated condition and need to be replaced.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001					-						-		
Road Fund	101					-						-		
REET 1	134					-						-		
REET 2	135					-	235,000					235,000		235,000
Solid Waste	401					-						-		
Clean Water Utility	154											-		
Paths & Trails	137											-		
Other Sources												-		
Totals			-	-			235,000					235,000		235,000



Freeland Restroom Relocation & Replacement

Description

Demolition of the existing restroom at Freeland Park. Purchase and install a CDX type vault restroom commonly found at most other parks. These are pre-fabricated concrete structures. A site assessment by a geo-coastal specialist has identified that the new bathroom should be placed upslope due to beach erosion and sea level rise.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001												-	-
Road Fund	101												-	-
REET 1	134												-	-
REET 2	135		50,000				300,000					300,000		350,000
Solid Waste	401												-	-
Clean Water Utility	154												-	-
Paths & Trails	137												-	-
Other Sources													-	-
Totals			50,000	-			300,000	-				300,000	-	350,000



Freeland Dock Deck/Float Repair

Description:

Replace the decking and floats on the Freeland dock. It had displayed some damage in 2020 and was severely impacted by a winter storm in 2021.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001													
Road Fund	101													
REET 1	134													
REET 2	135		50,000			300,000						300,000		350,000
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources														
Totals			50,000			300,000						300,000		350,000



Freeland Soft Shore Armoring

Description

Design and install soft shore armoring along a portion of the shoreline in front of the existing restrooms at Freeland Park. The shoreline suffered significant erosion during a winter storm / tide event in 2021.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001											-		
Road Fund	101											-		
REET 1	134											-		
REET 2	135		57,000				110,000					110,000		167,000
Solid Waste	401											-		
Clean Water Utility	154											-		
Paths & Trails	137											-		
Other Sources (FEMA)							33,000					33,000		33,000
Totals			57,000				110,000					110,000		200,000



Rhododendron Park Irrigation II Upgrade

Description

Rhododendron Park has three Baseball fields. Fields 1 and 2 share a sprinkler system whereas field 3 has its own. Field 3 was redone in 2002, however fields 1 and 2 have a system now over 30 year old and needs to be replaced. The sprinkler system for fields 1 and 2 has become a patchwork of repairs. The wiring, pipe, valves, and backflow preventors are in need of replacement.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001												-	-
Road Fund	101												-	-
REET 1	134												-	-
REET 2	135								75,000			75,000		75,000
Solid Waste	401												-	-
Clean Water Utility	154												-	-
Paths & Trails	137												-	-
Other Sources													-	-
Totals									75,000			75,000		75,000



Dave Mackie & Freeland Picnic Shelters & Pads

Description

Dave Mackie (Maxwelton) and Freeland Parks are popular destinations for both locals and tourists alike and the picnic tables with shelters and BBQs are very popular.

- Dave Mackie Park has 3 small picnic shelters. The plan is to rebuild those 3; add 2 more picnic shelters with pads; and add 1 pad without a shelter.
- Currently there are not enough picnic shelters at Freeland Park. Freeland Park has one large and one small shelter. The plan is to add at least 3 more shelters and rebuild the 1 existing small picnic shelter at Freeland.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001											-	-	-
Road Fund	101											-	-	-
REET 1	134											-	-	-
REET 2	135						100,000					100,000		100,000
Solid Waste	401											-	-	-
Clean Water Utility	154											-	-	-
Paths & Trails	137											-	-	-
Other Sources												-	-	-
Totals		-	-	-	-	-	100,000	-	-	-	-	100,000	-	100,000



Mutiny Bay Boat Ramp Replacement

Description

Boat ramp will be removed and replaced with an elevated boat ramp to help mitigate problems with sand and to promoted the natural processes of the beach. The solution was identified in the 2022 Boat Ramp Analysis. This area is very popular for recreational watercraft fisherman and crabbers. Grants will be pursued to help fund this project.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001													
Road Fund	101													
REET 1	134													
REET 2	135							293,500				293,500		293,500
Solid Waste	401													
Clean Water Utility	154													
Paths & Trails	137													
Other Sources (Grants)									3,756,000			3,756,000		3,756,000
Totals			-	-	-	-	-	293,500	-	3,756,000	-	4,049,500	-	4,049,500



Margarite Brons Driveway & Parking Lot Paving

Description

Margarite Brons is a very popular off leash dog park and such receives a great numbers of users through the year and as such undergo a lot of wear and tear. Currently the driveway is chip sealed and the parking lot is gravel. The parking lot and driveway are in constant use and will require a long term maintenance solution.



Source of Funds	Fund	Prior Years Expenses	Est Actual 2024	Carry Forward	New Funding	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Six Year Total	Future Years	Project Total
Current Expense	001											-	-	-
Road Fund	101											-	-	-
REET 1	134											-	-	-
REET 2	135											100,000	100,000	100,000
Solid Waste	401											-	-	-
Clean Water Utility	154											-	-	-
Paths & Trails	137											-	-	-
Other Sources												-	-	-
Totals			-	-								100,000	-	100,000



NEXT STEPS.....

JULY 3RD WORK SESSION:

CAPITAL IMPROVEMENT PLAN 2025-2030 [SPREADSHEET DRAFT - DISCUSSION](#)

AUGUST 7TH WORK SESSION:

CAPITAL IMPROVEMENT PLAN 2025-2030 [SPREADSHEET DRAFT – 2ND DISCUSSION IF NEEDED](#)

AUGUST 20TH MEETING:

CAPITAL IMPROVEMENT PLAN 2025-2030 – [SET PUBLIC HEARING](#)

SEPTEMBER 10TH MEETING:

CAPITAL IMPROVEMENT PLAN 2025-2030 – [PUBLIC HEARING FOR ADOPTION](#)



Island County Public Works

Ed Sewester, P.E., County Engineer

Matthew Lander, P.E., Assistant County Engineer

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M E M O R A N D U M

June 12, 2024

TO: Board of County Commissioners – Island County

FROM: Ed Sewester, County Engineer

RE: 2025 – 2030 Transportation Improvement Plan (TIP) and Clean Water Utility (CWU)

Each year Island County is required to develop and adopt a 6-year Roads TIP, in accordance with RCW 36.81.121, prior to adoption of the County budget.

The proposed 6-year 1st draft TIP is a result of projects carried forward from the previous TIP (2024-2029). Edits from the 2024-2029 adopted plan are highlighted in red font. In the progression of developing the TIP, a 2nd draft will be presented at a future Work Session with the incorporation of public input received from the annual call for projects conducted during month of March 2024, and projects identified by County Forces to maintain a balanced Roads program. Before final adoption, the 6-year plan must be presented at a public hearing.

Also included is the proposed 6-year Clean Water Utility (CWU) plan.

Attachments:

Proposed 6-year TIP (2025-2030)

Proposed 6-year CWU (2025-2030)

Island County 2025-2030 Six Year Transportation Improvement Plan (12June2024 Work Session)

Key: (PE) = Preliminary Engineering, (RW) = Right of Way, (CN) = Construction. Dollars in \$1,000

Resolution:

#	Project Name / Fund Description	2025			2026			2027			2028			2029			2030			Phase Total			6 Year Totals	
		PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN		
MISC. HMA STRUCTURAL OVERLAY: Annual asphalt paving on various roads as needed.																						All Funding for this Project is Secured		
1	CAPP	-	-	318	-	-	322	-	-	327	-	-	332	-	-	337	-	-	342	-	-	1,978	1,978	
	Road	50	-	95	30	-	15	30	-	15	30	-	15	30	-	15	30	-	15	200	-	170	370	
	PROJECT TOTAL	50	-	413	30	-	337	30	-	342	30	-	347	30	-	352	30	-	357	200	-	2,148	2,348	
2	SHOULDER WIDENING PROGRAM: Ongoing program to cover design and right of way research of additional shoulder width																						All Funding for this Project is Secured	
	Road	75	25	40	75	25	-	75	25	-	75	25	-	75	25	-	75	25	-	450	150	40	640	
	PROJECT TOTAL	75	25	40	75	25	-	75	25	-	75	25	-	75	25	-	75	25	-	450	150	40	640	
3	SUNRISE BOULEVARD SHOULDER WIDENING: Shoulder widening on Sunrise Boulevard from SR 532 to Russell Rd.																						All Funding for this Project is Secured	
	Road	5	-	2,495	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	2,495	2,500	
	PROJECT TOTAL	5	-	2,495	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	2,495	2,500	
4	FREELAND MAIN ST OVERLAY SR525 TO HARBOR AVE																							
	Road	90		250		-														90	-	250	340	
	RAP			1,300		-														-	-	1,300	1,300	
	PROJECT TOTAL	90	-	1,550	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90	-	1,550	1,640	
5	SOUTH WHIDBEY INDUSTRIAL PARK ROAD: Provide public access to the light industrial zoned portion of Crawford Rd. (private)																							
	Disc.	-	-	-	250	175		100	-	-	-	-	-	-	-	-	1,250	-	-	3,175	350	175	4,425	4,950
	Road	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	-	-	50	
	Private																500			-	-	500	500	
	PROJECT TOTAL	50	-	-	250	175	-	100	-	-	-	-	-	-	-	-	1,750	-	-	3,175	400	175	4,925	5,500
6	SCENIC HEIGHTS ROAD SHOULDER WIDENING: Shoulder widening on Scenic Heights Rd. from Monroe Landing Rd. to north of Balda Rd.																							
	Road	100	74	-	100	200	-	-	-	2,500			2,500			2,500			-	-	200	274	5,000	5,474
	PROJECT TOTAL	100	74	-	100	200	-	-	-	2,500	-	-	2,500	-	-	2,500	-	-	-	-	200	274	5,000	5,474
7	SR 20 SHOULDER WIDENING RACE RD TO WELCHER RD PLUS: Partner with WSDOT and grant to widen shoulders along SR 20 from Race Rd. to past Welcher Rd.																							
	Road	-		225	-			-	-		-	-	-	-	-	-	-	-	-	-	-	225	225	
	STBG	-		1,500	-			-	-		-	-	-	-	-	-	-	-	-	-	-	1,500	1,500	
	Disc.			3,400																-	-	3,400	3,400	
	PROJECT TOTAL	-	-	5,125	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,125	5,125	
8	SWANTOWN ROAD SHOULDER WIDENING (NEAR OAK HARBOR, WHIDBEY ISLAND)																							
	Road	20		-	20			80	90		50	90		10		1,640			-	-	160	200	1,640	2,000
	Grant																			-	-	-	-	
	Disc.																			-	-	-	-	
	PROJECT TOTAL	20	-	-	-	20	-	80	90	-	50	90	-	10	-	1,640	-	-	-	-	160	200	1,640	2,000

