

TOWN OF LA CONNER

Council Packet

January 28, 2025



TOWN COUNCIL AGENDA

January 28, 2025 6 PM
Upper Maple Center
204 Commercial Street

Skagit County Washington
Incorporated 1890
www.townoflaconner.org

I. Call to Order

II. Pledge of Allegiance

III. Public Comments (Limit: 3 minutes per person)

IV. Presentations:

V. CONSENT AGENDA

A. Consent Agenda (Approved without objection 5/0)

1. Approval of the Minutes: January 14, 2025 Council Meeting
Finance:
Approval of Accounts Payable
Approval of Payroll

VI. REPORTS

1. Administrator's Report
2. Mayor's Report
3. Council Committee Reports

VII. UNFINISHED BUSINESS:

1. Center Street Project – Discussion
2. Ordinance – Amending Chapter 2.47.020 (Arts Commission) of the La Conner Municipal Code
3. Resolution – Arts Commission New Commissioners
4. Ordinance – UDC Update Chapter 15 of the La Conner Municipal Code
5. Ordinance – ADA Provision Amending Chapter 13 of the La Conner Municipal Code
6. Agreement - Fireboat Change Order

VIII. NEW BUSINESS

1. Resolution - Maple Hall Floor Emergency Repairs
2. Agreement – EDASC
3. 2025 Tribal Rates

IX. MAYOR ROUNDTABLE

X. EXECUTIVE SESSION

There may be an executive session immediately preceding or following the meeting as allowed by RCW 42.30.110 and as announced by the presiding officer.

Town Hall Meetings are available for viewing only on our live portal at www.townoflaconner.com "technology permitting".

Consent Agenda

- 1) Approval of Minutes**
- 2) Approval of Accounts Payable**
- 3) Approval of Payroll**

Minutes from 1/14/2025

Town of La Conner

Town Council Meeting
January 14, 2025 – 6:00 p.m.

The meeting of the La Conner Town Council was called to order at 6:00 p.m. by Mayor Hanneman.

Present: Councilmembers Taylor, Dole, Chamberlain and Wohleb.

Also present: Administrator Thomas, Finance Director DeGoede, Public Works Director Lease, Planner Davolio, WWTP Operator Wynn and Sgt. Holmes of the Sheriff's Department.

Councilmember Chamberlain moved to excuse Councilmember Carlson. Motion seconded by Councilmember Wohleb. Motion carried 4/0.

Mayor Hanneman moved Jo Wolf of the Skagit County Historical Museum to Presentations to explain the request for the permit waiver. Council decision will remain under New Business.

Public Comments:

Resident Linda Talman advised Council expediting processes usually doesn't go well.

Presentations:

La Conner School Levy:

La Conner School Superintendent Dave Cram, discussed the upcoming Levy focusing on the learning and needs of the students as follows:

- Extra-curricular athletics and activities.
- Safety, security, well-equipped and maintained facilities.
- Special education services.
- Technology.
- Curriculum.

He explained the state funding does not meet the dollar amount to cover these expenses. The four-year levy from 2026 through 2029 is one of the lowest in the County at 1.11. It is difficult to get the word out in support as there is no local paper anymore. If anyone wants a sign for their yard supporting the Levy, please call the school.

Skagit County Historical Museum: Museum Director Jo Wolf explained the back wall of the research building is deteriorating and needs to be removed for structural repairs. They have been fund raising for the project but was not expecting the \$875.00 permit Fee. She is asking Council for a waiver of fees.

Consent Agenda:

Approval of Agenda

Approval of the Minutes of the December 10, 2024 Council Meeting & the December 27, 2024 Special Meeting.

December 2024 Closeout Accounts Payable:

Checks	27705 - 27747	\$163,557.21
Total Accounts Payable December 2024 Closeout		\$163,557.21

January 14, 2025 Accounts Payable:

Checks	27748-27765	\$239,385.03
Electronic Pmts.	2018299 – Invoice Cloud	\$184.40
	2018300 – US Bank	\$66.95
	2018301 – Leaschold Tax	\$1,016.55
Total January 14, 2025 Accounts Payable		\$240,652.93

Payroll of January 3, 2025:

Checks 6018 - 6026	\$2,681.53	
AWC Benefit Trust	#2018294	\$11,474.56
Deferred Comp	#2018295	\$2,485.83
PERS Retirement	#2018296	\$11,625.10
Teamsters Benefit	#2018297	\$9,265.50

Auto Payroll Taxes	#2018298	\$10,709.97
Payroll Auto Deposit		\$32,328.09
	Total Payroll	\$80,570.58

Councilmember Dole moved to approve the Consent Agenda as presented. Motion seconded by Councilmember Wohleb. Motion carried 4/0.

Chamber Report:

Chamber Director Hurst reported there are five new board members appointed to the La Conner Chamber of Commerce leaving two positions open plus representation from the Tribe. Chamber meetings have changed to the Library, but will remain every fourth Tuesday of the month with a slight change of time, from 8:00 am to 10:30 am. He distributed the schedule for the up-coming Birding Festival and has been focusing on advertising to include the La Conner Rocks scavenger hunt, the Murder Mystery and the Daffodil Festival.

Revenue & Expenditure Reports:

Mayor Hanneman noted taxes have reached or exceeded the budget estimate except a small shortage of the property tax. The investments have done really well.

Mayor's Report:

Mayor Hanneman reported the following:

- Met with the Hedlin's regarding the dike. This meeting is just to keep informed on the safety of the Town and the farmland.
- The Emergency Management Planning series will kick off at the next Coffee with the Mayor, scheduled 10:00 am on February 8th at the Library. The topic will be on neighborhood mapping.
- Mayor Hanneman and Administrator Thomas met with Shelter Bay and the Tribe with the goal to coordinate events and help each other. The next meeting will be in the spring.
- A reminder the Fire Department will have their first Chowder & Chili Cookoff at the La Conner Elementary School on January 25th from 3-6 pm to help fund the Fireboat.

Department Head Reports:

Public Works:

Public Works Director Lease stated the volunteers working at Pioneer Park has been a huge help and benefit removing the invasive ivy. He is also dealing with Ziply Fiber who is installing fiber optic through out Town. There has been a problem with them following through with the required permits. Other unexpected issues are the Maple Hall Floors that need repair due to the flooding and the Fire Hall plumbing needs up-dating.

Planning Department:

Planner Davolio is expediting an amendment to the development codes eliminating the requirement for a public hearing, for improvements in the historical district for disabled access.

WWTP

Plant Operator Wynn confirmed the drop in septage was from the loss of one of the customers, and the replacement of the Tribal Meter is in process.

Council Committee Reports:

Arts Commission:

Councilmember Taylor reported they received five applications for the three open positions. They plan to expand the number of positions from five to seven.

Emergency Management Commission:

Councilmember Dole discussed they are now working on their goals for emergency preparedness, through the training series at the Coffee with the Mayor meetings. Also, they are updating the annexes of the Comprehensive Plan. The Commission is still one position short.

Facility Committee:

Councilmember Chamberlain requested a Facilities meeting. Finance Director DeGoede will follow up with it.

Parks Commission:

Councilmember Wohleb noted they are working on the Morris Street Tree Replacement. Donations to help fund the new trees are collected under a non-profit, not affiliated with the Commission. Another item up for discussion is the refurbishing of the Prayer Wheel at Maple Hall.

Center Street Project:

Planner Davolio reported this afternoon the applicant's architect submitted revised plans involving the elevator. At this time, he has determined the Town has a completed application. Hopefully he will have more information at the next meeting after review. The new plans are on the website.

Agreements – National Hose Testing Specialists:

Administrator Thomas noted these are annual agreements for the Fire Trucks hoses and ladder testing.

Councilmember Wohleb moved to approve the Mayor to sign the National Hose Testing Specialists Agreements for the testing of the Fire Trucks hoses and ladders. Motion seconded by Councilmember Chamberlain. Motion carried 4/0.

Bid Recommendation – Maple Field Fencing (Budget Fencing):

Public Works Director Lease explained he received three bids with Budget Fencing coming in at the lowest. He recommended Council to approve the bid in the amount of \$6,750.00 plus tax. The costs are included in the Budget.

Councilmember Wohleb moved to approve the Bid Recommendation of Budget Fencing for the Maple Field Fencing. Motion seconded by Councilmember Taylor. Motion carried 4/0.

Agreement – Maple Hall HVAC Maintenance (D.K. Systems):

Public Works Director Lease explained the HVAC System installed is so computer oriented, it needs to be monitored and maintained by specialists. Discussions involved the high costs but how complexed the system is and jeopardizing the warranty if not maintained.

Councilmember Dole moved to approve the Maintenance Agreement with D.K. Systems for the maintenance and monitoring of the Maple Hall HVAC System. Motion seconded by Councilmember Wohleb. Motion carried 4/0.

Agreement – Pye Barker (Testing and Maintenance of the Maple Hall Fire Suppression):

Public Works Director Lease noted these are annual inspections required for compliance.

Councilmember Chamberlain moved to approve the Agreement with Pye Barker for the testing of the Maple Hall Fire Suppression. Motion seconded by Councilmember Taylor. Motion carried 4/0.

Resolution 651 – In support of the La Conner School Levy:

Administrator Thomas stated because this is a ballot measure, we are required to give any opposition an equal amount of time for argument. He determined we are in about ten minutes in with the presentation, so that allows about ten-minutes for discussions from Council and the public. No opposition was expressed.

Councilmember Chamberlain moved to approve Resolution 651, in support of the La Conner School Levy. Motion seconded by Councilmember Dole. Motion carried 4/0.

Permit Waiver - Skagit County Historical Museum:

After discussions, Council was in favor of waiving the \$875.00 Historic Design Review permit fee.

Councilmember Wohleb moved to approve the waiver of the Skagit County Historical Museum Historic Design Review Permit Fee of \$875.00. Motion seconded by Councilmember Dole. Motion carried 4/0.

Mayor Roundtable:

There were discussions on customers text and emailed invoices showing consumption. Also and initiating a cellular meter reading system that would allow real time reads and quicker notification of leaks. Every year there is a budgeted amount for meter replacements and Public Works Director Lease would like to direct this year's allocation to the cellular upgrade. The replacement cost of \$260,000 would be spread over a five-year time frame. Another cost would be \$1.00 per account per month from the cellular company. It would benefit the Town, billing and the customers. The crew would no longer have to go back out for rereads, leaks and last reads for moveouts.

There being no further business the meeting ended at 7:07 p.m.

Maria DeGoede, Finance Director

Marna Hanneman, Mayor

Accounts Payable



TOWN OF LA CONNER

CLAIMS CLEARING

We, the undersigned Town Council of the Town of La Conner, Skagit County, Washington, do hereby certify that the merchandise or services hereinafter specified for **the January 28, 2025 Claims** have been received and that;

Checks Numbered:	27766 - 27794	\$61,671.66
Voided Check #27692		
Auto Payments:		
Excise Tax	#2018303	\$9,784.98

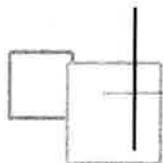
Are approved for a total payment of \$71,456.64 this 28th day of January 2025.

Finance Director

Councilmember – Finance Committee

Councilmember – Finance Committee

Councilmember



Voucher Directory

Fiscal: : 2025 - January
Council Date: : 2025 - January - Second Council Meeting

Vendor	Voucher	Reference	Account Number	Description	Amount
Ackermann Electric Co.	27766			2025 - January - Second Council Meeting	
		Invoice - 3145			
			Repair to Mixer Motor		
			412-000-554-90-48-06	Compost Machinery/Equip	\$748.34
		Total Invoice - 3145			\$748.34
	Total 27766				\$748.34
Total Ackermann Electric Co.					\$748.34
Arne Svendsen Trucking, Inc.	27767			2025 - January - Second Council Meeting	
		Invoice - 63324			
			3/4" Crushed Rock		
			403-000-531-38-48-03	System Repair & Maintenance	\$599.71
	Total 27767				\$599.71
Total Arne Svendsen Trucking, Inc.					\$599.71
Barone, Inc.	27768			2025 - January - Second Council Meeting	
		Invoice - 66617			
			SPV Filters, Gaskets, Trigger Gun Water System & Nozzle		
			403-000-531-38-48-03	System Repair & Maintenance	\$3,179.42
	Total 27768				\$3,179.42
Total Barone, Inc.					\$3,179.42
Canon Financial Services INC.	27769			2025 - January - Second Council Meeting	
		Invoice - 37554330			
			Copier Lease		
			001-000-518-30-40-00	Lease Agreement Tax	\$10.58
			001-000-591-31-70-00	Rents & Leases - Longterm	\$121.67
			70%		
			401-000-534-80-40-00	Lease Agreement Tax	\$2.27
			401-000-591-31-70-00	Rents & Leases - Longterm	\$26.07
			15%		
			409-000-535-80-40-00	Lease Agreement Tax	\$2.27

Number	Reference	Account Number	Description	Amount
		409-000-591-31-70-00	Rents & Leases - Longterm	\$26.07
		15%		
		Total Invoice - 37554330		\$188.93
Total 27769				\$188.93
Total Canon Financial Services INC.				\$188.93