Island County 2025-2030 Six Year Transportation Improvement Plan (12June2024 Work Session)

Key: (PE) = Preliminary Engineering, (RW) = Right of Way, (CN) = Construction. Dollars in \$1,000

Resolution:

#	Project Name / Fund Description	2025			2026			2027			2028			2029			2030			Phase Total			6 Year Totals
		PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	
BAYVIEW ROAD SHOULDER WIDENING - SUNLIGHT DR TO EWING RD (CLINTON)																							
9	Road	60			120	60		60	80		20	60		10	-	2,300	-		-	270	200	2,300	2,770
	Grant																			-	-	-	-
	Disc.																			-	-	-	-
	PROJECT TOTAL	60	-	-	120	60	-	60	80	-	20	60	-	10	-	2,300	-	-	-	270	200	2,300	2,770
MISC. INTERSECTION ALIGNMENT IMPROVEMENT PROJECTS: Improving safety by realigning intersections to close to perpendicular (minor projects)																							
10	Road	10	30	58	10	30	58	10	30	58	10	30	58	10	30	58	10	30	58	60	180	348	588
	PROJECT TOTAL	10	30	58	10	30	58	10	30	58	10	30	58	10	30	58	10	30	58	60	180	348	588
SWEDE HILL ROAD / BURLEY ROAD INTERSECTION IMPROVEMENTS: Improve safety by realigning the Burley Road approach to Swede Hill Road																							
11	Road	5	-	555	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	555	560
	PROJECT TOTAL	5	-	555	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	555	560
MONKEY HILL ROAD / HENNI ROAD REALIGNMENT: Improve safety by realigning the intersection																							
12	Road	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	5	10
	PROJECT TOTAL	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	5	10
EAST CAMANO DRIVE / CROSS ISLAND ROAD INTERSECTION IMPROVEMENTS: Intersection improvements at East Camano Dr / Cross Island Rd / Arrowhead Rd																							
13	Disc.	-	-	-	-	-	2,360	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,360	2,360
	Road	58	7	-	-	-	1,640	-	-	-	-	-	-	-	-	-	-	-	-	58	7	1,640	1,705
	STBG	368	43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	368	43	-	411
	PROJECT TOTAL	426	50	-	-	-	4,000	-	-	-	-	-	-	-	-	-	-	-	-	426	50	4,000	4,476
EAST CAMANO DR/MCELROY ROUNDABOUT																							
14	Road	60	-	-	120	50	-	30	-	-	15	-	2,000	-	-	-	-	-	-	225	50	2,000	2,275
	STBG	400	-	-	-	-	-	-	-	-	-	-	1,000	-	-	-	-	-	-	400	-	1,000	1,400
	PROJECT TOTAL	460	-	-	120	50	-	30	-	-	15	-	3,000	-	-	-	-	-	-	625	50	3,000	3,675
HEGGENES ROAD INTERSECTION RE-ALIGNMENTS: Improve safety by realigning Heggenes Rd. / Orr Rd																							
15	Road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	70	-	50	120
	PROJECT TOTAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	70	-	50	120
MISC. R/W, MINOR SAFETY IMPROVEMENTS AND PROJECT DEVELOPMENT: Small projects to improve safety, or initial project development																							
16	Road	30	60	175	30	60	175	30	60	175	30	60	175	30	60	175	30	60	175	180	360	1,050	1,590
	PROJECT TOTAL	30	60	175	30	60	175	30	60	175	30	60	175	30	60	175	30	60	175	180	360	1,050	1,590
EVALUATE HORIZONTAL CURVES FOR SAFETY IMPROVEMENTS																							
17	Road	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	33	-	-	-	33
	HSIP	221	-	-	-	-	424	-	-	-	-	-	-	-	-	-	-	-	221	-	424	-	645
	PROJECT TOTAL	254	-	-	-	-	424	-	-	-	-	-	-	-	-	-	-	-	254	-	424	-	678

Island County 2025-2030 Six Year Transportation Improvement Plan (12June2024 Work Session)

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Resolution:

#	Project Name / Fund Description	2025			2026			2027			2028			2029			2030			Phase Total			6 Year Totals
		PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	
	LAGOON VIEW DRIVE SHOULDER STABILIZATION: Repair failing shoulder and road sub-surface on Lagoon View Dr.																					All Funding for this Project is Secured	
48	Road		-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	5
	PROJECT TOTAL	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	5
	KAREN WAY SHOULDER STABILIZATION PHASE 2																					All Funding for this Project is Secured	
19	Road	50		-	50	-	-	50		500	-	-	-	-	-	-	-	-	-	150	-	500	650
	PROJECT TOTAL	50	-	-	50	-	-	50	-	500	-	-	-	-	-	-	-	-	-	150	-	500	650
	GUARDRAIL INSTALLATION COUNTY-WIDE																						
20	Road	100		-	100		-	20		1,400		-	1,380							220	-	2,780	3,000
	Grant																			-	-	-	
	Disc.																			-	-	-	
	PROJECT TOTAL	100	-	-	100	-	-	20	-	1,400	-	-	1,380	-	-	-	-	-	220	-	2,780	3,000	
	CULTUS BAY ROAD RECONSTRUCTION - BAILEY RD TO JEWETT RD (SOUTH WHIDBEY)																						
21	Road	250	100		250	100		250	100		900			900						750	300	1,800	2,850
	Grant																		-	-	-		
	Disc.																		-	-	-		
	PROJECT TOTAL	250	100	-	250	100	-	250	100	-	900	-	-	900	-	-	-	-	750	300	1,800	2,850	
	CULTUS BAY ROAD RECONSTRUCTION - FRENCH RD TO BAILEY RD (SOUTH WHIDBEY)																						
22	Road			-	50		-	250	150		250	150		50		2,000			1,050	600	300	3,050	3,950
	Grant																		-	-	-		
	Disc.																		-	-	-		
	PROJECT TOTAL	-	-	-	50	-	-	250	150	-	250	150	-	50	-	2,000	-	-	1,050	600	300	3,050	3,950
	MISC. CULVERT REPLACEMENT PROJECTS: Maintain infrastructure by replacing aging culverts																					All Funding for this Project is Secured	
23	Road	25	50	175	25	50	175	25	50	175	25	50	175	25	50	175	25	50	175	150	300	1,050	1,500
	PROJECT TOTAL	25	50	175	25	50	175	25	50	175	25	50	175	25	50	175	25	50	175	150	300	1,050	1,500
	SWANTOWN LAKE TIDE GATE REPLACEMENT (CULVERT #2647)																					All Funding for this Project is Secured	
24	Road	100	25	-	5	-	1,100	-		-	-	-	-	-	-	-	-	-	-	105	25	1,100	1,230
	PROJECT TOTAL	100	25	-	5	-	1,100	-		-	-	-	-	-	-	-	-	-	-	105	25	1,100	1,230
	WILDES RD AT QUADE CREEK FISH PASSAGE #575																						
25	Road	70	5	-	130	35	-	20	-	570	-	-	-	-	-	-	-	-	-	220	40	570	830
	PROJECT TOTAL	70	5	-	130	35	-	20	-	570	-	-	-	-	-	-	-	-	-	220	40	570	830
	NORTH BLUFF ROAD CULVERT 1951 FISH PASSAGE																					All Funding for this Project is Secured	
26	Road	4	5	124	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	5	124	133
	CWU	16	20	496	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16	20	496	532
	PROJECT TOTAL	20	25	620	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	25	620	665

Island County 2025-2030 Six Year Transportation Improvement Plan (12June2024 Work Session)

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Resolution:

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		PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN				
CHAPMAN CREEK FISH PASSAGE CULVERT REPLACEMENT: Replace a failing culvert with a fish passage culvert																						All Funding for this Project is Secured				
27	CWU	3		3																			3	-	3	6
	Road	2		2																			2	-	2	4
	PROJECT TOTAL	5	-	5	-																	5	-	5	10	
UTSALADY @ OLSEN CULVERT REPLACEMENT, 774 AND 775																						All Funding for this Project is Secured				
28	Road	27		164	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	27	-	164	191	
	PROJECT TOTAL	27	-	164	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	27	-	164	191	
PENN COVE RD CULVERT REPLACEMENT NEAR RIEPMA AVE, 3352																						All Funding for this Project is Secured				
29	Road	55	33	-	55	-	839	-															110	33	839	982
	PROJECT TOTAL	55	33	-	55	-	839	-															110	33	839	982
ANDERSON RD CULVERT REPLACEMENT, 271																						All Funding for this Project is Secured				
30	Road	70			100	45	-	80	-	-	-	-	1,500	-	-	-	-	-	-	-	-	250	45	1,500	1,795	
	PROJECT TOTAL	70	-	-	100	45	-	80	-	-	-	-	1,500	-	-	-	-	-	-	-	-	250	45	1,500	1,795	
HUMPHREY ROAD CULVERT REPLACEMENT, 281																						All Funding for this Project is Secured				
31	Road	55	-	-	100	44	-	109	44	-	-	-	225	-								264	87	225	576	
	Disc.	-	-	-	-	-	-	-	-	-	-	-	1,275	-	-	-	-	-	-	-	-	-	-	-	1,275	1,275
	PROJECT TOTAL	55	-	-	100	44	-	109	44	-	-	-	1,500	-	-	-	-	-	-	-	-	264	87	1,500	1,851	
WOODLAND BEACH RD DRAINAGE REPAIR (JL#00016-1901)																						All Funding for this Project is Secured				
32	Road	140		-	10	-	1,140	-					-	-	-	-	-	-	-	-	-	150	-	1,140	1,290	
	PROJECT TOTAL	140	-	-	10	-	1,140	-					-	-	-	-	-	-	-	-	-	150	-	1,140	1,290	
KOONTZ ROAD CULVERT REPLACEMENT (NORTH WHIDBEY ISLAND)																						All Funding for this Project is Secured				
33	Road	20	33	450	-																	20	33	450	503	
	Grant																					-	-	-	-	
	PROJECT TOTAL	20	33	450	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	33	450	503	
HUMPHREY ROAD CULVERT REPLACEMENT (CLINTON)																						All Funding for this Project is Secured				
34	Road				30			100			50	10		40	30		10		1,730	230	40	1,730	2,000			
	Grant																					-	-	-	-	
	PROJECT TOTAL	-	-	-	30	-	-	100	-	-	50	10	-	40	30	-	10	-	1,730	230	40	1,730	2,000			
ROBINSON ROAD OUTFALL: Reduce localized flooding with drainage improvements																						All Funding for this Project is Secured				
35	Road	500	40	-	500	20		50	20				5,000	-								1,050	80	5,000	6,130	
	CWU																					-	-	-	-	
	PROJECT TOTAL	500	40	-	500	20	-	50	20	-	-	-	5,000	-	-	-	-	-	-	-	1,050	80	5,000	6,130		