Cascade Natural Gas Corp		2025 - January - Second Council Meeting		
	27770			
		Invoice - CascadeNatGasJan2025		
		Utility - Gas		
		001-000-518-30-47-00	Public Utility Services	\$444.90
		204 Douglas-Town Hall		
		001-000-522-20-47-00	Public Utility Services	\$455.72
		12142 Chilberg-Fire Hall		
		003-000-575-50-47-01	Public Utility Services-MH/MC	\$306.50
		108 Commercial-MH/MC		
		003-000-575-50-47-02	Public Utility Services-GC	\$413.08
		622 S 2nd Street-GC		
		401-000-534-80-47-00	Public Utility Services	\$589.66
		604 N 3rd Street - PW		
		409-000-535-80-47-00	Public Utility Services	\$562.29
		12154 Chilberg - WWTP		
		409-000-535-80-47-00	Public Utility Services	\$1,341.88
		12154 B Chilberg - Sewer		
		Total Invoice - CascadeNatGasJan2025	\$4,114.03	
Total 27770			\$4,114.03	
Total Cascade Natural Gas Corp			\$4,114.03	

CivicPlus		2025 - January - Second Council Meeting		
	27771			
		Invoice - 1/22/2025 8:50:18 AM		
		2025 Website Support		
		001-000-518-30-42-01	Webpage	\$5,893.58
		40%		
		002-000-576-80-48-00	Software Maintenance	\$1,473.39
		10%		
		003-000-575-50-48-00	Software Maintenance	\$1,473.39
		10%		
		401-000-534-80-48-01	Software Maintence	\$1,473.39
		10%		
		403-000-531-38-48-01	Software Maintenance	\$1,473.39
		10%		
		409-000-535-80-48-00	Software Maintenance	\$1,473.39
		10%		
		412-000-554-90-48-03	Software Maintenance	\$1,473.39

Category	Description	Amount
	10%	
	Total Invoice - 1/22/2025 8:50:18 AM	\$14,733.92
Total CivicPlus		\$14,733.92
Total CivicPlus		\$14,733.92
Code Publishing		
27772	2025 - January - Second Council Meeting	
	Invoice - GC10016479	
	Code Update (website) and Inserts	
	001-000-518-30-49-08	Codification
	Total Invoice - GC10016479	\$204.36
Total 27772		\$204.36
Total Code Publishing		\$204.36
Total Code Publishing		\$204.36
Commercial Alarm & Detection, Inc.		
27773	2025 - January - Second Council Meeting	
	Invoice - 40358	
	Fire Dept. Security Monitoring	
	001-000-522-20-41-00	Professional Services
	Total Invoice - 40358	\$176.09
Total 27773		\$176.09
Total Commercial Alarm & Detection, Inc.		\$176.09
Total Commercial Alarm & Detection, Inc.		\$176.09
Copiers Northwest		
27774	2025 - January - Second Council Meeting	
	Invoice - INV2947528	
	Copies	
	001-000-518-30-31-00	Office & Operating Supplies
	70	
	401-000-534-80-31-00	Office & Operating Supplies
	15	
	409-000-535-80-31-00	Office & Operating Supplies
	15	
	Total Invoice - INV2947528	\$59.57
Total 27774		\$59.57
Total Copiers Northwest		\$59.57

Number	Reference	Account Number	Description	Amount
David Evans & Associates Inc. 27775			2025 - January - Second Council Meeting	
	Invoice - 579587			
		Tide Gauge Survey Prep 403-000-553-30-40-00	Professional Services Flood	\$702.09
	Total Invoice - 579587			\$702.09
	Invoice - 579588			
		Water System Plan 401-000-594-34-64-02	Capital Projects	\$4,556.15
	Total Invoice - 579588			\$4,556.15
Total 27775				\$5,258.24
Total David Evans & Associates Inc.				\$5,258.24
Discount Fence 27776			2025 - January - Second Council Meeting	
	Invoice - 3667			
		Maple Field Fencing 002-000-576-80-48-01	Building Repair & Maintenance	\$7,337.25
	Total Invoice - 3667			\$7,337.25
Total 27776				\$7,337.25
Total Discount Fence				\$7,337.25
Dropkick Studios LLC dba Rescue Hub 27777			2025 - January - Second Council Meeting	
	Invoice - INV-0115			
		Training/Tracking Software 2025 001-000-522-20-49-02	Training & Meetings	\$1,079.58
	Total Invoice - INV-0115			\$1,079.58
Total 27777				\$1,079.58
Total Dropkick Studios LLC dba Rescue Hub				\$1,079.58
ESO Solutions Inc. 27778			2025 - January - Second Council Meeting	
	Invoice - ESO-158009			
		NFIRS 001-000-522-20-41-00	Professional Services	\$91.77
	Total Invoice - ESO-158009			\$91.77
Total 27778				\$91.77
Total ESO Solutions Inc.				\$91.77
Eurofins Environment Testing NW 27779			2025 - January - Second Council Meeting	
	Invoice - 25-00077			
		Influent & Effluent Testing 409-000-535-80-48-05	Materials/Testing	\$552.00

Category	Description	Amount
	Sewer Testing	
Total Invoice - 25-00077		\$552.00
Invoice - 25-00377		
Coliform Testing		
401-000-534-80-41-00	Professional Services	\$25.00
Total Invoice - 25-00377		\$25.00
Invoice - 25-00530		
Influent & Effluent Testing		
409-000-535-80-48-05	Materials/Testing	\$409.50
Sewer Testing		
Total Invoice - 25-00530		\$409.50
Invoice - 25-01210		
Coliform Testing		
401-000-534-80-41-00	Professional Services	\$26.00
Total Invoice - 25-01210		\$26.00
Invoice - MEL0003		
Compliance HPC		
401-000-534-80-41-00	Professional Services	\$61.00
Water Testing		
Total Invoice - MEL0003		\$61.00
Invoice - MFA0011		
Compliance HPC		
401-000-534-80-41-00	Professional Services	\$65.00
Water Testing		
Total Invoice - MFA0011		\$65.00
Total 27779		\$1,138.50
Total Eurofins Environment Testing NW		\$1,138.50
Fastenal Company		
27780	2025 - January - Second Council Meeting	
	Invoice - WAANA157795Credit	
	Credit for Return Original Invoice 157720	
	409-000-535-80-31-00	Office & Operating Supplies
		(\$6.01)
	Total Invoice - WAANA157795Credit	(\$6.01)
	Invoice - WAANA159852	
	1-1/4x3/4 Bush/3/4 PenipalCloe/1-1/4 Cap	
	409-000-535-80-31-00	Office & Operating Supplies
		\$62.12
	Total Invoice - WAANA159852	\$62.12
Total 27780		\$56.11
Total Fastenal Company		\$56.11

Vendor Number	Reference	Account Number	Department	Amount
Frontline Cleaning Services 27781			2025 - January - Second Council Meeting	
	Invoice - 37721			
	Public Restroom Cleaning 003-000-575-50-48-05		Public Restrooms - Repair & Maint.	\$2,680.00
	Total Invoice - 37721			\$2,680.00
Total 27781				\$2,680.00
Total Frontline Cleaning Services				\$2,680.00
Grainger 27782			2025 - January - Second Council Meeting	
	Invoice - 9338670608			
	Ring Binders 409-000-535-80-31-00		Office & Operating Supplies	\$130.11
	Total Invoice - 9338670608			\$130.11
	Invoice - 9364064049			
	Paper Towels 409-000-535-80-31-00		Office & Operating Supplies	\$57.60
	Total Invoice - 9364064049			\$57.60
Total 27782				\$187.71
Total Grainger				\$187.71
HD Supply Facilities Maint. 27783			2025 - January - Second Council Meeting	
	Invoice - 9233075831			
	Light/Fan 003-000-575-50-48-01		Building Repair & Maint-MH/MC	\$175.55
	Total Invoice - 9233075831			\$175.55
Total 27783				\$175.55
Total HD Supply Facilities Maint.				\$175.55
Pape' Machinery Exchange 27784			2025 - January - Second Council Meeting	
	Invoice - 15773704			
	Hose Kit 403-000-531-38-48-03		System Repair & Maintenance	\$220.54
	Total Invoice - 15773704			\$220.54
	Invoice - 2431702			
	Annual Frontloader Maint. Filters/Oil & Misc 412-000-554-90-48-06		Compost Machinery/Equip	\$5,538.44
	Total Invoice - 2431702			\$5,538.44

Number	Description	Amount
Invoice - 2431703		
Frontloader Fuel Gauge Replacement		
412-000-554-90-48-06	Compost Machinery/Equip	\$1,846.94
Total Invoice - 2431703		\$1,846.94
Total 27784		\$7,605.92
Total Pape' Machinery Exchange		\$7,605.92
Petty Cash		
27785	2025 - January - Second Council Meeting	
Invoice - 2004-107		
Postage-Utility Bill		
401-000-534-80-42-02	Postage	\$2.00
Total Invoice - 2004-107		\$2.00
Invoice - 2004-108		
Holiday Wreaths for Town Hall		
001-000-518-30-48-01	Building Repair & Maintenance	\$50.00
Total Invoice - 2004-108		\$50.00
Invoice - 2004-109		
Postage - Utility		
001-000-518-30-42-02	Postage	\$0.66
Total Invoice - 2004-109		\$0.66
Invoice - 2024-106		
Reimbursement of Parking Fee		
005-000-542-64-48-03	System Repair & Maintenance	\$5.00
Total Invoice - 2024-106		\$5.00
Total 27785		\$57.66
Total Petty Cash		\$57.66
Pitney Bowes Global Finance Services LLC		
27786	2025 - January - Second Council Meeting	
Invoice - 3320221186		
Postage Meter Lease		
001-000-518-30-40-00	Lease Agreement Tax	\$7.41
Tax Split		
001-000-591-31-70-00	Rents & Leases - Longterm	\$113.94
Qtrly postage meter lease		
401-000-534-80-40-00	Lease Agreement Tax	\$7.41
Tax Split		
401-000-591-31-70-00	Rents & Leases - Longterm	\$113.93
Lease Split		
403-000-531-38-40-00	Lease Agreement Tax	\$7.42
Tax Split		
403-000-591-31-70-01	Rents & Leases - Longterm	\$113.93
Lease Split		
409-000-535-80-40-00	Lease Agreement Tax	\$7.42
Tax Split		

Invoice Number	References	Account Number	Description	Amount
		409-000-591-31-70-00	Rents & Leases - Longterm	\$113.93
			Lease Split	
		Total Invoice - 3320221186		\$485.39
Total 27786				\$485.39
Total Pitney Bowes Global Finance Services LLC				\$485.39

Puget Sound Energy
27787

2025 - January - Second Council Meeting

Invoice - 1/22/2025 8:36:03 AM

Utility - Electric

001-000-518-30-47-00	Public Utility Services	\$243.84
204 Douglas St -Town Hall		
001-000-522-20-47-00	Public Utility Services	\$557.09
12142 Chilberg - Fire Dept		
002-000-576-80-47-00	Public Utility Services	\$104.19
1339 Connor Way - Pioneer Park Gazebo		
002-000-576-80-47-00	Public Utility Services	\$59.39
100 Morris - Gilkey Square		
002-000-576-80-47-00	Public Utility Services	\$133.49
100 Washington Ave Light- St End Park		
002-000-576-80-47-00	Public Utility Services	\$31.10
1339 Conner Way Lights - Pioneer Park Lights		
003-000-575-50-47-01	Public Utility Services-MH/MC	\$522.06
104 Commercial - Maple Hall		
003-000-575-50-47-02	Public Utility Services-GC	\$67.43
622 S 2nd Street - Garden Club		
003-000-575-50-47-05	Public Utility Svcs-Restrooms	\$104.92
613 1st Street - Public Restroom		
003-000-575-50-47-05	Public Utility Svcs-Restrooms	\$162.36
304 Morris St -Public Restroom		
005-000-542-63-47-00	Public Utility Services	\$34.13
100 Sherman St		
005-000-542-63-47-00	Public Utility Services	\$821.54
Street lights Acct #300000001705		
005-000-542-63-47-00	Public Utility Services	\$597.30
125 1st Street LC Post Office #300000002505		
005-000-542-63-47-00	Public Utility Services	\$77.76
12100 Chilberg - Flag pole/Monument lights		
005-000-542-63-47-00	Public Utility Services	\$317.55
1st Street Lights #220005384221		
005-000-542-63-47-00	Public Utility Services	\$86.10
3rd & Douglas		
401-000-534-80-47-00	Public Utility Services	\$14.15
1200 S 4th St - Water Tank		
401-000-534-80-47-00	Public Utility Services	\$326.12
604 N 3rd Street - PW Shop-300000002695		