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		PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	
	MISC. TRAILS PROJECTS: Small trail projects to improve or expand the trail system used for transportation																						All Funding for this Project is Secured
36	Road	10	10	30	10	10	30	10	10	30	10	10	30	10	10	30	10	10	30	60	60	180	300
	PROJECT TOTAL	10	10	30	10	10	30	10	10	30	10	10	30	10	10	30	10	10	30	60	60	180	300
	KETTLES - FORT EBEBY TRAIL CONNECTOR: Improvements to an existing trail connecting the paved portion of the Kettles Trail to Fort Ebey State Park																						
37	Roads	40																		40			40
	TA		-	-	-	-	93		-	-	-	-	-	-	-	-	-	-	-	-	-	93	93
	PROJECT TOTAL	40	-	-	-	-	93	-	-	-	-	-	-	-	-	-	-	-	-	40	-	93	133
	CLINTON TO KEN'S CORNER TRAIL: New multi-use trail along SR 525 connecting Clinton to Langley Road																						
38	Road	10						-	-	-	-	-	-	-	-	-	-	-	-	10	-	-	10
	WA-Misc	212	20					-	-	1,760	-	-	1,760	-	-	-	-	-	-	212	20	3,520	3,752
	Disc.									4,240			4,240							-	-	8,480	8,480
	PROJECT TOTAL	222	20	-	-	-	-	-	-	6,000	-	-	6,000	-	-	-	-	-	-	222	20	12,000	12,242
	RHODODENDRON PARK ROAD TO PATMORE ROAD TRAIL																						CN costs not shown
39	Road	200	25		200	300		-	-		-	-		-	-	-	-	-	-	400	325	-	725
	Disc.				50			-	-		-	-		-	-	-	-	-	-	50	-	-	50
	STBG				-	-		-	-		-	-		-	-	-	-	-	-	-	-	-	-
	PROJECT TOTAL	200	25	-	250	300	-	-	-	-	-	-	-	-	-	-	-	-	-	450	325	-	775
	BARNUM ROAD SHOULDER STABILIZATION: Repair failing shoulder on Barnum Rd.																						All Funding for this Project is Secured
40	Road	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	5	10	
	PROJECT TOTAL	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	5	10	
	NON STANDARD GUARDRAIL REPLACEMENT - NORTH CAMANO DR & UTSALADY DR																						
41	Road																			-	-	-	-
	HSIP	300						1,000											300	-	1,000	1,300	
	PROJECT TOTAL	300	-	-	-	-	-	1,000	-	-	-	-	-	-	-	-	-	-	300	-	1,000	1,300	
	NON-COMPLIANT REGULATORY and WARNING SIGN REPLACEMENT - COUNTY-WIDE																						
42	Road																			-	-	-	-
	HSIP	106						423											106	-	423	529	
	PROJECT TOTAL	106	-	-	-	-	-	423	-	-	-	-	-	-	-	-	-	-	106	-	423	529	
Total	TIP TOTALS	4,010	605	11,870	2,400	1,224	9,794	1,379	659	11,750	565	485	22,565	290	205	9,380	240	245	6,750	8,884	3,423	72,109	84,416
		16,486			13,418			13,788			23,615			9,875			7,235						
																							14,069

Island County 2025-2030 Six Year Clean Water Utility Plan (12Jun2024 Work Session)

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		Description	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	TOTALS
MISC. DRAINAGE PROJECTS: Ongoing efforts to improve drainage (minor projects)																								
1	CWU	12	10	70	12	10	70	12	10	70	12	10	70	12	10	70	12	5	70	72	55	420	547	
	PROJECT TOTAL	12	10	70	12	10	70	12	10	70	12	10	70	12	10	70	12	5	70	72	55	420	547	
CHAPMAN CREEK FISH PASSAGE CULVERT REPLACEMENT: Replace a failing culvert with a fish passage culvert																								
2	CWU	3	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	3	6		
	Road	2	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	2	4		
	PROJECT TOTAL	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	5	10		
EAST CAMANO DRIVE AT CANKU ROAD FISH PASSAGE CULVERT: Replace an aging culvert with a fish passage culvert																								
3	CWU	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	5	10		
	FBRB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	PROJECT TOTAL	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	5	10		
EAST HARBOR ROAD AT GOSS LAKE FISH PASSAGE CULVERT: Replace aging culverts with a fish passage culvert																								
4	CWU	55	-	-	55	50	-	40	-	-	-	-	-	-	-	1,040	-	-	-	150	50	1,040	1,240	
	PROJECT TOTAL	55	-	-	55	50	-	40	-	-	-	-	-	-	-	1,040	-	-	-	150	50	1,040	1,240	
NORTH BLUFF ROAD AT CROSCREEK WAY (PRIVATE) FISH PASSAGE CULVERT: Replace an aging culvert with a fish passage culvert																								
5	CWU	-	-	-	-	-	-	30	25	-	40	-	-	-	25	-	-	5	-	-	100	25	-	125
	PROJECT TOTAL	-	-	-	-	-	-	30	25	-	40	-	-	-	25	-	-	5	-	-	100	25	-	125
MIDVALE ROAD EAST OF MAXWELTON ROAD FISH PASSAGE CULVERT: Replace an aging culvert with a fish passage culvert																								
6	CWU	20	-	-	-	-	-	-	-	-	-	-	-	-	40	25	-	10	-	710	70	25	710	805
	PROJECT TOTAL	20	-	-	-	-	-	-	-	-	-	-	-	-	40	25	-	10	-	710	70	25	710	805
COLUMBIA BEACH ROAD FISH PASSAGE CULVERT: Replace an aging culvert with a fish passage culvert																								
7	CWU	50	25	-	5	-	664	-	-	-	-	-	-	-	-	-	-	-	-	55	25	664	744	
	PROJECT TOTAL	50	25	-	5	-	664	-	-	-	-	-	-	-	-	-	-	-	55	25	664	744		
CARP CREEK VICINITY DRAINAGE IMPROVEMENTS																								
8	CWU	300	250	-	100	1,000	-	50	1,500	375	-	-	150	-	-	-	-	-	450	2,750	525	3,725		
	Grant	-	-	-	-	-	-	-	-	2,125	-	-	850	-	-	-	-	-	-	-	-	2,975	2,975	
	PROJECT TOTAL	300	250	-	100	1,000	-	50	1,500	2,500	-	-	1,000	-	-	-	-	-	450	2,750	3,500	6,700		
NORTH BLUFF ROAD CULVERT 1951 FISH PASSAGE																								
9	Road	4	5	124	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	5	124	133		
	CWU	16	20	496	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16	20	496	532		
	PROJECT TOTAL	20	25	620	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	25	620	665		
SCATCHET HEAD DEEP CULVERT REPLACEMENTS (00601-1001)																								
10	CWU	100	50	-	50	5	-	20	-	-	-	-	1,750	-	-	-	-	-	170	55	1,750	1,975		
	PROJECT TOTAL	100	50	-	50	5	-	20	-	-	-	-	1,750	-	-	-	-	-	170	55	1,750	1,975		

Recommended items highlighted in RED font

Island County 2025-2030 Six Year Clean Water Utility Plan (12Jun2024 Work Session)

Key: (PE) = Preliminary Engineering, (RW) = Right of Way, (CN) = Construction. Dollars in \$1,000

Resolution:

#	Project Name/Fund	2025			2026			2027			2028			2029			2030			Phase Total			6 Year	
		Description	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	PE	RW	CN	TOTALS
RACE ROAD FISH PASSAGE CULVERT #1893																								Grant not secured
11	Grant	105			-	85	-	-	85	-	663	-	-	-	-	-	-	-	-	275	-	663	938	
	CWU	20			-	15	-	-	15	-	117	-	-	-	-	-	-	-	-	50	-	117	167	
	PROJECT TOTAL	125	-	-	100	-	-	100	-	780	-	-	-	-	-	-	-	-	325	-	780	1,105		
EDGECLIFF DRIVE OUTFALL: Complete / upgrade aging temporary outfall installation																								All funding for this Project is Secured
12	CWU	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	5	10	
	PROJECT TOTAL	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	5	10	
BONNIE VIEW ACRES ROAD NORTH OUTFALL																								10
13	CWU	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	5	10	
	PROJECT TOTAL	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	5	10	
SHORE MEADOWS ROAD OUTFALL REPLACEMENT (#2193 AND #2194)																								305
14	CWU	40	15		10	-	240	-	-	-	-	-	-	-	-	-	-	-	-	50	15	240	305	
	PROJECT TOTAL	40	15	-	10	-	240	-	-	-	-	-	-	-	-	-	-	-	-	50	15	240	305	
Total	CWU TOTALS	742	375	710	332	1,065	974	252	1,535	3,350	52	10	2,820	77	35	1,110	27	5	780	1,482	3,025	9,744	14,251	
		1,827			2,371			5,137			2,882			1,222			812							

Annual Average

2,375



Island County Public Works

Ed Sewester, P.E., County Engineer

1 NE 7th Street, Coupeville, WA 98239

Ph: Whidbey 360-679-7331 | Camano 360-387-3443 | S Whidbey 360-321-5111

Email: Ed.Sewester@islandcountywa.gov | www.islandcountywa.gov

M E M O R A N D U M

12 June 2024

TO: Board of Island County Commissioners

FROM: Ed Sewester, County Engineer

RE: Marshall Drainage Assessment

During the 21 May 2024 Public Hearing, it was decided to refer the subject Marshall Drainage Assessment back to a 12 June 2024 Work Session to further discuss the alternatives and public comments received on 21 May 2024.