Account Number	Description	Amount
403-000-531-38-47-00	Public Utility Service 1340 Connor Way - Water Shack	\$13.45
403-000-531-38-47-00	Public Utility Service 213 Caledonia - Drainage Pump	\$349.09
403-000-531-38-47-00	Public Utility Service 102 S 6th St - Drainage Pump	\$103.55
409-000-535-80-47-00	Public Utility Services 602 N 3rd Street - Pump	\$34.33
409-000-535-80-47-00	Public Utility Services 12154 Chilberg - WWTP Fuel Station	\$10.21
409-000-535-80-47-00	Public Utility Services 622 1st Street - Sewage Vault	\$58.38
Total Invoice - 1/22/2025 8:36:03 AM		\$4,829.53
Total 27787		\$4,829.53
Total Puget Sound Energy		\$4,829.53
Quality Services		
27788	2025 - January - Second Council Meeting	
	Invoice - QualSvcNov2024	
	Nov 2024 Facility Cleaning - Reissued Check Lost in the Mail	
	003-000-575-50-48-01	Building Repair & Maint-MH/MC
	Total Invoice - QualSvcNov2024	
Total 27788		\$977.50
Total Quality Services		\$977.50
		\$977.50
		\$977.50
Skagit Council of Governments		
27789	2025 - January - Second Council Meeting	
	Invoice - 2994	
	Shared Costs	
	001-000-518-90-41-10	Dues & Memberships
	Total Invoice - 2994	
Total 27789		\$177.25
Total Skagit Council of Governments		\$177.25
		\$177.25
		\$177.25
Skagit Valley Publishing		
27790	2025 - January - Second Council Meeting	
	Invoice - 52533	
	Legal Notice - Deter. Non Sig ADA Related Construction	
	001-000-558-60-44-00	Advertising
	Total Invoice - 52533	
		\$134.50
		\$134.50

Number	Reference	Account Number	Description	Amount
	Invoice - 52538			
	Legal Notice - Notice of Application Girdner			
	001-000-558-60-44-00		Advertising	\$96.84
	Total Invoice - 52538			\$96.84
Total 27790				\$231.34
Total Skagit Valley Publishing				\$231.34
U.S. Bank				
27791			2025 - January - Second Council Meeting	
	Invoice - 50280-OffTracker			
	2025 Office Tracker (Facility Calendar)			
	001-000-514-23-48-00		Software Maintenance	\$215.00
	002-000-576-80-48-00		Software Maintenance	\$215.00
	003-000-575-50-48-00		Software Maintenance	\$215.00
	Total Invoice - 50280-OffTracker			\$645.00
	Invoice - Adobe2025			
	Adobe Program			
	001-000-514-23-35-00		Small Tools & Equipment	\$260.51
	Total Invoice - Adobe2025			\$260.51
	Invoice - Amazon0622626			
	Batteries			
	403-000-553-30-35-00		Tools & Equipment Flood	\$23.89
	Total Invoice - Amazon0622626			\$23.89
	Invoice - Amazon1357048			
	Engine Intake Manifold Kit with Gasket			
	005-000-543-10-48-02		Vehicle Repair & Maintenance	\$329.02
	Total Invoice - Amazon1357048			\$329.02
	Invoice - Amazon2014623			
	Spark Plugs			
	002-000-576-80-35-00		Small Tools & Equipment	\$70.82
	Total Invoice - Amazon2014623			\$70.82
	Invoice - Amazon2014623-2			
	Spark Plugs			
	005-000-543-10-48-02		Vehicle Repair & Maintenance	\$253.02
	Total Invoice - Amazon2014623-2			\$253.02
	Invoice - Amazon2376259			
	Bankers Boxes			
	001-000-518-30-31-00		Office & Operating Supplies	\$31.62
	Total Invoice - Amazon2376259			\$31.62
	Invoice - Amazon3257831			
	Lead Cartridge			
	005-000-543-10-48-02		Vehicle Repair & Maintenance	\$23.90
	Total Invoice - Amazon3257831			\$23.90

Invoice	Description	Amount
Invoice - Amazon3298608		
Faucet Handle 003-000-575-50-48-02	Building Repair & Maint-GC	\$42.39
Total Invoice - Amazon3298608		\$42.39
Invoice - Amazon346217		
Tuneup Kit 005-000-543-10-48-02	Vehicle Repair & Maintenance	\$68.47
Total Invoice - Amazon346217		\$68.47
Invoice - Amazon5970612		
Ink Cartridges 001-000-518-30-31-00	Office & Operating Supplies	\$185.47
Total Invoice - Amazon5970612		\$185.47
Invoice - Amazon6257026		
Dimmer Switch 001-000-518-30-48-01	Building Repair & Maintenance	\$34.82
Total Invoice - Amazon6257026		\$34.82
Invoice - Amazon6273055		
2025 State/Federal Poster 001-000-518-30-31-00	Office & Operating Supplies	\$23.65
Total Invoice - Amazon6273055		\$23.65
Invoice - Amazon7319431		
Boot Dryer 401-000-534-80-35-00	Small Tools & Equipment	\$96.68
Total Invoice - Amazon7319431		\$96.68
Invoice - Amazon9875437		
Work Boots/PW Clothing Allowance (Pena) 002-000-576-80-35-00	Small Tools & Equipment	\$126.07
Total Invoice - Amazon9875437		\$126.07
Invoice - CrashPInDec2024		
Server Backup 001-000-518-30-48-00	Computer/Server Maintenance	\$54.25
Server Backup		
Total Invoice - CrashPInDec2024		\$54.25
Invoice - EngSupply-11310624		
Range Stream Gauge 403-000-553-30-35-00	Tools & Equipment Flood	\$453.92
Total Invoice - EngSupply-11310624		\$453.92
Invoice - In-Situ-HV27056		
ChargeBee 403-000-553-30-40-00	Professional Services Flood	\$125.65
Total Invoice - In-Situ-HV27056		\$125.65
Invoice - INV288138114		
Zoom Monthly Charge 001-000-518-30-31-00	Office & Operating Supplies	\$279.02
Total Invoice - INV288138114		\$279.02

Reference	Description	Amount
Invoice - JoCoffee1/7/25		
Fire Chief Meeting - Lunch 001-000-522-20-49-02	Training & Meetings	\$23.40
Total Invoice - JoCoffee1/7/25		\$23.40
Invoice - NetworkSolutions		
Town Domain Renewals through 2028 001-000-518-30-31-00	Office & Operating Supplies	\$1,102.57
Total Invoice - NetworkSolutions		\$1,102.57
Invoice - SafKds1/8/25		
Fire Dept. Training 001-000-522-20-49-02	Training & Meetings	\$95.00
Total Invoice - SafKds1/8/25		\$95.00
Total 27791		\$4,349.14
Total U.S. Bank		\$4,349.14
Verizon Wireless		
27792	2025 - January - Second Council Meeting	
Invoice - 6102979566		
Cell Phones 001-000-513-10-42-00	Mayor's Communications	\$46.64
Mayor 001-000-521-70-42-00	Communications-Code Enf	\$26.58
Code Enforcement/Split with Fire 001-000-522-20-42-00	Communications	\$66.59
Fire Dept./Split w Code & 2nd Remote		
Total Invoice - 6102979566		\$139.81
Total 27792		\$139.81
Total Verizon Wireless		\$139.81
WA State DOR - Excise Tax		
2018303	2025 - January - Second Council Meeting	
Invoice - DORExciseTaxDec2024		
Dec 2024 Excise Tax 401-000-534-80-49-03	Excise Taxes	\$5,094.34
403-000-531-38-49-03	Excise Taxes	\$617.91
409-000-535-80-49-01	Excise Taxes	\$1,617.26
412-000-554-90-49-01	Compost Sales Tax	\$62.12
412-000-554-90-49-02	Excise Taxes	\$2,393.35
Total Invoice - DORExciseTaxDec2024		\$9,784.98
Total 2018303		\$9,784.98
Total WA State DOR - Excise Tax		\$9,784.98

Number	Reference	Amount	
		Description	Amount
Washington Finance Officers Association			
27793	2025 - January - Second Council Meeting		
	Invoice - 3466		
	2025 Membership Dues		
	001-000-514-23-49-00	Dues & Subscriptions	\$75.00
	Total Invoice - 3466		\$75.00
Total 27793			\$75.00
Total Washington Finance Officers Association			\$75.00
Wave Broadband			
27794	2025 - January - Second Council Meeting		
	Invoice - WAVEJan2025		
	Phones & Internet		
	001-000-522-20-42-00	Communications	\$159.88
	Fire Dept		
	401-000-534-80-42-00	Communications	\$347.36
	PW Office Internet & phones - 604 3rd N		
	409-000-535-80-42-00	Communications	\$35.65
	WWTP Marina Lift Station		
	409-000-535-80-42-00	Communications	\$191.15
	WWTP		
	Total Invoice - WAVEJan2025		\$734.04
Total 27794			\$734.04
Total Wave Broadband			\$734.04
Grand Total	Vendor Count	30	\$71,456.64

Payroll



Town of La Conner

I, the undersigned, do hereby certify under penalty of perjury that the wages and benefits for the period **January 1, 2025** through **January 15, 2025** are a just, due and unpaid obligation against the Town of La Conner, and that I am authorized to certify to said claim.



Maria DeGoede, Finance Director

We, the undersigned Town Council of the Town of La Conner, Skagit County, Washington, do hereby certify that:

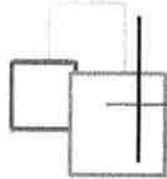
Payroll checks numbered 6034 through 6040	\$2,168.62
Voided Checks 6027 through 6033	
Auto Payments:	
Payroll Taxes	#2018302 \$9,949.40
Payroll Auto Deposit	\$29,069.68

are approved for a total payment of **41,187.70** this 28th day of January, 2025.

Councilmember – Finance Committee

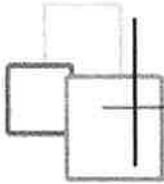
Councilmember – Finance Committee

Councilmember



Register

Number	Name	Fiscal Description	Cleared	Amount
6034	Dept of Labor & Industry	2025 - January - Second Council Meeting		\$866.45
6035	Employment Security	2025 - January - Second Council Meeting		\$82.69
6036	North Coast Credit Union	2025 - January - Second Council Meeting		\$150.00
6037	Paid Family & Medical Leave	2025 - January - Second Council Meeting		\$272.13
6038	Teamsters Local No. 231	2025 - January - Second Council Meeting		\$186.50
6039	Wa Cares Fund	2025 - January - Second Council Meeting		\$140.75
6040	Washington State Support Registry	2025 - January - Second Council Meeting		\$470.10
2018302	Washington Federal	2025 - January - Second Council Meeting		\$9,949.40
<u>Direct Deposit Run -</u> <u>1/15/2025</u>	Payroll Vendor	2025 - January - Second Council Meeting		\$29,069.68
				\$41,187.70



Register Activity

Name	Reference	Posting Reference	Detail Amount
Direct Deposit Run - 1/15/2025	Payroll Vendor	2025 - January - Second Council Meeting	\$29,069.68
Eills, Ajah G	ACH Pay - 7420	Posting Run - 1/15/2025 11:27:47 AM	\$2,133.50
Herring, Jennifer M	ACH Pay - 7421	Posting Run - 1/15/2025 11:27:47 AM	\$2,005.34
Johnson, Brittany	ACH Pay - 7432	Posting Run - 1/15/2025 11:27:47 AM	\$724.17
Kerley-DeGoede, Maria A	ACH Pay - 7429	Posting Run - 1/15/2025 11:27:47 AM	\$2,606.39
Lease, Brian	ACH Pay - 7425	Posting Run - 1/15/2025 11:27:47 AM	\$3,325.36
Mesman, Benjamin	ACH Pay - 7423	Posting Run - 1/15/2025 11:27:47 AM	\$561.19
Palaniuk, Kevin R	ACH Pay - 7431	Posting Run - 1/15/2025 11:27:47 AM	\$2,465.43
Park, Todd W	ACH Pay - 7419	Posting Run - 1/15/2025 11:27:47 AM	\$2,026.38
Pena-Ayon, Manuel A	ACH Pay - 7428	Posting Run - 1/15/2025 11:27:47 AM	\$1,540.94
Reinstra, Aaron M.	ACH Pay - 7430	Posting Run - 1/15/2025 11:27:47 AM	\$2,215.17
Sherman, Albert R	ACH Pay - 7427	Posting Run - 1/15/2025 11:27:47 AM	\$2,164.67
Smith, Christopher	ACH Pay - 7424	Posting Run - 1/15/2025 11:27:47 AM	\$2,445.05
Thomas, Scott G	ACH Pay - 7422	Posting Run - 1/15/2025 11:27:47 AM	\$2,928.30
Viola, Angela T	ACH Pay - 7426	Posting Run - 1/15/2025 11:27:47 AM	\$1,927.79
			\$29,069.68

Administrator's Report



Town of La Conner
Administrator's Report

TO: Mayor Hanneman & Town Council Members

FROM: Scott Thomas, Town Administrator

SUBJECT: Administrator's Report

DATE: January 22, 2025

1. Floods. La Conner experienced its first King Tide series on November 17, and the last on January 16. This year the town escaped with only minor flooding. Members of the Public Works crew and the Fire Department were deployed on more than one occasion, and their dedication should be acknowledged. Temporary flood protection measures will remain in place for the time being, and removed in the early spring as we have done in past years.

2. Disaster Preparation. This spring the Emergency Management Commission will offer a series of public seminars focusing on disaster preparation. The seminars will be based on Washington's Prepare in a Year program, and the topics covered will be unique to the La Conner Community. The first seminar will take place on Saturday, February 8, at the La Conner – Swinomish Library. There is no cost for attendees. Among other topics, the first hour-long event will cover the topics of developing a family disaster plan, building a disaster supply kit for sheltering in place and for evacuating, and tips for developing a communication plan. Future seminars will cover topics such as preparing for specific types of emergencies, taking care of pets during an emergency and an evacuation, and tips for seniors, people with disabilities, and caregivers.

3. AWC City Action Days. This annual event will be held on February 19 – 20 in Olympia, and provides an opportunity for local government leaders to discuss matters of concern with legislators. I am currently scheduling meetings with our area representatives for February 20, and plan to drive down and come back the same day. If you are interested in attending, please let me know.

4. Maple Hall. Maple Hall recently experienced unexpected flooding, which resulted in damage to the wood floor coverings in front of the stage and to the carpet in the fireside room. Public Works Director Brian Lease met with representatives of Wood Craft Wood Floors, who advised that remediation for the water damage and most likely mold would be necessary. Mr. Lease is obtaining quotes from two remediation contractors at the suggestion of our insurer, and the lowest quote will be presented at the council meeting. At this time, it appears that half of the floor will need to be removed for the remediation contractor to do their job. Flooring installers will then replace the removed flooring, sand and refinish the entire wood floor. This work will take 3 – 4 weeks. There are a number of events scheduled in the upcoming weeks at Maple Hall,

including events held weekly for senior citizens. We will therefore ask council to declare an emergency so that the public bidding may be waived.

5. Arts Commission. We have reluctantly said farewell to several Arts Commission members who have left the Commission for a variety of reasons, including term limits. While we are sad to see them move on to other challenges, we are pleased that some of the former members plan to remain active in the arts scene in La Conner. On a happier note, we have received more applications for appointment than we have seats available. The Arts Commission looks to be on a path towards developing new goals, and overcoming challenges through new strategies. We look forward to their upcoming accomplishments.

6. Vacancy – Public Works. Last week, one of our Public Works crew members decided to move on to a new opportunity and resigned his position with the town. For the immediate future, the crew will be short-staffed as we go about recruiting a new member. We will be looking for a person with experience in public water supply systems, and so if you are aware of anyone looking for an exciting opportunity let them know that La Conner is a great place for a public service career.

If you have any questions about any of these topics, please contact me.

1. A Robust, Affordable, and Inclusive Economy

A. Facilitate increased housing diversity and affordability.

First Step: Develop and implement a Housing Strategy with a strong focus on partnerships.

November, 2024: The Planning Department and the Planning Commission are currently working on this important issue in conjunction with their efforts to update the comprehensive plan by July 1, 2025. In addition, the Planning Department has engaged in discussions with various entities as part of the sub-area plan that is currently underway.

B. Leverage City plans and regulations to facilitate development in line with community desires.

First Step **2024**: Update our Comprehensive Plan, including zoning and codes.

November, 2024: The Planning Department and the Planning Commission are currently working on this issue in conjunction with their efforts to update the comprehensive plan by July 1, 2025.

C. Support the regional agricultural industry.

First Step: Identify appropriate roles for the Town, potentially including hosting a farmer's market.

November, 2024: We have had conversations with the Port of Skagit regarding a farmer's market. The Port has expressed interest at the idea, but we have not taken any other steps at this time.

D. Partner with the Port of Skagit to develop Port-owned properties.

First Step: Expand our engagement and partnership with Port Commissioners.

November, 2024: We have had conversations with the Port of Skagit regarding their development plans. We will assist at such time as the Port wishes to proceed.

E. Create an Economic Development Plan.

November, 2024: The Skagit Council of Governments is currently working on a county-wide economic development strategy ("CEDS"), and will be completing that this year. Once that is accomplished, the Town will be able to leverage that document to create its own plan.

F. Explore the development of an artist/farmer's market.

First Step: Identify public and private partners.

November, 2024: See section "C" above.

2. Public Safety

A. Make needed capital investments in fire protection and prevention.

First Step 2024: Purchase a fire boat.

November, 2024: We are on course to acquire a boat.

B. Strengthen our ability to respond to natural disasters and other emergencies.

First Step: Develop a Comprehensive Emergency Management Plan (CEMP).

November, 2024: The Emergency Management Commission has approved a CEMP, and will forward it to the Council for consideration.

C. Explore opportunities for staff and the public to contribute to public safety.

First Step 2025: Consider opportunities for volunteers to support public safety efforts.

November, 2024: The Emergency Management Commission is working on a community mapping effort.

D. Plan for the replacement of the town's first-out fire engine.

November, 2024: we have not taken any steps in this regard.

3. Climate and Environmental Sustainability

A. Develop and implement plans for climate resiliency.

First Step 2024: Create a climate resiliency element of the Comprehensive Plan, including hydrology modeling.

November, 2024: The Planning Department is working on a climate resiliency component for the 2025 comprehensive plan update.

B. Pursue opportunities for energy self-reliance by investing in sustainable and renewable energy.

First Step 2025: Identify opportunities to invest in solar demonstration projects.

November, 2024: We have continued efforts to secure grant funding, but have commenced no new grant applications.

4. Capital Projects and Utilities

A. Improve mobility and safety for pedestrians, cyclists, and drivers, especially in our downtown district and on Maple Ave.

First Step 2024: Identify engineering and grant opportunities for 1st St Right of Way projects.

November, 2024: Apart from the successful 1st Street one-way transition, Public Works has completed crosswalks on Maple, and has applied for grant funding for pedestrian/street improvement projects.

B. Ensure the long-term sustainability of the Wastewater Treatment Plant.

First Step 2024: Study next steps for needed improvements.

November, 2024: We have retained an engineer to provide the Town with a wastewater treatment plant plan, the first step in obtaining necessary state approvals.

C. Determine the best future for our Public Works shop.

First Step 2024: Evaluate opportunities for collaboration with the Port of Skagit or a potential merger of our Public Works departments. Identify a site for a shop, potentially collocated with a partner.

November, 2024: We have had discussions with the Port on this topic. We have not started conversations with any other party as to co-locating at this time.

D. Explore options for the reduction of building maintenance costs.

First Step: Consider moving town offices to Maple Center.

November, 2024: We briefly explored the costs of moving Town Hall to Maple Center. We have taken no further steps at this time.

5. An Effective Town Organization

A. Enhance community engagement and communications.

First Step: Study other Towns' models of engagement. Consider listening sessions, social media engagement, engagement by existing channels, and enhanced opportunities for direct engagement with Councilmembers.

November, 2024: The Mayor has continued bi-monthly meetings with the public. Staff have explored providing notice through social media.

B. Recruit and retain highly skilled staff.

First Step 2024: Engage consultant support to conduct a salary review and develop career paths.

November, 2024: Staff have researched the pay structure of regional "competitors," which has lead to adjustments presented in the 2025 proposed budget.

C. Improve interdepartmental communications and cooperation.

First Step 2025: Begin use of the asset management program.

November, 2024: We have acquired asset management software, and are loading data.

D. Support Town financial sustainability.

First Step: Engage a grant writer.

November, 2024: Council has adopted a grant policy in the past year, to identify the grants that are most worthwhile to pursue. We have relied on consultants (primarily, engineering) to advise us on grant opportunities.

E. Partner with other organizations to sponsor a new community event.

First Step: Identify potential events that would be attractive to residents and visitors.

November, 2024: we have had several conversations with the Chamber of Commerce, who has brought back the Birds of Winter festival.

Unfinished Business

- 1) Center Street Project - Discussion**
- 2) Ordinance – Amending Chapter 2.47.020 (Arts Commission) of the La Conner Municipal Code**
- 3) Resolution – Arts Commission New Commissioners**
- 4) Ordinance – UDC Update Chapter 15 of the La Conner Municipal Code**
- 5) Ordinance – ADA Provision Amending Chapter 13 of the La Conner Municipal Code**
- 6) Agreement – Fireboat Change Order**

Center Street Project - Discussion

**Ordinance – Amending Chapter 2.47.020
(Arts Commission) of the La Conner
Municipal Code**



Town of La Conner

Date: January 21, 2025

To: Mayor and Town Council

From: Scott G. Thomas, Town Administrator

Subject: Arts Commission

On the January 28, 2025 agenda is an ordinance that will revise Chapter 2.47 of the La Conner Municipal Code, concerning the La Conner Arts Commission. This ordinance is intended to accomplish three goals:

1. The current Arts Commission is to be made up of five voting members, a La Conner High School student member, and a town council liaison. The Town was fortunate to receive more applications for now-vacant positions than there are vacancies, and all of the applicants have unique qualifications and abilities that would serve the Commission and the Town well. Thus, this ordinance will increase the number of members from 5 to no more than 7. While it is possible that a 6-member Commission could result in a tied vote, we do not view that as being likely due to the fact that the Commission members have historically worked in a cooperative manner reaching decisions by consensus, and we do not expect that to change.
2. The current code language is awkward, and contains grammatical errors. This ordinance is intended to address those shortcomings.
3. The current code language mandates a percentage of public works project funding to be allocated to public art. While this was a common practice at the time the Arts Commission was initially created in 2001, it is not common today. Eliminating this requirement will allow public works projects to be constructed without increasing costs.

Town of La Conner



ORDINANCE NO.

AN ORDINANCE OF THE LA CONNER TOWN COUNCIL AMENDING CHAPTER 2.47 OF THE LA CONNER MUNICIPAL CODE CONCERNING THE ARTS COMMISSION

Whereas, the town council desires to revise Chapter 2.47 of the La Conner Municipal Code to increase the number of commissioners that may be appointed to the La Conner Arts Commission; and

Whereas, the town council further desires to revise Chapter 2.47 of the La Conner Municipal Code to correct grammatical inconsistencies and eliminate the requirement that public construction projects include funding for public art;

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LA CONNER, WASHINGTON:

Section 1. That Chapter 2.47 of the La Conner Municipal Code is hereby revised and reenacted, the amended chapter to read as follows:

2.47.010 Purpose.

The La Conner Arts Commission ~~arts commission~~, hereafter referred to as the "Commission," "LCAC," shall support artistic creation, education, participation, innovation, and partnerships, which showcase La Conner as a center for display, discussion, and exchange of ideas about the arts, to heighten our residents' and visitors' awareness of the central role of contemporary art in our dynamic society through the acquisition of visual art and support for the literary and performing arts, and to act as a center for display, discussion, and exchange of ideas on issues in contemporary art from our region.

2.47.020 Membership.

(1) The La Conner Arts Commission ~~arts commission~~ shall be comprised of a diverse group of active people with knowledge of the visual, literary, and performing arts. This diversity shall be in age, background, and gender. These individuals shall be dedicated to active participation towards the mission and purpose of the La Conner Arts Commission ~~arts commission~~. It shall be a "working" commission.

(2) The La Conner Arts Commission shall consist of not less than five and not more than seven voting members, plus one La Conner High School nonvoting student member who shall reside in the La Conner school district, plus and one nonvoting town council member who will act as liaison.

(a) The La Conner High School nonvoting student member will be appointed at the end of his or her junior year and serve for one year. The mayor shall consider

the advice of the La Conner High School principal in making the high school member appointment.

(b) Voting members must reside or work within the La Conner school district.
Voting members shall be appointed by the mayor and confirmed by a vote of the majority of the town council. ~~The mayor of La Conner shall appoint each commissioner; each Each voting commissioner shall serve a three-year term and may be reappointed by the mayor for a second three-year term. Commissioner terms shall become effective January 1st of each year, on a staggered basis. For the initial commission, two members will be appointed for a one-year term, two members will be appointed for a two-year term and three members will be appointed for a three-year term.~~ A total of two consecutive three-year terms shall be the maximum served by any commissioner.

(3) In making appointments, the mayor should consider the following criteria:

- (a) Broad cultural perspective;
- (b) Commitment to the importance of public art in the community;
- (c) Experience in collaborative decision making and consensus building;
- (d) Willingness to represent the commission in public;
- (e) Ability to deal with conflict; and
- (f) Ability to assess the overall needs of the La Conner community.

~~(4) Initial Commission Terms. Commissioners will be appointed to three year terms, effective January 1st of each year, on a rotational basis. For the initial commission, two members will be appointed for a one year term, two members will be appointed for a two year term and three members will be appointed for a three year term. Commissioners will serve without compensation.~~

(5) New commissioners appointed to replace members who do not fulfill their full term shall serve for the remainder of the unexpired term and be eligible for a full term (three years), should the mayor choose to reappoint the "new commissioner" at the end of the partial term.

(6) Commissioners must be available to attend monthly meetings on a regular basis. Three absences in a row, without special exception approved by the commission, will constitute abandonment of the commission by the member, and the mayor shall appoint a new commissioner.

(7) Meeting Procedures – Election of Officers. The Commission ~~LCAC~~ shall establish its own procedures and may appoint task forces to make recommendations and report to the Commission ~~commission~~.

- (a) The Commission shall regularly meet monthly or more often as is necessary and all of its meetings shall be open to the public.
- (b) Special meetings may be called by the chair or a majority of the Commission; provided, however, that adequate public notice be given for all regular and special meetings.
- (c) A quorum shall be a majority of the members.
- (d) The Commission shall keep a record, which shall be available for public inspection, of all of its resolutions, proceedings, and other actions.

2.47.030 Appearance restrictions.

Members of the Commission shall comply with Chapter 42.23 RCW - the Code of Ethics for Municipal Officers, and shall not have any direct or indirect financial interest in any public art activities of the town. While serving as a commissioner, and for one year thereafter, commissioners may not apply for a project administered and/or funded by the La Conner arts commission, or be hired as a paid consultant with funds from the public art fund. The restrictions also extend to immediate family members and business partners of acting commissioners. Specific exceptions to this guideline are to be made on a case-by-case basis, by majority vote of the town council.