Proposed Assessments presented during the Public Hearing include:

Pump Replacement	\$ 45,000
Seashell Court Drainage	\$ 40,000
Tide Gate Replacement	\$ 40,000
Repay 2017 Loan	\$ 20,000
Total:	\$145,000

21 May 2024 comments include:

Assess all parcels a one-time fee by back-charging the annual \$30 Maintenance & Operations (M&O) for 14-years (\$420), totaling \$69,720 for all 166 parcels.

Stop M&O, and use Real Estate Excise Tax (REET)

Enforce Island County Codes

Be transparent with record requests.

Marshall Drainage Utility was not created by the people. County should fund pumps replacement.

Add Marshall Drainage Utility to the Clean Water Utility program.

Use Roads Funds.

Remove the upper parcels of Marshall Drainage from the M&O assessment.

Marshall Drainage Utility does not have a Board of Directors.

Study the hydrology.

Interfund loans previously authorized [require 5 years to repay, with interest]:

REET 2, not to exceed \$20K, for pumps repair, 21Feb2017, C-17-17/R-06-17

REET 2, not to exceed \$5K, for M&O, 27Feb2018, C-29-18/R-11-18

Island County Roads Fund, not to exceed \$85K, for pumps and pipe portion of tide gate, 1Aug2023, C-43-23/R-27-23

After further review, the following proposed project should be removed from inclusion in assessments:

Seashell Court Drainage	\$ 40,000
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Assessment Alternatives:

\$45 / parcel will not cover M&O and repayment of the interfund loans.

\$125 / parcel from 2025 through 2029, then reduce to \$45 / parcel (starting in 2038) provides funding for M&O, pump repair or replacement, piping repairs, and repayment of interfund loans

\$45 / parcel starting in 2025, then one-time capital investment across 2025-2029 (based on impervious surface) provides funding for M&O, pump repair or replacement, piping repairs, repayment of interfund loans, and provides largest outyear reserve balance

Recommendation:

\$45 / parcel starting in 2025, then one-time capital investment across 2025-2029 (based on impervious surface).

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ISLAND COUNTY, WASHINGTON

IN THE MATTER OF AMENDING ISLAND
COUNTY CODE 15.02, STORM AND
SURFACE WATER UTILITY

ORDINANCE NO. C- 23 -24
R-19-24

WHEREAS, Island County previously adopted Ordinance R-55-95 establishing the Marshall Storm and Surface Water Utility (Utility) on December 19th, 1995; and

WHEREAS, Infrastructure was installed in 1996; and

WHEREAS, Island County previously adopted Ordinance R-07-17 on February 21st, 2017, providing a \$20,000 interfund loan from the Real Estate and Excise Tax Fund to the Utility to repair an unanticipated pump failure; and

WHEREAS, the County did not previously apply an assessment to property owners within the Utility district to repay the 2017 loan; and

WHEREAS, Island County previously adopted Ordinance R-41-22 reissuing the 2017 loan on December 13th, 2022; and

WHEREAS, Island County previously adopted Ordinance R-27-23 issuing a loan for immediate repairs on August 1, 2023; and

WHEREAS, the need for additional infrastructure upgrades is necessary to replace aging infrastructure identified during system failures and inspections by Public Works;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Island County Commissioners, in consideration of the above findings of fact: Island County Code Chapter 15.02, Sections 15.02.010 B and E, 15.02.070 A, and Section 15.02.080 B are amended to read as contained on the attached "Exhibit A" is hereby adopted. Material interlineated is deleted and material underlined is added.

ADOPTED this _____ day of _____, 2024 following public hearing.

**BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON**

Jill Johnson, Chair

Melanie Bacon, Member

Janet St. Clair, Member

ATTEST:

Jennifer Roll,
Clerk of the Board

APPROVED AS TO FORM:


Pete Smiley
Chief Civil Deputy Prosecuting Attorney and
Island County Code Reviser

EXHIBIT A
TITLE XV – UTILITIES

TITLE XV – UTILITIES

Chapter 15.01 – Stormwater Management Program

15.01.010 - Purpose.

...

Chapter 15.02 - Storm and Surface Water Utility

15.02.010 - Purpose and intent.

- A. The county finds that real property in the Marshall Drainage Basin contributes to a common drainage problem resulting from storm and surface water run-off; that all real property in the Marshall Drainage Basin will benefit from mitigation of the destructive forces and/or general nuisance, as well as the correction of health and safety hazards created by excessive stormwater runoff; and that improvements in the Marshall Drainage Basin are necessary to promote public health, safety and welfare.
- B. The county has adopted a stormwater management program pursuant to Ordinance R-12-95 to address stormwater management issues in the Marshall Drainage Basin and has completed the capital improvements outlined in developed the Marshall Drainage Basin Plan, ~~which recommends capital improvements needed~~ to mitigate the effects of stormwater runoff, including but not limited to flooding, in the Marshall Drainage Basin. Additional capital improvements were identified in 2022.
- C. Based on the Marshall Drainage Basin Plan, which is on file with the County Department of Public Works and is hereby incorporated herein by this reference, the county has determined that property, businesses and residents within the Marshall Drainage Basin will benefit from and/or will receive service from the improvements described in the Marshall Drainage Basin Plan.
- D. The county finds that each owner of a parcel of real property within the Marshall Drainage Basin should pay for a pro rata share of the cost of constructing, operating, maintaining, repairing, improving and replacing drainage facilities described in the Marshall Drainage Basin Plan in accordance with that plan.
- E. The county finds that maintenance and operation ("M & O") charges are necessary for the ongoing administration of the utility created by this chapter, as well as for the inspection and maintenance of surface water facilities. ~~The Marshall Drainage Basin Plan recommended specific maintenance frequencies and an initial annual maintenance cost, as one component of the M & O charge. The M & O charge includes an amount applied towards funding for regular replacement of the pumps and pump controller.~~ In addition to those maintenance costs, administrative costs for managing utility operations include activities such as billing, accounting and periodic review and adjustment of the utility rate, which costs are included in the M & O charges.

- F. The county finds that the intensity of development on all parcels of real property, including the square footage of impervious surface area, is an appropriate and reasonable basis for determining a particular parcel's contribution to the problem of storm and surface water runoff.
- G. The utility created in this chapter shall include only such systems or programs created by the county and does not provide for a county-wide system of rates and charges.

15.02.020 - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning:

Impervious surface means surface area that prevents or impedes infiltration of water into the soil mantle; or retards the infiltration of water into the soil mantle such that it causes water to run off the surface in greater quantities or at a greater rate of flow than under natural conditions. Common impervious surfaces include roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled surfaces. Open, uncovered retention/detention facilities are not considered impervious surfaces.

Parcel shall mean the smallest separately segregated unit or plot of land having an identified owner, identified boundaries, and surface area documented for tax purposes and given a tax account (lot) number by the Island County Assessor. The term "parcel" shall not include tracts of land that are no more than twenty-five (25) feet wide at their widest point and are also too narrow to be developed under applicable laws.

Storm and surface water facility shall mean any component of the county storm and surface water system.

Utility or system shall mean the Marshall Drainage Basin Program created pursuant to Ordinance No. R-12-95 and the Marshall Drainage Basin Plan developed to implement the program, and such other systems and plans as may be added from time to time.

15.02.030 - Potential hazard declared; utility created.

The Board of County Commissioners finds and declares that absent effective regulation and control, existing storm and surface water drainage conditions in the county constitute a potential hazard to health, safety and property of county inhabitants. Therefore, the county hereby creates a storm and surface water utility to mitigate these potential hazards. The utility hereby created shall not be a county-wide utility, and this chapter does not provide for a county-wide system of rates and charges. The utility created pursuant to this chapter shall only include such systems and programs as the county may create from time to time.

15.02.040 - Marshall Drainage Basin storm and surface water system.

The utility created pursuant to this chapter includes the Marshall Drainage Basin program. The boundaries of the Marshall Drainage Basin are described in the Marshall Drainage Basin plan on file in the Department of Public Works. The boundaries and features of the Marshall Drainage

Basin are also reflected on maps included in the Marshall Drainage Basin plan. The Marshall Drainage Basin system shall include all property, property interests, physical and intangible rights of every kind or nature owned or held by the county, however acquired, insofar as they relate to or concern storm or surface water affecting the Marshall Drainage Basin, further including without limitation all such property, interests and rights the county has acquired by adverse possession or by prescription, directly or through another, in and to the drainage or storage facilities, or both, of storm or surface waters, or both, through, under or over land, landforms, watercourses, sloughs, streams, ponds, rivers, lakes, or swamps, all beginning, in each case or instance at a point where storm or surface waters first enter the Marshall Drainage Basin system and ending in each case or instance at a point where such storm or surface waters exit from the Marshall Drainage Basin system, and in area to the full extent of inundation caused by any storm or flood conditions affecting the Marshall Drainage Basin.

15.02.050 - Property transferred to stormwater program.

The Director of Public Works may specify and value certain facilities that serve the Marshall Drainage Basin. In addition, for purposes of RCW 43.09.210, any such facilities are hereby transferred to the system and are subject to the administration of the Department of Public Works in accordance with this chapter and the Marshall Drainage Basin Stormwater Program adopted under Ordinance R-12-95.