Article II. Selection and Display Standards

2.47.033 Guidelines.

The Commission commission shall adopt guidelines:

- (1) To identify suitable art objects for town buildings, and public and private properties;
- (2) To facilitate the preservation of art objects and artifacts that may be displayed in public places;
- (3) To prescribe a method or methods for competitive selection of art objects for public display;
- (4) To prescribe procedures for the selection, acquisition, and display, and maintenance of art in public places; and
- (5) To set forth organizational policies and procedures for the commission to operate within and to address any other matter appropriate to the administration of this chapter.

2.47.036 Criteria.

In performing its duties with respect to art in public places, the Commission commission shall give special attention to the following matters:

- (1) Professional Eligibility. Artists shall be selected on the basis of their qualifications, as demonstrated by their past work and/or education, the appropriateness of their proposal

for the particular project and the probability of its successful completion, as determined by the commission and town council.

- (2) Conceptual compatibility of the design with the immediate environment of the site;
- (3) Appropriateness of the design to the function of the site;
- (4) Compatibility of the design and location with a unified design character or historical character of the site;
- (5) Creation of an internal sense of order and a desirable environment for the general community by the design and location of the work of art;
- (6) Preservation and integration of natural features for the project;
- (7) Appropriateness of the materials, textures, colors, and design to the expression of the design concept; and
- (8) Representation of a broad variety of tastes within the community and the provision of a balanced inventory of art in public places to ensure a variety of style, design and media throughout the community.

2.47.040 Display of art in public places.

(1) Works of art selected and implemented pursuant to the provisions of this chapter may be placed in, on, or about any public place or by agreement with the owner thereof, any private property with substantial public exposure in and around the town of La Conner. The Commission commission may also loan works of art owned by the town for exhibition elsewhere, upon such terms and conditions as deemed necessary. Town officials responsible for the design and construction of public improvements in the town shall make appropriate space available for the placement of works of art, in consultation with the Commission commission. The Commission commission shall advise the department responsible for the particular public improvement of the Commission's commission's decision regarding the design, execution and placement of works of art in connection with such a project. For any proposed works of art requiring an extraordinary operation or maintenance expense, the Commission commission shall obtain prior written approval of the department head responsible for such operation or maintenance before approving the same.

(2) All art on loan shall receive the prior review and approval of the Commission arts commission. Prior to installation, the placement of art shall receive the final approval from the mayor with the concurrence from the public works director. The parks commission shall be consulted prior to the installation of art if the art is to be located in a town-owned park, open space or along the waterfront. None shall be removed, altered or changed without the prior review and approval of the Commission arts commission, unless deemed necessary by the public works director.

(3) No work of art financed or installed either wholly or in part with town funds or with grants procured by the town shall be installed on privately owned property without a

written agreement between the town and the owner specifying the proprietary interests in the work of art, and specifying other provisions deemed necessary or desirable by the town attorney. In addition, such written agreements shall specify that the private property owner shall assure:

- (a) That the installation of the work of art will be done in a manner which will protect the work of art and the public;
- (b) That the work of art will be maintained in good condition; and
- (c) That insurance and indemnification will be provided as is appropriate.

(4) Installation, maintenance, alteration, refinishing and moving of art in public places shall be done in consultation with the artist whenever feasible. The artist shall be responsible for the actual installation of the art piece.

(5) The Commission arts commission shall maintain a detailed record of all art in public places, including site drawings, photographs, designs, names of artists, and names of architects whenever feasible. The commission shall attempt to give appropriate recognition to the artists and publicity and promotion regarding art in public places.

2.47.050 Ownership.

All works of art acquired pursuant to this chapter shall be acquired in the name of, and title shall be held by, the town Town of La Conner.

2.47.060 Exemptions. (*Note for Code Revisor: no revisions to this section 060*)

The following are exempt from the provisions of this chapter:

- (1) All works of art in the collections of, or on display at, or under the auspices of any museum, library, commercial gallery or establishment, private collections; and
- (2) All works of art on display in private town offices or other areas of town-owned facilities, which are not generally frequented by the public.

Article III. Funding, Capital Acquisitions

2.47.070 Policy.

A policy is established to provide funding for works of art in public places of the Town town of La Conner and participation in art events as allowed by the appropriation of funds by the town council. Works of art purchased with these funds will become part of the town art collection.

2.47.080 Definitions.

“Art fund” means a special purpose interest-bearing town fund into which shall be deposited all art funding authorized by this article together with other moneys as the town council shall authorize for works of art.

"Cost" of a municipal construction project means only the town-funded portion of a municipal construction project; provided, that "cost" shall not include the cost of real property acquisition, equipment or furnishings.

"Municipal construction project" means any project paid for wholly or in part by the Town town of La Conner to construct or remodel any building, decorative or commemorative structure, park, street, sidewalk, parking facility or utility, or any substantial portion thereof within the limits of the Town town of La Conner. Municipal construction projects shall not include routine maintenance, the repair of existing public facilities or the replacement of fixtures in such facilities.

"Public art" means the capital acquisitions of works of art by the Town town of La Conner.

2.47.090 Municipal construction appropriations.

~~All authorizations and/or appropriations for municipal construction projects shall, whenever legally permitted, include an amount equal to not less than one percent of the total project cost. All town departments shall report through the annual budget process an amount equal to one percent of the cost of the town's estimated portion of municipal construction projects. The town's contributions made pursuant to this section shall be funded from the fund in which the municipal construction project originated.~~

~~The funds Funds authorized and/or appropriated for Public art pursuant to this section shall be transferred and held in the Public Art Fund 405 upon award of the project bid. These appropriations are to be used for the selection, acquisition and/or installation of works of art which are suitable and appropriate to be placed in, on or about town public facilities. In the event any law, rule or regulation establishing a source of funds for a particular project, including but not limited to grants, loans or assistance from federal, state or other governmental units, prohibits, limits or excludes art and art works as a proper expenditure, then the amount of funds from such source shall be excluded in computing the one percent amount of the total project cost.~~

2.47.100 Town park property appropriations.

~~Any appropriations from leases of designated town park property shall~~ may set aside ~~five percent~~ a portion of the total lease amount, to be used for the selection, acquisition and/or installation of works of art to be placed in, on, or about town public facilities, which are suitable and appropriate.

2.47.110 Fund created.

For accounting purposes a new municipal arts fund is established. All funds authorized and/or appropriated pursuant to this section shall be maintained in the municipal arts fund. The town council, in the annual budget, shall determine the amount to be allocated for participation in art events (i.e., Art's Alive), and the selection, acquisition and/or installation of individual works of art to be placed on or about public facilities and public areas, the amount to be allocated for the operations of the Commission arts commission and the amount to be allocated for other public performances or artistic endeavors supported by the Commission arts commission. Any expenditures made by the arts commission shall follow a majority vote of the Commission arts commission authorizing such expenditure, consistent with the adopted budget of the town. In addition to the

funding mechanisms in LCMC 2.47.090 and 2.47.100, the ~~La Conner Commission arts commission~~ may solicit the contribution of funds through private donations to the town, which will be allocated to the arts fund, or through fundraising opportunities so long as no expenditures of town funds are made therefor unless part of the ~~Commission arts commission~~ approved budget or as authorized by the mayor.

2.47.120 Unexpended funds.

~~Funds authorized and/or appropriated pursuant to this article for a municipal construction project but not expended on any such project shall be placed and retained in the town of La Conner municipal arts fund. If for any reason any transfer to such fund shall be contrary to law or prohibited by any rule or regulation governing such funds, then any such unspent or residual sum authorized and/or appropriated as a part of such construction project may be expended for any like or similar public purpose or purposes relating to the selection, acquisition and/or installation of works of art.~~

ADOPTED BY VOTE of the La Conner Town Council this day of January 2025.

Mayor

Attest:

Finance Director

Approved as to form:

Town Attorney

**Resolution – Arts Commission
New Commissioners**

Town of La Conner



RESOLUTION NO. _____

A RESOLUTION CONSENTING TO THE MAYOR'S APPOINTMENTS TO THE LA CONNER ARTS COMMISSION

WHEREAS, Section 2.47.020 of the La Conner Municipal Code authorizes the mayor to appoint members of the La Conner community to serve on the La Conner Arts Commission, with appointments to be confirmed by the town council, and

WHEREAS, the Mayor has appointed Joanna Sikes to the Arts Commission for a term that expires on December 31, 2025, and

WHEREAS, the Mayor has appointed Nicollete Harrington to the Arts Commission for a term that expires on December 31, 2025, and

WHEREAS, the Mayor has appointed Don Wesley to the Arts Commission for a term that expires on December 31, 2026, and

WHEREAS, the Mayor has appointed Cynthia Elliott to the Arts Commission for a term that expires on December 31, 2027, and

WHEREAS, the Mayor has appointed Danielle Dunlap to the Arts Commission for a term that expires on December 31, 2027, and

WHEREAS, the Town Council desires to consent and approve the appointments;

NOW THEREFORE BE IT RESOLVED, the Town Council of the Town of La Conner consents and approves of the appointments of Joanna Sikes, Nicollete Harrington, Don Wesley, Cynthia Elliott, and Danielle Dunlap to the La Conner Arts Commission for terms as set forth above.

Approved by vote of the La Conner Town Council this _____ day of January, 2025.

By _____
Mayor Marna Hanneman

Attest:

Maria DeGoede, Town Clerk

Approved as to form:

Scott Thomas, Town Attorney

ATTEST:

Maria DeGoede, Finance Director

Approved as to form:

Scott Thomas, Town Attorney

**Ordinance – UDC Update
Chapter 15 of the La Conner
Municipal Code**

TOWN OF LA CONNER



ORDINANCE NO._____

**AN ORDINANCE OF THE TOWN OF LA CONNER, WASHINGTON
AMENDING TITLE 15 OF THE TOWN'S UNIFORM DEVELOPMENT CODE**

WHEREAS, the Town of La Conner previously updated its Uniform Development Code in 2024 in compliance with Chapter 36.70A RCW, the state's Growth Management Act (GMA); and

WHEREAS, the GMA requires that the town's comprehensive plan and development regulations be internally and externally consistent; and

WHEREAS, the town has adopted procedures pursuant to the GMA providing for amendments to its Uniform Development Code; and

WHEREAS, the town issued a Final Determination of Non-Significance for the proposed code amendments on November 15, 2025; and

WHEREAS, the town has provided these proposed updates to the Washington State Department of Commerce in accordance with RCW 36.70A.106, and has integrated comments received during that department's 60-day review period; and

WHEREAS, the La Conner Planning Commission, after fully, fairly and carefully considering the public input and staff materials relevant to this proposed update to the La Conner Municipal Code, has recommended to the La Conner Town Council that this proposal be approved; and

WHEREAS, the La Conner Town Council held a public hearing on these proposed amendments to the La Conner Development Code on January 28, 2025, at which time public comment was taken; and

WHEREAS, the La Conner Town Council determines that these proposed amendments to the La Conner Development Code are consistent with the Growth Management Act, the Skagit County-Wide Planning Policies, and all other relevant local, county, and state regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF LA CONNER:

SECTION 1. The Town Council does hereby adopt the above recitals as set forth hereinabove.

SECTION 2. The Town Council adopts the Planning Commission's recommendations as to the proposed amendments to the La Conner Development Code, which amendments are on file in the office of the Town Clerk.

SECTION 3. That Section 15.10.827 of the La Conner Municipal Code is hereby revised, the amended section to read as follows:

15.10.827 Permanent supportive housing.

"Permanent supportive housing" means subsidized, leased housing with no limit on length of stay, that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW, paired with on-site or off-site voluntary services designed to support a person living with a disability to be a successful tenant in a housing arrangement, improve the residents' health status, and connect residents of the housing with community-based health care, treatment, and employment services.

SECTION 4. That Section 15.20.030 of the La Conner Municipal Code is hereby revised, the amended section to read as follows:

15.20.030 Permitted uses.

The following uses and structures are permitted in an RD Zone by certificate of authorization:

- (1) One single-household dwelling unit per lot;

- (2) One duplex dwelling per lot;
- (3) One multihousehold dwelling per lot;
- (4) One townhouse per lot;
- (5) One factory-built/manufactured home per lot;
- (6) One accessory dwelling unit – See LCMC 15.110.080;
- (7) Adult family homes/supported living arrangements;
- (8) Accessory uses and structures normally incidental to primary dwelling units – see Chapter 15.110 LCMC.
- (9) Rooming houses, boardinghouses.
- (10) Transitional Housing, Permanent supportive housing.

SECTION 5. That Section 15.20.055 of the La Conner Municipal Code is hereby revised, the amended section to read as follows:

15.20.055 Administrative conditional use permits.

The following uses and structures are permitted in the RD Zone with an administrative conditional use permit (Type II permit):

- (1) Multi-single-household detached residences;
- (2) Multiple multihousehold dwellings, duplexes, or townhomes per lot, subject to all other provisions of this code;
- (3) Retirement apartments for senior citizens;
- (4) Rooming houses, boardinghouses, bed and breakfasts.