15.02.060 - Utility administered by Department of Public Works.

The utility shall be administered by the Department of Public Works in such a manner as the Board of County Commissioners shall provide by ordinance or by resolution. The failure to pass or adopt such a resolution shall not affect the validity of this chapter.

15.02.070 - System of charges.

A. The county hereby imposes the following system of charges on parcels of real property within the county located within the Marshall Drainage Basin and that benefit from or are served by the county storm and surface water system. The charges are found to be reasonable and necessary to fund administration, planning, design, construction, operation, maintenance, repair, and improvement, and ~~replacement of all existing and future storm and surface water facilities, including the accumulation of reserves and the retirement of any associated debt.~~ The charges below are ~~in accordance with the Marshall Drainage Basin Plan and are based on parcel size and the amount of impervious surface area per parcel.~~

1A.

~~Parcels of less than one half (½) acre with a dwelling unit shall pay a one time, capital charge of one thousand nine hundred fifteen dollars and fifty nine cents (\$1,915.59) in accordance with section 15.02.070.A.7.~~

1B.

~~As an alternative to subsection 1A., above, parcels of less than one half (½) acre with a dwelling unit shall pay an annual capital charge of one hundred sixty two dollars and~~

eighty three cents (\$162.83) per year beginning in 1997, as such charge may be adjusted from time to time.

2A.

Parels of less than one half ($\frac{1}{2}$) acre without a dwelling unit shall pay a one time capital charge of one thousand one hundred twenty nine dollars and forty one cents (\$1,129.41) in accordance with section 15.02.070.A.7.

2B.

As an alternative to subsektion 2A., above, parcels of less than one half ($\frac{1}{2}$) acre without a dwelling unit shall pay an annual capital charge of ninety six dollars (\$96.00) per year beginning in 1997, as such charge may be adjusted from time to time.

3.1.

All other parcels shall pay one time capital charges an amount determined in accordance with the Marshall Drainage Basin plan based on an area capital charge of one hundred ninety nine dollars and sixty six cents (\$199.66) forty nine dollars and five cents (\$49.05) per acre plus an impervious surface area capital charge of twenty three thousand twenty eight dollars and one cent (\$23,028.01) six-thousand four-hundred seventy-five and sixty-three cents (\$6,475.63) per acre of impervious area, which These charges shall be due and paid in accordance with section 15.02.070.A.7. However, in lieu of the one-time capital charges described in this section, owners of such parcels shall make made in annual capital charge payments beginning in 2025 for a period of 5 years, in accordance with the Marshall Drainage Basin plan, as such charges may be adjusted from time to time.

4.2.

All capital charges and M & O charges imposed by this chapter shall be due and payable in accordance with instructions included in billings. Charges due in a given year are due and payable in two (2) installments in accordance with those instructions. If one-half ($\frac{1}{2}$) of the total amount due is not paid by the due date indicated on the billing statement, interest shall be charged on the entire balance from the date of delinquency. All capital charges and M & O charges due in a given year, plus accrued interest, if applicable, must be paid by the date indicated on the billing for the second-half payment. Any charges that have not been paid by the applicable due date are delinquent.

5.3.

The minimum total annual capital charge or the minimum one time capital charge for any parcel in the Marshall Drainage Basin shall be ninety six dollars (\$96.00) per year or one thousand one hundred twenty nine dollars and forty one cents (\$1,129.41) respectively. twenty-six dollars (\$26.00) per year beginning in 2025 for a period of 5 years, The maximum annual capital charge or the maximum one time capital charge shall be four hundred dollars (\$400.00) per year or four thousand seven hundred five dollars and

eighty-eight cents (\$4,705.88) respectively. Such charges may be adjusted from time to time.

6.

To the extent the impervious surface area on any parcel increases in a particular year, as determined by the Director of Public Works or the director's designee, the charges applicable to such parcel shall be increased as follows. In no event shall charges be reduced under this subsection. If the parcel owner has paid a one-time capital charge for the parcel, the parcel owner shall also pay the one-time capital charge in effect at the time of the determination that the impervious surface area of the parcel increased minus the amount of the one-time capital charge already paid with respect to the parcel. If the parcel owner pays annual capital charges with respect to the parcel, the parcel owner shall pay the increased annual capital charges applicable to the parcel at the time of the determination that the impervious surface area of the parcel increased.

Increases imposed pursuant to this subsection shall be due and payable in accordance with this chapter and instructions included with bills.

7.

If a property owner has not paid one-time capital charges in full by the due dates for the second half payment in 1997, such owner shall be deemed to have elected to pay annual capital charges in lieu of one-time capital charges. With respect to parcels for which capital charges have not been paid in full in 1997, owners of such parcels may request in writing that the Department of Public Works determine the amount required to pay capital charges owed on a parcel in full. Upon payment of the full amount of the capital charges (plus related charges such as taxes and interest, if any), the parcel owner shall no longer owe capital charges under section 15.02.070, subsections A.1A. through 5, but shall continue to be responsible for M & O charges and other applicable charges.

8.4.

County roads shall be charged in accordance with the Marshall Drainage Basin plan. State roads shall be charged in accordance with the plan and applicable statutes.

9.5.

In addition to the rates above, all parcels, all or a portion of which are located in the Marshall Drainage Basin, shall be charged and shall pay annually, beginning in 1996 2025, a thirty forty-five-dollar (\$3045.00) M & O charge as well as any taxes applicable to the utility or its services.

10.6.

Any tract of land for which the Island County Assessor has assigned two (2) tax identification numbers as a result of a property owner's eligibility for a property tax exemption under RCW 84.36.381 shall be charged as a single parcel under this chapter.

- B. In addition to the charges set forth above, the county may establish water quality charges for the purpose of financing, monitoring, testing, treatment and control of pollutant discharges into the Marshall Drainage Basin system. The Director of Public Works is authorized to develop a plan for such charges.
- C. The county may consider establishing a system of rate reductions and/or credits, and the Director of Public Works is authorized to review the feasibility of and make recommendations regarding such system of rate reductions and/or credits.

15.02.075 - Program of credits established—Purpose—Qualifications—Amount.

- A. A program of credits to partially offset the charges imposed under section 15.02.070 for parcel owners who meet the qualifications of this section is established in order to provide necessary support for the poor and infirm. The Department of Public Works is authorized and directed to administer the program in accordance with this chapter.
- B. Any person receiving a billing statement for capital charges and making a timely payment therefore may apply to the Public Works Department for a rate adjustment for qualified on-site mitigation that exceeds county standards and/or parcel-specific characteristics that significantly affect run-off.
 - 1. The burden of proof shall be on the applicant to show that the rate adjustment sought should be granted. Requirements of admissible documentation shall be determined by the Public Works Department.
 - 2. Applications for rate adjustment must include a deposit sufficient to cover the utility's cost of review. The deposit shall be refunded in full if the adjustment is granted. If the adjustment is not granted, only the unused portion of the deposit, if any, shall be refunded.
 - 3. To be effective for the current billing year, applications for rate adjustment must be made by July 15. Applications received after July 15 shall only be effective for subsequent years. If the Public Works Department grants an adjustment which reduces the charge for the current year, the applicant shall be refunded the amount overpaid.
 - 4. Decisions of the Public Works Department on requests for rate adjustments may be appealed to the hearing examiner within twenty (20) days of the decision date. Provisions for appeals are provided for in section 15.02.130.
- C. To implement the program provided for in section 15.02.075.A., credits as set forth in section 15.02.075.E. shall be issued to each person who shows satisfactory proof that he or she is the owner of a parcel subject to the charges under section 15.02.070 and:
 - 1. Receives supplemental security income pursuant to 42 USC Sections 1381 through 1383; or

2. Resides in a household whose annual income together with all household members does not exceed 125 percent of the poverty level for the number of individuals in the household as computed annually by the U.S. government or the county; or
3. Resides in a household whose annual income together with all household members does not exceed seventy (70) percent of the Washington State median income for the number of individuals in the household as computed annually by the state or the county and is the parcel owner and is:
 - a. Blind;
 - b. Sixty-five (65) years of age or older;
 - c. Disabled and receives funds from a disability program as a result of a disability that prevents him or her from working, consistent with the requirements of 42 USC Section 401 et seq.; or
 - d. Requires medical life-support equipment which utilizes mechanical or artificial means to sustain, restore, or supplant a vital function.

D. Applicants shall verify such information and shall provide such other data as is deemed appropriate upon forms and in the manner determined by the Department of Public Works.

E. Individuals meeting one (1) or more of the qualifications in section 15.02.075.C. from and after the effective date of this section shall receive a credit equal to fifty (50) percent of the applicable annual capital charge under section 15.02.070 as well as a credit equal to one hundred (100) percent of the applicable M & O charges under section 15.02.070.A.9. Credits shall be applied to reduce annual capital charges and to cover the M & O charges due with respect to a particular parcel.

F. The Department of Public Works is further authorized to enter into a payment plan with individuals who are eligible for credits under section 15.02.075.C. evidenced by a note or notes and secured by a deed of trust on the parcel for which charges are owed. The deed of trust shall provide for non-judicial foreclosure in the event that the owner of the parcel defaults under the payment plan. The note shall include administrative costs related to executing the note and deed of trust.

G. Credits are not transferable. If a parcel is sold to an entity or to an individual who does not qualify for a credit under section 15.02.075, the individual or entity shall pay the full annual capital charge from and after the date of the transfer. In addition, the non-qualifying owner

shall pay all M & O charges and all other charges imposed under this chapter from and after the date of transfer.

15.02.080 - Measurement of impervious surface area.

- A. The Director of Public Works or designee shall determine the number of square feet of impervious surface on all parcels larger than one-half (½) acre and the total surface area of each parcel of real property, through the records of the island County Assessor and through aerial photographs and such other methods as the Director of Public Works may determine.
- B. The Director of Public Works or designee shall update such impervious surface area determinations ~~at least every twelve (12) months as needed~~. The Director of Public Works or the director's designee shall reclassify property for purposes of the charges imposed pursuant to this chapter based on relevant changes in the characteristics of the property. For purposes of carrying out the requirements of this chapter, the Director of Public Works or the director's designee is hereby granted a right of entry to private property, provided that the owner of such property consents to the entry.