SECTION 6. That Section 15.20.090 of the La Conner Municipal Code is hereby revised, the amended section to read as follows:

15.20.090 Multihousehold dwelling unit standards.

- (1) Minimum lot size – Two units or more – 8,000 4,000 square feet for the first two units; and 2,000 3,000 square feet for each additional unit.
- (2) Minimum lot width – 100 feet at the building line.
- (3) Maximum lot coverage – 70 percent for all buildings and impervious surfacing.
- (4) Maximum building height – 30 feet above the average lot grade determined by averaging the lowest and highest existing elevation points on the lot to the highest point on the roof with a maximum of two stories; except, for structures built within the 100-year floodplain, the height shall be measured from one foot above the base flood elevation to the highest point on the building. Roof access must be approved by the fire chief.
- (5) *Repealed by Ord. 1197.*
- (6) Minimum building setbacks:

	Front	Side	Rear
Interior Lot	20 ft.	10 ft. (total 20)	25 ft.
Corner Lot	20 ft. (street side)	10 ft.	25 ft.
	Agricultural Setback – 25 ft.		

(7) All dwelling units in multihousehold structures shall be equipped with a fire sprinkler system.

SECTION 7. That a new section of Chapter 15.20 of the La Conner Municipal Code is hereby adopted, which shall be known as Section 15.20.110 to read as follows:

15. 20.110 Water Meter Requirements.

Each new dwelling unit within the residential zone must have a separate water meter installed, unless one of the below exceptions applies.

- (1) The dwelling units are in a multi-household structure with one owner. If any of the dwelling units are sold individually, a water meter must be installed in the unit sold individually, prior to the sale closing.
- (2) The dwelling unit is an accessory dwelling unit. If the accessory dwelling unit is sold separately from the main dwelling unit, a separate water meter must be installed, prior to the sale closing.
- (3) The dwelling unit is part of a condo development with an HOA that pays the water bills of the condo development. If the dwelling unit is ever removed from the condo development or HOA coverage, a separate water meter must be installed.

SECTION 8. That Section 15.35.020 of the La Conner Municipal Code is hereby revised, the amended section to read as follows:

15.35.020 Permitted uses.

The following uses and structures are permitted in the Commercial Zone by certificate of authorization:

- (1) Child care facilities, such as nurseries, day care centers and private schools;

- (2) Commercial or trade schools, such as art, dance, music, martial arts;
- (3) Community centers and fraternal lodges;
- (4) Entertainment facilities, such as theaters, auditoriums, bowling alleys, arcades, billiards/pool parlors, indoor recreation centers, gymnasiums/spas/health clubs;
- (5) Farmer's markets;
- (6) Financial institutions;
- (7) Food service establishments, such as restaurants including drive-up facilities, delicatessens, and ice cream shops;
- (8) Gas sales and service stations;
- (9) Hospitals;
- (10) Lodging establishments, such as hotels, motels, inns;
- (11) Marine facilities, such as marinas, boat launches, dry boat storage, boat repair and gas docks where directly water-related;
- (12) Medical offices and clinics, such as doctors, dentists, chiropractors, laboratories;
- (13) Outdoor recreational, such as ballfields, playgrounds, picnic areas, outdoor swimming pools, and water-oriented uses;
- (14) Plant nurseries;
- (15) Professional offices, such as law, realty, architecture, engineering, therapists, counselors, consulting;
- (16) Public use facilities, such as parks, floats, parking lots, libraries, government offices and buildings;
- (17) Recreational vehicle parks;
- (18) Rest homes and adult family homes;
- (19) Retail sales establishments with outdoor sales and lots, such as vehicle sales, rental, service, and repair, lumber yards, farm and garden supply, and yacht sales;

- (20) Retail sales of nonperishable goods, such as clothing stores, shoe stores, bookstores, gift shops, pharmacies, hardware stores, and antique shops;
- (21) Retail sales of perishable goods, such as grocery stores, specialty food stores, feed and seed stores;
- (22) Service businesses, such as blueprint, printing, catering, tailoring, travel agencies, upholstery shops, woodworking shops, laundries/dry cleaners, light mechanical repair stores (camera, TV, bicycle);
- (23) Taverns, bars, lounges, night clubs and dance halls;
- (24) Liveabards;
- (25) Live-work buildings;
- (26) Guesthouse/guest rental – residential dwelling units rented as guesthouse.
- (27) Transitional Housing, Permanent supportive housing. The transitional or permanent supportive housing must also comply with all the provisions of this code that pertain to residential conditional uses in the Commercial Zone.

SECTION 9. That Section 15.35.030 of the La Conner Municipal Code is hereby revised, the amended section to read as follows:

15.35.030 Conditional uses.

The following uses and structures are permitted in the Commercial Zone by conditional use permit:

- (1) Transitional housing and housing for people with functional disabilities;
- (2) Dwelling units, attached or unattached, are not to exceed 49 percent of the square footage of the building(s), for all uses, of the properties of a development on the ground floor. Dwelling units located above the ground floor are not limited in square footage except that the maximum floor area for all development (commercial and residential) must not be more than two times the property area. Residential uses in the commercial zone to the extent practical must have their access located to the rear or side of the structure where they are located. Residential uses in the Commercial Zone shall not exceed a density of 18 dwelling units per acre of land. (2) Dwelling units, attached or unattached, are not to exceed 49 percent of

the square footage of the building(s), for all uses, of the properties of a development on the ground floor. Each new dwelling unit must have a separate water meter installed.

(3) Light industrial uses, artistic endeavors, and those commercial uses which would create noise, light, odors, traffic congestion or dust not normally associated with commercial operations; provided, that:

- (a) The building design is similar to those structures housing commercial uses in the district, and the operational characteristics are compatible with surrounding uses;
- (b) There shall be no unusual fire, explosion, or safety hazards;
- (c) There shall be no production of noise at any property line of any use in the Commercial District in excess of the average intensity of street and traffic noise found in the district;
- (d) Pollution and safety standards set by regional, state or federal agencies, boards, or commissions shall be satisfied. Failure to comply with such regulations shall void the conditional use;

(4) Veterinary clinics, animal hospitals and animal grooming parlors provided the facility has no outside kennels;

(5) Antenna plus antenna mounts of more than 20 feet in height, four feet in width and of bulk area more than 16 feet;

(6) Parks, playgrounds and recreation uses such as athletic fields, tennis courts, pools and restrooms as accessory uses; provided, that subject property is under lease or otherwise under the control of the town of La Conner. Conditional use permits will be revoked when not under the control of the town;

(7) Heavy equipment sales;

(8) Churches; provided, that all structures are set back at least 25 feet on all sides from abutting property lines and abutting residential zones; and provided, that church use is not allowed in the Commercial Zone portion of the historic district listed on the National Historic Register, which includes Commercial Street, South First Street, Washington Avenue and the western side of South Second Street; and provided, that all parking requirements must be met. The church use does not qualify for "in-lieu-of" fee.

(9) Short-Term Rentals. The short-term rental unit must also comply with all the provisions of this code that pertain to residential conditional uses in the Commercial Zone.

SECTION 10. That Section 15.35.035 of the La Conner Municipal Code is hereby revised, the amended section to read as follows:

15.35.035 Administrative conditional use permits.

The following uses and structures are permitted in the Commercial Zone with an administrative conditional use permit (Type II).

(1) A structure originally constructed as a single-family residence within the Commercial Zone may revert to 100 percent single-family residential use.

(2) Emergency housing, emergency shelter, provided that the emergency housing or shelter must also comply with all the provisions of this code that pertain to residential conditional uses in the Commercial Zone.

SECTION 11. That Section 15.35.160 of the La Conner Municipal Code is hereby deleted in its entirety, the removed section currently reading as follows:

15.135.160 Notice of decision.

A notice of final decision on a project permit application shall be issued by the planning director within 120 days after the applicant is notified that the application is complete. In determining the number of days that have elapsed after notice of complete application, the following periods shall be excluded:

(1) Any period during which the applicant has been requested to correct plans, perform required studies, or provide additional required information. The period shall be calculated from the date the applicant is notified of the need for additional information until the earlier of the date the additional information has been determined to satisfy the request or 14 days after the date the information has been provided.

(2) If the information submitted by the applicant is determined to be insufficient, the applicant shall be notified of the deficiencies and the procedure under subsection (1) of this section shall apply as if a new request for studies had been made.

(3) Any period during which an environmental impact statement is being prepared following a determination of significance, if a time period has been established by the town council, or if the town council and the

applicant agree in writing to a time period for completion of the environmental impact statement.

(4) Any period for administrative appeals of project permits, if an open record appeal hearing or a closed record appeal, or both, are allowed. The time period shall not exceed:

- (a) Ninety days for an open record appeal hearing;
- (b) Sixty days for a closed record appeal;
- (c) Any extension of time mutually agreed upon by the applicant and the town planner or ordered by the hearing examiner.

(5) The time limits established above do not apply if a project permit application:

- (a) Requires an amendment to the comprehensive plan or a development regulation;
- (b) Requires approval of a new fully contained community as provided in RCW 36.70A.350, a master planned resort as provided in RCW 36.70A.360 or the siting of an essential public facility as provided in RCW 36.70A.200;
- (c) Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete; or

(6) If the town is unable to issue its final decision within the time limits provided for in this section, it shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated time for issuance of the final decision.

SECTION 12. That Section 15.45.020 of the La Conner Municipal Code is hereby revised, the amended section to read as follows:

15.45.020 Permitted uses.

- (1) Public schools subject to the following conditions:
 - (a) Minimum setback – 35 feet from any adjacent lot;
 - (b) Minimum setback – 45 feet from any public right-of-way;
 - (c) Minimum setback – 25 feet from all agricultural lands;

- (d) An abutting area of at least one-fourth acre devoted to playfields;
- (2) Memorial buildings, community, senior, and performing arts centers, and museums;
- (3) Governmental buildings including police and fire stations, office buildings, public libraries, and utilities;
- (4) Parks, playgrounds, and public recreation uses, such as athletic fields, tennis courts, pools, launching ramps;
- (5) Public parking lots and public restrooms;
- (6) Weekly public markets, subject to the following conditions:
 - (a) Participation is limited to any farmer, gardener, or other person to sell any fruits, vegetables, berries, eggs, or any farm produce or edibles raised, gathered, produced, or manufactured by such person;
 - (b) The sale of local crafts which shall be limited to 10 percent of the market space;
 - (c) A sponsoring committee approved by the town council shall organize, monitor, and collect fees;
 - (d) The market shall operate only two days a week from March 1st to October 1st;
- (7) Personal wireless facilities located outside the boundaries of the Historic Preservation District.
- (8) Pre-school, day care centers, and other child care, subject to applicable building codes, lot size and coverage standards, parking, loading/unloading and signage requirements, and state (DSHS) licenses and certifications.

SECTION 13. That Section 15.110.080 of the La Conner Municipal Code is hereby revised, the amended section to read as follows:

15.110.080 Accessory dwelling units.

Accessory dwelling units shall be outright permitted uses in the residential zone under the following restrictions:

- (1) An accessory dwelling may be established in an existing single-family dwelling unit or in a detached structure on a legal building lot by any one or combination of the following:
 - (a) Alteration of interior space of the dwelling; or
 - (b) Conversion of an attic, basement, attached or detached private garage, or other previously uninhabited portion of a dwelling; or
 - (c) Addition of attached living area onto an existing dwelling; or

(d) Construction of a detached living area.

(2) Each single-family household dwelling on a legal building lot may have not more than one two accessory dwelling unit(s) units.

SECTION 14. That Section 15.112.050 of the La Conner Municipal Code is hereby revised, the amended section to read as follows:

15.112.050 Application requirements.

An application for a certificate of authorization to demolish a structure shall, at a minimum, include the following information:

- (1) A listing of materials expected to be removed from the site, including any hazardous materials;
- (2) The methods of demolition and removal from the site;
- (3) The location and method of disposal of the materials;
- (4) Dates and hours of operation;
- (5) A plan for limiting or eliminating noise, dust and dirt impacts to adjacent properties, public rights-of-way, and environmentally sensitive areas;
- (6) For demolition of Type II structures, the application shall also be accompanied by an architectural and historic inventory;
- (7) For demolition of Type I structures, the application shall also be accompanied by an architectural and historic inventory, and an economic analysis;
- (8) Fees for the review of the application as set by the town council. The review fee may include an additional fee to cover expert review of the economic analysis in the event that the planning director determines that the application merits additional review;
- (9) Other information as determined necessary by the planning director;
- (10) If the structure was built prior to 1979, the applicant must test for lead and provide results of this test with the application.

SECTION 15. That Section 15.130.020 of the La Conner Municipal Code is hereby revised, the amended section to read as follows:

15.130.020 Planning commission – Membership.

- (1) A planning commission established by the town shall consist of five members who are residents of the Town of La Conner, appointed by the mayor with approval of the town council, and one non-voting youth advisor who attends the La Conner High School.

(a.) Youth advisor vacancies shall be filled by appointment by the mayor after considering the advice of the La Conner High School principal or designee.

(b) Vacancies shall be filled by appointment by the mayor with approval of the town council. The term of office for planning commissioners is six years.

(c) The youth advisor term shall be one year.

(d) Members may be removed from office by the mayor for neglect of duty, inefficiency, or malfeasance in office after a public hearing and with the consent of the town council.

(2) The planning commission shall elect a chairman and vice chairman from among its members, shall appoint a secretary who need not be a member of the commission, and shall adopt rules for transaction of business and shall keep a record of transactions, findings, and determinations.

(3) No less than one regular meeting shall be held each month unless no matters are pending on the commission calendar. Three members shall constitute a quorum to conduct business. A majority is required for a motion to pass.

(4) It shall be deemed neglect of duty for any planning commissioner to miss three consecutive regularly scheduled meetings or to fail to attend at least one training session annually.

(5) The planning commission shall comply with the Washington Open Public Meetings Act.

SECTION 16. That Section 15.135.100 of the La Conner Municipal Code is hereby revised, the amended section to read as follows:

15.135.100 Notice of application received.

(1) Within 28 days after receiving a project permit application, the planning director shall mail or provide in person a written determination to the applicant, stating either:

(a) That the application is complete; or

- (b) That the application is incomplete and what is necessary to make the application complete; and
- (c) To the extent known, other agencies of local, state, or federal governments that may have jurisdiction over some aspect of the application.
- (d) The number of days shall be calculated by counting each calendar day.

(2) Within 14 days after an applicant has submitted additional information identified by the planning director as being necessary for a complete application, the applicant, the public, and agencies determined by the planning director to have jurisdiction over the proposal shall be notified that the application is complete. Notice of application shall include:

- (a) The date of application, the date of the notice of completion for the application, and the date of the notice of application.
- (b) A description of the proposed project and a list of permits applied for by the applicant, and if applicable, a list of any requested studies.
- (c) To the extent known, the identification of other permits required but not included in the application.
- (d) The identification of existing environmental documents that evaluate the proposed project, and the location where the application and any studies can be reviewed.
- (e) A statement of the required public comment period, which shall be not less than 14 nor more than 30 days following the date of the notice of application.
- (f) A statement of the public's procedural rights, including the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights. Public comments may be accepted at any time prior to the closing of the record of an open record pre-decision hearing, if any, or, if no open record pre-decision hearing is provided, prior to the decision on the project permit.
- (g) The date, time, place and type of hearing.

- (h) A statement of any preliminary determination of the development regulations that will be used for project mitigation.
- (i) Any other appropriate information.

(3) If an open record pre-decision hearing is required for the requested project permits, the notice of application shall be provided at least 15 days prior to the open record hearing.

(4) A Determination of significance (DS) may be issued before expiration of the public comment period, but not a determination of nonsignificance (DNS) or mitigated determination of nonsignificance (MDNS).

(5) A notice of application shall not be required for project permits that are categorically exempt under Chapter 43.21C RCW, such as construction permits that do not require environmental review or public notice, unless a public comment period or an open record pre-decision hearing is required.

SECTION 17. That a new section of Chapter 15.135 of the La Conner Municipal Code is hereby adopted, which shall be known as Section 15.135.155 to read as follows:

15.135.155 Notice of final decision and final decision Timelines

A notice of final decision on a project permit application shall be issued by the planning director, designee, or deciding authorities as stated in LCMC

15.135.050 (2). The time periods for final decisions on project permits shall not exceed the following time periods:

- (1) For class 1 permits and any other project permit that does not require public notice, the planning director or designee must issue a final decision within 65 days of the determination of completeness.
- (2) For class II permits and any other project permit that which requires public notice, the planning director or designee must issue a final decision within 100 days of the determination of completeness.
- (3) For class III permits, class IV permits, class V permits, and any other project permit that requires public notice and a public hearing, the decision authorities as stated in LCMC 15.135.050 (2) must issue a final decision within 170 days of the determination of completeness.
- (4) For permits that are submitted under the consolidated permit process in LCMC 15.135.080, the time period for a final decision shall be the longest of the permit time periods that would apply had the permits been submitted individually.
- (5) The number of days an application is in review shall be calculated from the day completeness is determined to the date a final decision is

issued on the project permit application. The number of days shall be calculated by counting every calendar day and excluding the following time periods:

- a. Any period between the day that the planning director or designee has notified the applicant, in writing, that additional information is required to further process the application and the day when responsive information is resubmitted by the applicant:
- b. Any period after an applicant informs the planning director or designee, in writing, that they would like to temporarily suspend review of the project permit application until the time that the applicant notifies the planning director or designee, in writing, that they would like to resume the application
- c. Any period after an administrative appeal is filed until the administrative appeal is resolved and any additional time period provided by the administrative appeal has expired.
- d. The time periods to process a permit shall start over if an applicant proposes a change in use that adds or removes commercial or residential elements from the original application that would make the application fail to meet the determination of procedural completeness for the new use.
- e. If, at any time, an applicant informs the local government, in writing, that the applicant would like to temporarily suspend the review of the project for more than 60 days, or if an applicant is not responsive for more than 60 consecutive days after the planning director or designee has notified the applicant, in writing, that additional information is required to further process the application, an additional 30 days may be added to the time periods for local government action to issue a final decision for each type of project permit that is subject to this chapter. Any written notice from the planning director or designee to the applicant that additional information is required to further process the application must include a notice that nonresponsiveness for 60 consecutive days may result in 30 days being added to the time for review. For the purposes of this subsection, "nonresponsiveness" means that an applicant is not making demonstrable progress on providing additional requested information to the local government, or that there is no ongoing communication from the applicant to the local government on the applicant's ability or willingness to provide the additional information.
- f. Annual amendments to the comprehensive plan are not subject to the requirements of this section.

(6) The time limits established above do not apply to the following project permits:

- a. Landmark designations, street vacations, or other approvals relating to the use of public areas or facilities.
- b. Building and other construction permits, categorically exempt from environmental review under chapter 43.21C RCW, or for which environmental review has been completed in connection with other project permits.

SECTION 18. That a new Chapter of the La Conner Municipal Code is hereby adopted, to be named Chapter 15.150 - Firearm Sale Location Requirements, which chapter shall consist of three sections to read as follows:

15.150.010 Exercise of Police Power

The provisions of this chapter shall be deemed an exercise of the police power of the Town of La Conner, Washington, for the protection of the public economic and social welfare, health, peace and morals, and all of its provisions shall be liberally construed for the accomplishment of that purpose.

15.150.020 Definitions

In construing this chapter, except when otherwise plainly declared or clearly apparent from context, the following definitions shall be applied:

- (1) All definitions as applied in LCMC 5.25.020 shall be applied to this chapter.
- (2) "Firearm" shall be defined as a weapon or device from which a projectile or projectiles may be fired by an explosive such as gunpowder. "Firearm" does not include a flare gun or other pyrotechnic visual distress signaling device, or a powder-actuated tool or other device designed solely to be used for construction purposes.

15.150.030 Locations Restricted.

The property line of a business engaged in the sale of firearms that has a storefront, has hours during which it is open for business, and posts advertisements or signs observable to passersby that firearms are available for sale, shall not be located or maintained within 500 feet to the nearest property line of any primary and/or secondary school grounds.

SECTION 19. That the town clerk is hereby authorized to correct any formatting or scrivener's errors that appear herein.

PASSED AND ADOPTED by vote of the La Conner Town Council this ____ day of January, 2025.

Marna Hanneman, Mayor

Maria DeGoede, Finance Director

Approved as to form:

Scott Thomas, Town Attorney

**Ordinance – ADA Provision
Amending Chapter 13 of
the La Conner Municipal Code**

TOWN OF LA CONNER



ORDINANCE NO. _____

**AN ORDINANCE OF THE TOWN OF LA CONNER, WASHINGTON,
AMENDING SECTION 13.05.018 OF THE LA CONNER MUNICIPAL CODE TO
COMPLY WITH THE AMERICANS WITH DISABILITIES ACT**

WHEREAS, The State of Washington requires municipalities and others to comply with Washington Administrative Code (WAC) Chapter 51-50-005 and Chapter 11 of the International Building Code, which regulate accessibility for individuals with disabilities; and

WHEREAS, the town has adopted a Uniform Development Code which serves to govern development within the community; and

WHEREAS, the town's UDC includes regulations regarding its Historic Preservation District which may interfere with the fair implementation of WAC 51-50-005; and

WHEREAS, the town issued a Determination on Non-Significance for the update on January 15, 2025 and the notice was published on January 17, with an appeal period that ended on February 1. The town received no appeals; and

WHEREAS, the Town Council determines it to be in the public interest that this proposed amendment to Title 13 of the LCMC be adopted; and

WHEREAS, the La Conner Town Council determines that the proposed amendment is consistent with the goals and requirements of the ADA;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF LA CONNER:

SECTION 1. That Section 13.05.018 of the La Conner Municipal Code is hereby revised and re-enacted, with the amended section to read as follows:

13.05.018 Regulating Accessibility for Individuals with Disabilities

Any construction proposed with the intention of complying with the provisions of WAC Chapter 51-50-005 and Chapter 11 and other applicable requirements of the International Building Code for barrier-free access, including ICC A117.1-2017 and Appendix "E" shall require administrative review and approval only. No section of the La Conner Municipal Code, including any requirements set forth in Chapter 15.50, Historic Preservation District, shall require any such proposal to be subject to a

public hearing.

SECTION 2. The town clerk is hereby authorized to correct any typographical or editorial errors.

SECTION 3. In the event any term or condition of this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions, or applications of this ordinance which can be given effect without the invalid term, condition, or application. To this end, the terms and conditions of this ordinance are declared severable.

SECTION 4. In accordance with RCW 35.63.240, staff shall provide to the county assessor a copy of these amendments to the town's Municipal Code and development regulations.

PASSED AND ADOPTED by vote of the La Conner Town Council this ____ day of _____, 2025.

Marna Hanneman, Mayor

Maria DeGoede, Finance Director

Approved as to form:

Scott Thomas, Town Attorney

CHANGE ORDER NO. 1

This Change Order amends the Vessel Construction Agreement between the Town of La Conner ("Owner") and Full-Time Fabrication, LLC ("Builder"). Paragraph 2 – Scope of Work – is amended by the addition of that work described in Exhibit "A," attached hereto and incorporated herein. Furthermore, paragraph 10 – Price and Installment Payment Terms – is amended by an increase in the total price to be paid for the Vessel and Work in the total amount of Ten Thousand, Eight Hundred Forty-Eight and Sevent-Two cents (\$10,848.72) as set forth in Exhibit "A". There shall be no change to the Date of Delivery set forth in paragraph 17 of the agreement.

The parties agree that this change in the Contract Amount provided in this Change Order are full and complete compensation to the Builder for the changes to the work, and for any equitable adjustment or time extension to which the Contractor may be entitled for this Change Order, pursuant to the Contract between the Owner and Contractor.

TOWN OF LA CONNER

FULL-TIME FABRICATION, LCC

Mayor Marna Hanneman

Tristan J. Lowry, Owner

Date: _____

Date: _____

Attest:

Maria DeGoede, Town Clerk

Approved as to form:

Scott Thomas, WSBA #23079
Town Attorney

EXHIBIT A

SHORE POWER		
1	Shore Power Plug	\$104.00
1	Galvanic Isolator	\$379.60
1	ELCI Breaker	\$462.40
10	LABOR	\$1,000.00
		TOTAL
		\$1,946.00
INVERTER w/ONE OUTLET		
1	Xantrex Freedom 2000 Inverter/Charger	\$1,290.81
1	On/Off Battery Switch	\$47.22
1	Fuse Holder (ANL)	\$56.42
1	ANL Fuse	\$31.88
1	Outlet w/Box	\$33.80
12	LABOR	\$1,200.00
		TOTAL
		\$2,660.12
DOME LIGHTS		
2	12v LED Red/White Dome Light	\$223.60
3	LABOR	\$300.00
		TOTAL
		\$523.60
HEAT (Defrost would be \$360 extra)		
1	Webasto Heater	\$1,813.50
1	Day Tank	\$156.00
1	Misc. Fuel Plumbing	\$156.00
12	LABOR	\$1,200.00
		TOTAL
		\$3,325.50
SECOND HOSE STATION		
1	Valve w/Extra Plumbing	\$1,033.50
10	LABOR	\$1,000.00
		TOTAL
		\$2,033.50

**Agreement – Fireboat Change
Order**

La Conner Fireboat Changeorders Options 1/13/2025

SHORE POWER		
1	Shore Power Plug	\$104.00
1	Galvanic Isolator	\$379.60
1	ELCI Breaker	\$462.40
10	LABOR	\$1,000.00
		TOTAL \$1,946.00
INVERTER w/ONE OUTLET		
1	Xantrex Freedom 2000 Inverter/Charger	\$1,290.81
1	On/Off Battery Switch	\$47.22
1	Fuse Holder (ANL)	\$56.42
1	ANL Fuse	\$31.88
1	Outlet w/Box	\$33.80
12	LABOR	\$1,200.00
		TOTAL \$2,660.12
D RUBBER		
1	60' D Rubber	\$2,081.91
10	LABOR	\$1,000.00
		TOTAL \$3,081.91
DOME LIGHTS		
2	12v LED Red/White Dome Light	\$223.60
3	LABOR	\$300.00
		TOTAL \$523.60
HEAT (Defrost would be \$360 extra)		
1	Webasto Heater	\$1,813.50
1	Day Tank	\$156.00
1	Misc. Fuel Plumbing	\$156.00
12	LABOR	\$1,200.00
		TOTAL \$3,325.50
BOW THRUSTER		
1	Bow Thruster Package (SE 60?)	\$3,258.28
1	Group 27 Start Batteries	\$169.04
1	Group 27 Battery box	\$19.98
1	Blue Seas ACR	\$115.36
2	Terminal Fuse Blocks	\$68.09
2	Terminal Fuses	\$43.60
30	LABOR	\$3,000.00
		TOTAL \$6,674.36
SECOND HOSE STATION		
1	Valve w/Extra Plumbing	\$1,033.50
10	LABOR	\$1,000.00
		TOTAL \$2,033.50

New Business

- 1) Resolution – Maple Hall Floor Emergency Repairs**
- 2) Agreement - EDASC**
- 3) 2025 Tribal Rate – Document provided at meeting**

**Resolution – Maple Hall Floor
Emergency Repairs**



Cleaner Guys, LLC

114 Lind Street
Mount Vernon, WA
98273
(360) 757-4300
TAX ID: 47-0914672

Client: City Of La Connor Home: (360) 929-1004
Property: 108 Commercial St
La Conner, WA 98257

Operator: BSHUPE

Estimator: DGREENBERG

Type of Estimate: Water Damage

Date Entered: 1/19/2025

Date Assigned: 1/17/2025

Price List: WAEV8X_JAN25

Labour Efficiency: Restoration

Estimate. 15 Feb 1911

Labor Efficiency: Restoration/Service/Remodel
Estimate: 25-1205-W_CITYLACCONN

Estimate: 25-1205-W_CITYLACONN

Greetings,

Attached please find the Preliminary Estimate, based on observable damages, for the Mitigation needed in your residence. Please let us know if you have any questions.