ISLAND COUNTY
MARSHALL DRAINAGE BASIN - SERVICE CHARGE LIST

2023 Infrastructure Projects for 2025 Assessment

Pump Replacement	\$45,000
Seashell Court Drainage	\$40,000
Tide Gate Replacement	\$40,000
Repay 2017 Loan	\$20,000
Total:	\$145,000

Minimum Annual Capital Charge = \$26 (Maximum Annual Charge = None)
 Capital Charges Period: 5 years, 2025-2029

Annual Maintenance and Operation Cost: \$45
 (3 pumps, replacement every 7 - 10 years)

Total # of Parcels: 166

Total County Roads Funded:	\$50,878
Total Parcel Utility Charge Contribution:	\$98,046
County + Parcel Contribution Total:	\$148,924

* Total Annual Charge = Annual Capital Charge + Annual Maintenance and Operation Cost

Parcel No.	Name	Total Capital Charge	*Total Current Annual Charge
R32936-098-3640	HUNTER ET AL, DANIEL & HEIDI HUNTER	\$152.94	\$71.00
R32936-100-1650	SHULTS, ANTHONY J & PATRICIA L LEFFLER-SHULTS	\$590.59	\$145.40
R32936-100-2300	SHULTS, ANTHONY J & PATRICIA L LEFFLER-SHULTS	\$2,014.73	\$387.50
R32936-114-2920	BORGMAN, ARLEE SUE & PETER BORGMAN	\$793.18	\$179.84
R32936-117-0970	DODGE, RICHARD KELLY	\$369.96	\$107.89
R32936-148-2950	MCDOWELL, SUZANNE B	\$1,210.48	\$250.78
R32936-150-2300	MANNING, THOMAS & GAIL M MANNING	\$1,047.70	\$223.11
R32936-154-1350	SMITH, STEPHEN R / REBECCA A	\$1,130.08	\$237.11
R32936-154-1680	HOLBROOK JTWROS, NANCY J & JENNY M HOLBROOK JTWROS	\$441.86	\$120.12
R32936-164-3620	HUNTER ET AL, DANIEL & HEIDI HUNTER	\$152.94	\$71.00
R32936-181-2970	JULLIAN I YOMNICK REVOCABLE FAMILY TRUST	\$674.56	\$159.68
R32936-187-1620	KEITH, CAVEN J	\$841.44	\$188.04
R32936-197-4610	ROBERTS, TANDI L	\$1,799.67	\$350.94
R32936-210-1650	MCVAY, CALLAHAN C	\$865.15	\$192.08
R32936-230-2620	NEWMAN, MELISSA	\$2,692.97	\$502.81
R32936-235-1650	DYNES TRUSTEE, LAWRENCE M & A LYNN DYNES TRUSTEE	\$776.59	\$177.02
R32936-256-1620	NEWMAN, PAUL & MELISSA D NEWMAN	\$1,376.97	\$279.08
R32936-278-4950	FRENCH, BENJAMIN & EYLEEN CAROLYN UCULMANA	\$509.06	\$131.54
R32936-297-1680	C & K PROPERTIES INC & ATTN: H KELLEY BURROUGHS	\$335.61	\$102.05
R32936-299-2320	Dale Hankelka	\$152.94	\$71.00
R32936-313-4610	MORPHEW ALICIA & MORPHEW KAROL	\$1,932.84	\$373.58
R32936-345-4610	KILUNG FOUNDATION	\$264.63	\$89.99
R32936-359-3310	HAMACK, PAIGE FRANCES	\$152.94	\$71.00
R32936-375-5100	GISWOLD, SARA J	\$152.94	\$71.00
R32936-377-4460	KILUNG FOUNDATION	\$4,612.99	\$829.21
R32936-422-3300	HAMACK, PAIGE FRANCES	\$159.01	\$72.03
R32936-459-4630	CLINTON WATER DISTRICT & BOARD OF COMMISSIONERS	\$1,433.13	\$288.63
R32936-236-3640	WHIDBEY CAMANO LAND TRUST	\$152.94	\$71.00
R42931-315-0110	SALAMIYAH HOLDINGS LLC	\$626.23	\$151.46
R42931-351-0440	DIXON, ANGIE L	\$927.72	\$202.71
R42931-379-0720	MOORE JR, PHILIP E	\$1,366.93	\$277.38
R42931-398-0400	LUCU, RICHARD N	\$152.94	\$71.00
R42931-398-0710	STILES, JAY C	\$155.01	\$71.35

Parcel No.	Name	Total Capital Charge	*Total Current Annual Charge
R42931-398-0930	STEWART JR, JAMES R & RUTH STEWART	\$152.94	\$71.00
R42931-398-1040	MILLER LIFE ESTATE, PEGGY J & WILLIAM F BANDY JR DONNA BANY (REMAINDER JAY)	\$152.94	\$71.00
R42931-399-1380	MASCHMEDT, ROBERT H	\$596.94	\$146.48
R42931-407-1350	Jeffrey Wilson	\$393.99	\$111.98
R42931-454-0940	GOEHNER FINANCIAL MANAGEMENT, LLC	\$152.94	\$71.00
R42931-455-1280	ANDERSON, KATHLEEN L	\$732.52	\$169.53
R42931-458-0210	MAST, ROBERT E	\$1,598.98	\$316.83
R42931-458-0930	FITZSIMMONS, KELLY T	\$186.38	\$76.68
R42931-459-1150	LINDER, ROBERT & PAULINE LINDER	\$1,296.39	\$265.39
R42931-460-1050	GOEHNER, KEVIN AND PENNY	\$312.87	\$98.19
R42931-462-1280	LIVINGSTONE TRUSTEE, BRUCE & DANA KENNY TRUSTEE	\$558.35	\$139.92
R42931-466-0920	WELLS, MICHAEL E & MARIA AMANDA WELLS	\$607.71	\$148.31
R42931-468-1040	SMITH TRUSTEE, TIMOTHY ALAN & ANITA LOUISE HOLMES SMITH TRUSTEE	\$463.54	\$123.80
R42931-468-1270	GRAY TRUSTEE, KRISTINE KAY JOHNSON	\$534.55	\$135.87
R42931-469-1150	WADUM, SUSAN CHASE & JULIA CHASE CASPER	\$1,065.88	\$226.20
R42931-474-0150	WEXLER, LEE J & FARA R & TRUSTEES	\$1,358.29	\$275.91
R42931-474-1270	CARDWELL, THOMAS R	\$346.60	\$103.92
R42931-478-1260	WILLIAMS, HENRY M & LISA T WILLIAMS	\$406.34	\$114.08
R42931-482-1240	WILLIAMS, HENRY M & LISA T WILLIAMS	\$744.82	\$171.62
R42931-494-0170	ISLAND COUNTY & STORM & SURFACE WATER	\$152.94	\$71.00
R42931-511-0600	FERNANDES JUDITH P & CHADWICK KNOWLES, MARYANN LEGORE	\$9,732.21	\$1,699.48
S6330-00-00002-0	DOWNS, ORAN G	\$638.47	\$153.54
S6330-00-00003-0	FERREL, PATRICK J & BLYTHE E FERREL	\$638.49	\$153.54
S6330-00-00004-0	LAMBERT TRUSTEE, WAYNE A & ANNETTE M LAMBERT TRUSTEE	\$562.27	\$140.59
S6330-00-00005-0	LIVINGSTON, RICKY & PENNY LIVINGSTON	\$564.17	\$140.91
S6330-00-00007-0	RABIN, KEVIN W & KELLY J RABIN	\$669.42	\$158.80
S6330-00-00008-0	STILES, JAY C	\$758.34	\$173.92
S6330-00-00009-0	GRANBERG, JULIE A	\$259.67	\$89.14
S6330-00-0000A-1	CASCADE VIEW COMMUNITY CLUB	\$152.94	\$71.00
S6330-00-0000A-2	HAGSTROM, DENNIS	\$152.94	\$71.00
S6330-00-0000A-3	HAGSTROM, DENNIS	\$418.26	\$116.10
S6330-00-0000C-0	CASCADE VIEW COMMUNITY CLUB	\$1,864.85	\$362.02
S6330-00-0000E-0	CASCADE VIEW COMMUNITY CLUB	\$267.32	\$90.44
S6330-00-00010-0	Julie Granberg	\$152.94	\$71.00
S6330-00-00011-0	Julie Granberg	\$621.96	\$150.73
S6330-00-00012-0	VADSET, BYRON J & FREDRICA W VADSET	\$152.94	\$71.00
S6330-00-00013-0	BAGBY, MICHAEL	\$355.20	\$105.38
S6330-00-00014-0	TUREK, STEVE T	\$783.75	\$178.24
S6330-00-00016-0	WHOBREY, HARRY E & JILL C SHELER	\$449.90	\$121.48
S6330-00-00017-0	MORGAN, WENDY A	\$295.17	\$95.18
S6330-00-00019-0	GROSS, GARY A	\$152.94	\$71.00
S6330-00-00020-0	COOPER TTEE, WILLIAM M & DELORES A COOPER	\$152.94	\$71.00
S6330-00-00021-0	STEWART JR, JAMES R & RUTH STEWART	\$354.06	\$105.19
S6330-00-00023-0	GARDNER, BENJAMIN R & JENNIFER L MEYER	\$392.41	\$111.71
S6330-00-00025-0	BURDGE, HANNAH R & JOHN R DAVISON	\$573.79	\$142.54

Parcel No.	Name	Total Capital Charge	*Total Current Annual Charge
S6330-00-00027-0	VADSET, TOMALYN K	\$334.21	\$101.82
S6330-00-00028-0	COTTRELL, DOUGLAS M / PAMELA	\$475.69	\$125.87
S6330-00-00029-0	SMITH, CLARK L & MERRY L SMITH	\$323.43	\$99.98
S6330-00-00030-0	MILLER, MICHAEL S & ELIZABETH A MILLER	\$152.94	\$71.00
S6330-00-00031-0	WATKINS, GAYLE R	\$191.62	\$77.58
S6330-00-00032-0	HARDECKE, RACHEL K & PETER M HAYES	\$452.16	\$121.87
S6330-00-00034-0	MILLER LIFE ESTATE, PEGGY J & WILLIAM F BANDY JR DONNA BANY (REMAINDER) JAY	\$228.27	\$83.81
S6330-00-00035-0	LANDBOE, KNUT A & TRACY G LANDBOE	\$501.18	\$130.20
S6330-00-00036-0	KAUL, STEPHEN M & CARYN J KAUL	\$390.69	\$111.42
S6330-00-00037-0	HULTGREN, TODD W & JULIE A HULTGREN	\$616.36	\$149.78
S6330-00-00039-0	MICHALAK, DAVID	\$406.15	\$114.05
S6330-00-00040-0	COOPER, DR G	\$152.94	\$71.00
S6330-00-00041-0	WELLINGTON-WEIGLT, MARIA & ASHLEY WELLINGTON-FAHEY	\$152.94	\$71.00
S6330-00-00042-0	WELLINGTON FAHEY, ALEXANDER ROBERT & DAVID B WEIGELT	\$344.09	\$103.50
S6330-00-00043-0	MICHALAK, DAVID	\$152.94	\$71.00
S6330-00-00044-0	WILSON, JEFFREY & LISA WILSON	\$152.94	\$71.00
S6330-00-00045-0	Jeffrey Wilson	\$781.40	\$177.84
S6330-00-00046-0	MASCHMEDT, ROBERT	\$1,023.98	\$219.08
S6330-00-00051-0	MALECKI, MICHAEL J & LYNNE S MALECKI	\$367.41	\$107.46
S6330-00-00052-0	WILSON, JEFFREY & LISA WILSON	\$436.83	\$119.26
S6330-00-00053-0	ANDERSON, ARNIE J	\$455.56	\$122.45
S6330-00-00054-0	HULTGREN, TODD W & JULIE A HULTGREN	\$430.15	\$118.13
S6330-00-00055-0	BARKER, ROBERT & BERNICE BARKER	\$429.39	\$118.00
S6330-00-00056-0	VADSET, BYRON J	\$464.43	\$123.95
S6330-00-00058-1	FITZSIMMONS, KELLY T	\$204.77	\$79.81
S6330-00-00059-0	LAMBERT TRUSTEE, WAYNE A & ANNETTE M LAMBERT TRUSTEE	\$295.78	\$95.28
S6330-00-00060-0	ROGERS, KATHERINE P & TIMOTHY J PEITSCH	\$397.47	\$112.57
S6330-00-00061-0	ROGERS, KATHERINE & TIMOTHY PEITSCH	\$152.94	\$71.00
S6330-00-00062-0	LUCU, RICHARD N	\$293.77	\$94.94
S6330-00-00063-0	PEACOCK, SUSAN L	\$427.20	\$117.62
S6330-00-00064-0	TAYLOR, ANNA	\$152.94	\$71.00
S6330-00-00066-0	ROBINSON, ANTHONY L & LAUREN MCCOOL	\$600.19	\$147.03
S6330-00-00069-0	BENSON-BURTON, TIFFANY	\$418.08	\$116.07
S6330-00-00071-0	HANNEMAN, STEPHEN M	\$607.53	\$148.28
S6330-00-00072-0	RITZNER, SUSAN LEE	\$285.67	\$93.56
S6330-00-00073-0	Brianne Barnett	\$152.94	\$71.00
S6330-00-00074-0	Betty Lou Dixon	\$152.94	\$71.00
S6330-00-00075-0	NISQUALLY DEVELOPEMENT GROUP, LLC	\$152.94	\$71.00
S6330-00-00076-0	NISQUALLY DEVELOPEMENT GROUP, LLC	\$152.94	\$71.00
S6330-00-00077-0	NISQUALLY DEVELOPEMENT GROUP, LLC	\$152.94	\$71.00
S6330-00-00078-0	NISQUALLY DEVELOPEMENT GROUP, LLC	\$152.94	\$71.00
S7120-00-00003-0	MURPHY, NICHOLAS & AMANDA MURPHY	\$433.49	\$118.89
S7120-00-0000A-0	HIGHLAND MEADOWS COMM CLUB	\$152.94	\$71.00
S7120-00-00022-0	DEAVER, ROY P	\$3,955.50	\$717.43
S7120-00-00024-0	HANSEN, ROBERT A & VALERIE A HANSEN	\$843.71	\$188.43

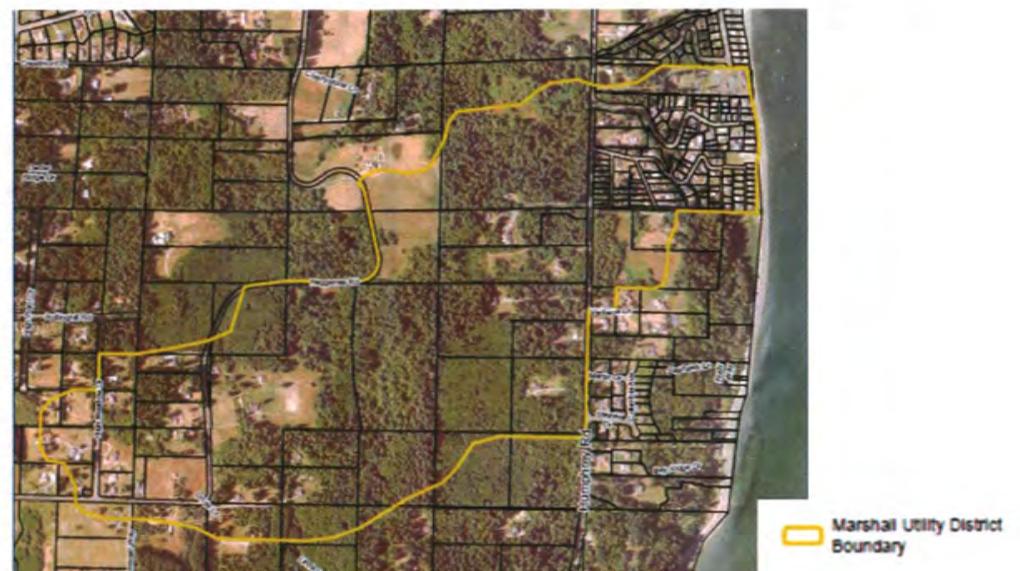
Parcel No.	Name	Total Capital Charge	*Total Current Annual Charge
S7120-00-00025-0	MCMAHON, MICHAEL S	\$922.17	\$201.77
S7120-00-00031-0	PENNY, OLIVER NATE & STACY LEE PENNY	\$760.72	\$174.32
S7120-00-00032-0	ECKBERG UNDIV 1/2 INT, RODNEY	\$621.38	\$150.63
S7120-00-00033-1	SOKOLOSKY, ALLAN & SHEILA SOKOLOSKY	\$1,398.12	\$282.68
S7120-00-00033-2	NAPOLI, MICHAEL & ELIZABETH NAPOLI	\$1,287.75	\$263.92
S7775-00-00001-0	BELL TRUSTEE, JACK W & PAMELA BELL TRUSTEE	\$755.30	\$173.40
S7775-00-00003-0	WITTENMYER TRUSTEE, WILLIAM CLARK	\$380.55	\$109.69
S7775-00-00004-0	NEHRING, NADJA S & MICHAEL P NEHRING	\$172.37	\$74.30
S7775-00-00005-0	O'MERA, CHERYL VADSET & KELLY MATTHEW O'MERA, JULIE VADSET HUBER	\$437.33	\$119.35
S7775-00-00007-0	CARRON, LAURIE	\$213.78	\$81.34
S7775-00-00008-0	SHEPARD, LISA M	\$177.00	\$75.09
S7775-00-00009-0	O'HOGAN, JEROME M	\$175.53	\$74.84
S7775-00-00010-0	WEBER, DANIEL J	\$176.11	\$74.94
S7775-00-00011-0	BARSTOW, KENNETH & CYNTHIA BARSTOW	\$152.94	\$71.00
S7775-00-00012-0	BARSTOW, KENNETH & CYNTHIA BARSTOW	\$152.94	\$71.00
S7775-00-00013-0	BARSTOW, KENNETH & CYNTHIA BARSTOW	\$322.43	\$99.81
S7775-00-00014-0	BARSTOW, KENNETH & CYNTHIA BARSTOW	\$152.94	\$71.00
S7775-00-00015-0	BARSTOW, KENNETH & CYNTHIA BARSTOW	\$152.94	\$71.00
S7775-00-00016-0	LINDER, ROBERT	\$236.01	\$85.12
S7775-00-00017-0	WEBER JTWROS, DANIEL J & LAURIE A CARRON JTWROS	\$300.31	\$96.05
S7775-00-00018-0	DUNCAN, NANCY A	\$188.09	\$76.97
S7775-00-00019-0	CASPER, JULIE & RODNEY D CASPER	\$156.44	\$71.60
S7775-00-00020-0	CHASE TRUSTEE, BARBARA J	\$366.41	\$107.29
S7775-02-00001-0	DREW, BILLYE L	\$241.64	\$86.08
S7775-02-00002-0	SLINDEN, LYNAE M	\$152.94	\$71.00
S7775-02-00004-0	ALLEN, REBECCA MARIE	\$207.84	\$80.33
S7775-02-00005-0	ARNOLD, ELIZABETH A	\$152.94	\$71.00
S7775-02-00006-0	SCHILLE, MARY A	\$152.94	\$71.00
S7775-02-00007-0	NEWNAM, RAY C & JULIE L NEWNAM	\$659.50	\$157.12
S7775-02-00008-0	ARNOLD, ELIZABETH A	\$560.85	\$140.34
S7775-02-00011-0	GADBOIS, GLORIA J	\$152.94	\$71.00
S7775-02-00013-0	DAVIS, RICHARD T	\$312.89	\$98.19
S7775-02-00015-0	AMICK, SCOTT GIBBONS & DAVID CLAIR BAKER	\$649.88	\$155.48
S7775-02-00019-0	ZHENG TRUSTEE, HONGLIU & XIAO YU TRUSTEE	\$152.94	\$71.00
S7775-02-00020-0	GURRY, BRIAN M & MARY H GURRY	\$358.65	\$105.97
S7775-02-00022-0	KIEFER, DOUGLAS D	\$152.94	\$71.00
S7775-02-00023-0	WILSON, JOHN L & MARY SUSAN WILSON	\$152.94	\$71.00
S7775-02-00024-0	WILSON, JOHN L & MARY SUSAN WILSON	\$152.94	\$71.00
S7775-02-00025-0	BROWN, JOY A	\$209.37	\$80.59
S7775-02-00027-0	ZHENG TRUSTEE, HONGLIU & XIAO YU TRUSTEE	\$993.09	\$213.83
R32936-228-4610	ROBERTS, TANDI L	\$152.94	\$71.00
R32936-164-4210	ROBERTS, TANDI L	\$152.94	\$71.00
R32936-164-4900	ROBERTS, TANDI L	\$152.94	\$71.00
		\$98,046.00	\$24,137.82



MARSHALL DRAINAGE DISTRICT

Proposed Code Change
and Assessments
2025-2029

Public Hearing
May 21, 2024





PURPOSE & BACKGROUND

Purpose: Obtain approval of (1) proposed Code changes and (2) proposed 5-year assessments for property owners of Marshall Drainage District to fund necessary infrastructure improvements and annual Operations costs.

Background:

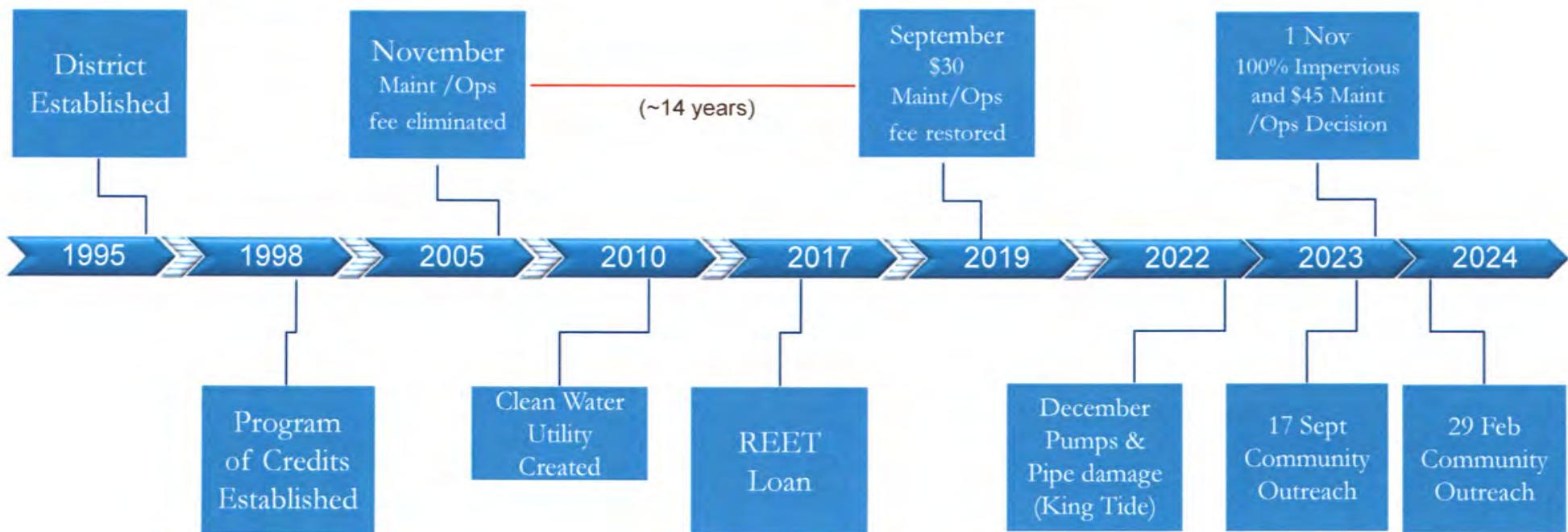
- Drainage District was established in 1995
- 166 Parcels (developed and undeveloped)
- Assessments varied throughout the years
- Marshall Drainage parcels not assessed Clean Water Utility (CWU) – District pre-dates CWU
- Revenue has not maintained pace of system maintenance:

Required Funding:

• Pump Replacement	\$ 45,000
• Seashell Court Drainage	\$ 40,000
• Tide Gate Replacement	\$ 40,000
• Repay 2017 Loan	<u>\$ 20,000</u>
Total:	\$145,000



MARSHALL DRAINAGE DISTRICT EVENTS



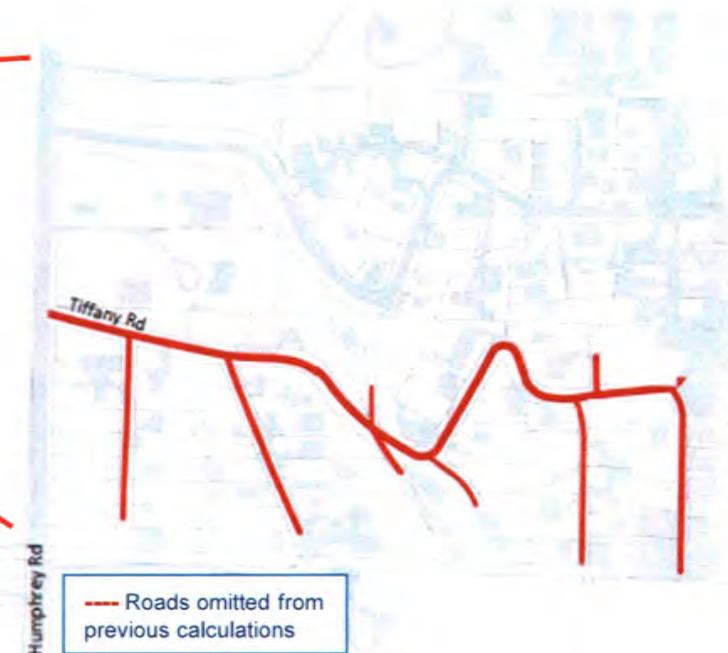
REET: Real Estate Excise Tax

Maint / Ops: Maintenance & Operations



PROPOSED ASSESSMENTS

- Calculations based on 100% impervious surface for each parcel
- January 3, 2024 Work Session:
 - Presented the 100% impervious proposed assessments
 - Board directed an additional Community Outreach
- February 29, 2024 Community Outreach:
 - Question raised inquiring if all impervious surfaces were included
 - Post Outreach, Public Works re-checked calculations and discovered private roads of Cascade Community were omitted





APRIL 2024 PROPOSED ASSESSMENTS

- April 2024 calculated assessments added 45,088 square feet (SF) to previously omitted impervious private road surface from Cascade Community
 - Additional 45,088 SF = 4.4% of Total impervious SF for District
 - SF is being equally distributed amongst the 71 parcels of Cascade Community (with or without structure on site)
- Net Change: April 2024 calculated proposed assessments increased, decreased, or had \$0 change / parcel for 2025-2029
 - Range: decrease \$76 to increase of \$14 (annual)
 - Low: \$71 / year (undeveloped)
 - High: \$1,699 / year (68,493 SF)
 - All 166 parcels equally assessed \$45 annual Operations & Maintenance
 - Island County Roads funds total \$50,877 for the 5-year period



RECOMMENDATION:

Accept Proposed Code Changes and Assessments

QUESTIONS



BACKUPS



ASSESSMENT PROJECTS

\$45,000: Pump Replacement



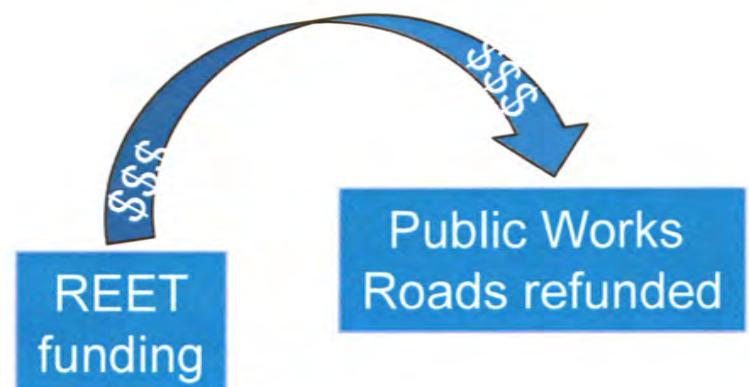
\$40,000: Seashell Court Drainage



\$40,000: Tide Gate Replacement



\$20,000: Repay 2017 Loan



REET: Real Estate Excise Tax



THE PROGRAM OF CREDITS INCLUDES THE FOLLOWING ITEMS:

- a. Program set up to partially offset charges for parcel owners who meet the qualifications to provide necessary support for the poor and infirm
- b. Rate adjustment for qualified onsite mitigation - Individuals apply through public works
- c. Qualifications
 - i. 1 Receives supplemental security income or,
 - ii. Household annual income does not exceed 125% of the poverty level for the number of individuals in the household
 - iii. Resides in a household whose annual income together with all household members does not exceed 70% of the Washington State median income for the number of individuals in the household and is:
 - 1. Blind
 - 2. Sixty-five (65) years of age or older
 - 3. Disabled and receives funds from a disability program (disability prevents him or her from working)
 - 4. Requires medical life-support equipment which utilizes mechanical or artificial means to sustain, restore, or supplant a vital function.
- d. Individuals meeting one or more of the qualifications shall receive:
 - i. A credit equal to 50% of the applicable annual capital charge
 - ii. Full credit for the maintenance and operation charge
- e. A payment plan is an option for those that meet the qualifications above
- f. Credits are not transferable.