Kind Regards,
David Greenberg
Cleaner Guys, LLC
Repair - Remodel - Restore
dgreenberg@cleanerguys.com
425-876-7605
LIC# CLEANGL874MU
FED ID# 47-0914672



Cleaner Guys, LLC

114 Lind Street
Mount Vernon, WA
98273
(360) 757-4300
TAX ID: 47-0914672

25-1205-W_CITYLACONN

25-1205-W_CITYLACONN

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Service call - during business hours	1.00 EA	0.00	250.19	21.77	271.96
Equipment setup, take down, and monitoring (hourly charge)	8.00 HR	0.00	90.21	62.79	784.47
Equip. setup, take down & monitoring - after hrs	2.00 HR	0.00	135.46	23.57	294.49
Personal protective gloves - Disposable (per pair)	10.00 EA	0.00	0.44	0.38	4.78
Estimated					
Add for HEPA filter (for canister/backpack vacuums)	1.00 EA	0.00	92.99	8.09	101.08
Haul debris - per pickup truck load - including dump fees	0.85 EA	215.87	0.00	15.96	199.45
Cleaning - Supervisory/Administrative - per hour	1.00 HR	0.00	93.82	8.16	101.98
Total: 25-1205-W_CITYLACONN					140.72 1,758.21

Main Level



Affected Gym

Height: 20'

1,560.00 SF Walls	378.00 SF Ceiling
1,938.00 SF Walls & Ceiling	378.00 SF Floor
42.00 SY Flooring	78.00 LF Floor Perimeter
78.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Water Extraction & Remediation Technician - per hour	2.00 HR	0.00	90.72	15.79	197.23
Containment Barrier/Airlock/Decon. Chamber	378.00 SF	0.00	1.39	45.71	571.13
Tear out non-salv solid/eng. wood flr & bag for disposal	50.00 SF	5.98	0.00	26.01	325.01
Clean floor underlayment / wood subfloor	50.00 SF	0.00	0.73	3.18	39.68
HEPA Vacuuming - Light - (PER SF)	50.00 SF	0.00	0.56	2.44	30.44
Apply plant-based anti-microbial agent to the floor	378.00 SF	0.00	0.44	14.47	180.79
Ducting - lay-flat	24.00 LF	0.00	0.38	0.79	9.91



Cleaner Guys, LLC

114 Lind Street
Mount Vernon, WA
98273
(360) 757-4300
TAX ID: 47-0914672

CONTINUED - Affected Gym

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Dehumidifier (per 24 hr period)- up to 69 ppd- No monitor.	5.00 EA	0.00	67.67	29.44	367.79
(1) Dehumidifier for (5) Days. Estimated					
Wood floor drying extraction mat (per 24 hr prd) No monit.	5.00 DA	0.00	181.75	79.06	987.81
(1) Floor Drying Mat System for (5) Days. Estimated					
Air mover (per 24 hour period) - No monitoring	20.00 EA	0.00	32.00	55.68	695.68
(4) Centrifugal Air Movers for (5) Days. Estimated					
Totals: Affected Gym				272.57	3,405.47
Total: Main Level				272.57	3,405.47
Line Item Totals: 25-1205-W_CITYLACONN				413.29	5,163.68

Grand Total Areas:

1,560.00 SF Walls	378.00 SF Ceiling	1,938.00 SF Walls and Ceiling
378.00 SF Floor	42.00 SY Flooring	78.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	78.00 LF Cel. Perimeter
378.00 Floor Area	404.44 Total Area	1,560.00 Interior Wall Area
1,694.00 Exterior Wall Area	80.67 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

**Cleaner Guys, LLC**

114 Lind Street
Mount Vernon, WA
98273
(360) 757-4300
TAX ID: 47-0914672

Summary

Line Item Total	4,750.39
Sales Tax	413.29
Replacement Cost Value	\$5,163.68
Net Claim	\$5,163.68

DGREENBERG

**Cleaner Guys, LLC**

114 Lind Street
Mount Vernon, WA
98273
(360) 757-4300
TAX ID: 47-0914672

Recap of Taxes

	Sales Tax (8.7%)
Line Items	413.29
Total	413.29



Cleaner Guys, LLC

114 Lind Street
Mount Vernon, WA
98273
(360) 757-4300
TAX ID: 47-0914672

Recap by Room

Estimate: 25-1205-W_CITYLACONN	1,617.49	34.05%
Area: Main Level		
Affected Gym	3,132.90	65.95%
Area Subtotal: Main Level	3,132.90	65.95%
Subtotal of Areas	4,750.39	100.00%
Total	4,750.39	100.00%



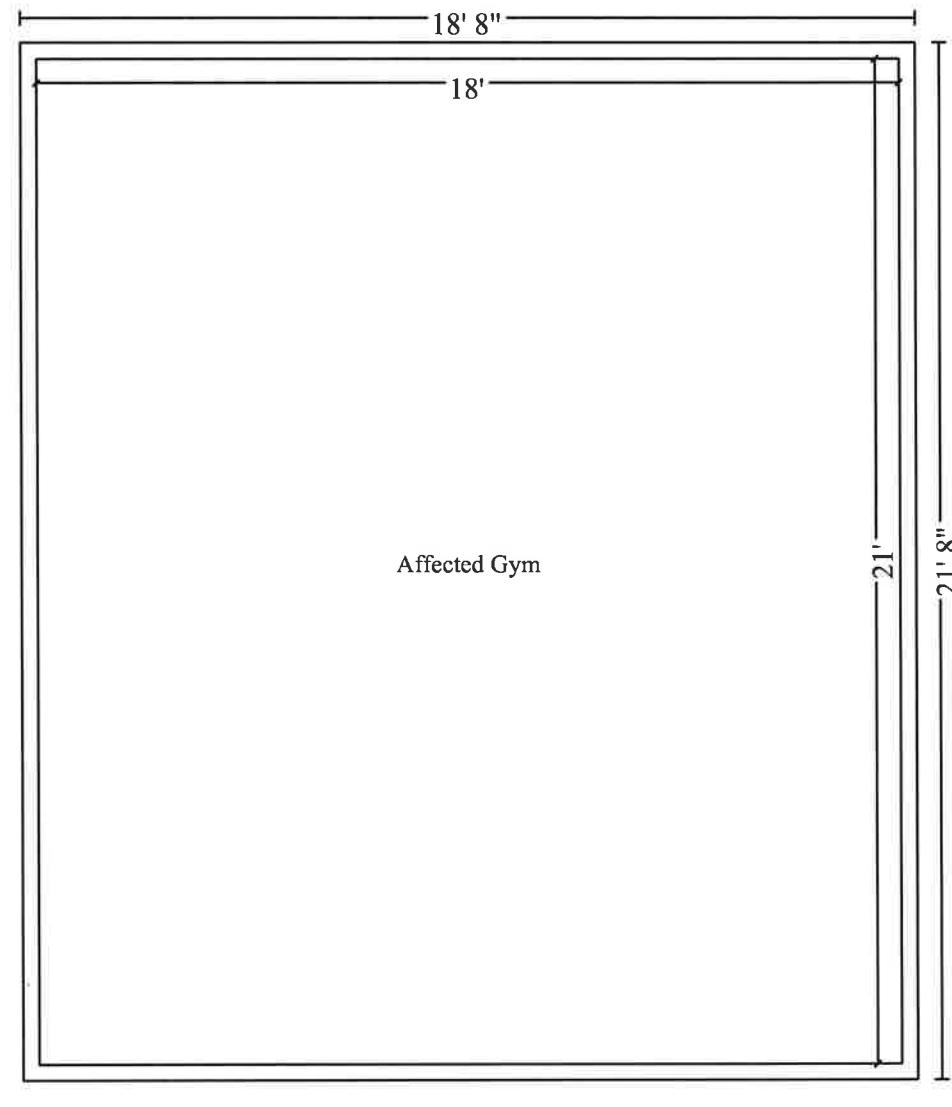
Cleaner Guys, LLC

114 Lind Street
Mount Vernon, WA
98273
(360) 757-4300
TAX ID: 47-0914672

Recap by Category

Items	Total	%
CLEANING	130.32	2.52%
GENERAL DEMOLITION	482.49	9.34%
WATER EXTRACTION & REMEDIATION	4,137.58	80.13%
Subtotal	4,750.39	92.00%
Sales Tax	413.29	8.00%
Total	5,163.68	100.00%

Main Level



N
↑

Main Level

Agreement – EDASC

**AGREEMENT
BETWEEN
ECONOMIC DEVELOPMENT ALLIANCE OF SKAGIT COUNTY
AND
TOWN OF LA CONNER**

THIS AGREEMENT made and entered into by and between the Town of La Conner (hereinafter also referred to as the Town) and the Economic Development Alliance of Skagit County (EDASC) (hereinafter also referred to as Provider)

WITNESSES THAT:

WHEREAS, the Town received significant benefit from the development and expansion of the local economic base by enhancing employment opportunities for its residents and by creating additional tax revenues, and

WHEREAS, the Town does not have the expertise or resources to adequately promote economic investment, and

WHEREAS, the provider is a nonprofit organization formed for the express purpose of promoting and attracting new business, expanding existing business and enhancing trade and commercial opportunities for all of Skagit County, and

WHEREAS, the Scope of Work included in this contract is consistent with the purpose and state law, and

WHEREAS, the Town and the Provider are desirous of entering into a contract to formalize their relationship;

1. Services to be provided by the Parties:

- a. The Provider shall complete in a satisfactory and proper manner as determined by the Town the work activities described in the Scope of Work.
- b. The Town will provide such assistance and guidance as may be required to support the objectives set forth in the Scope of Work and will provide funding for the services and activities as set forth below.

2. Scope of Work:

The Provider shall:

- a. Pro-actively market La Conner to potential businesses and industries.
- b. Provide administrative and marketing services for special development projects identified by EDASC or solicited by the community, La Conner or local associations.
- c. Develop and facilitate activities supporting business attraction, retention and expansion in La Conner. Activities may include: Workshops, symposia, seminars, business advising, and technical assistance, among others.

d. Work with La Conner businesses on expanding employment base and on business retention efforts.

e. Maintain an industrial site inventory for La Conner that contains necessary information for potential businesses evaluating site locations.

3. Time of Performance:

All activities described under Scope of Work shall be conducted over the course of the current budget year, January 1, 2025, through December 31, 2025.

4. Consideration:

As consideration for the services provided, as specified in Paragraph 2, the Town will reimburse the Provider the sum of \$2,165.00.

5. Relationship:

The Town and Provider intend that an independent contractual relationship be created by this contract. Provider is not considered to be an employee of the Town for any purpose and neither the Provider nor any employee of the Provider shall be entitled to any of the benefits the Town provides for the Town's employees, including, but not limited to, health insurance, sick or annual leave, or workers compensation. Provider specifically represents and stipulates that the Provider is engaged in the business of providing the services set forth in this contract, whether or not for profit, and that Provider is fully registered and legally authorized to conduct such business, and pays all necessary taxes and assessments levied against such business.

6. Suspension, Termination, and Close Out:

If the Provider fails to comply with the terms and conditions of this contract, the Town may pursue such remedies as are legally available, including, but not limited to, the suspension or termination of this contract.

7. Changes, Amendments, Modifications:

The Town may, from time to time, require changes or modifications in the Scope of Work to be performed hereunder.

8. Assignability:

The Provider shall not assign any interest on this contract and shall not transfer any interest on the contract (whether by assignment or novation), without prior written consent of the Town.

9. Reports and Information:

The Provider, at such times as and in such form as the Town may require, shall furnish the Town such periodic reports as it may request pertaining to the work of services undertaken pursuant to this contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this contract.

10. Compliance with Local Laws:

The Provider shall comply with all applicable laws, ordinances, and codes of the state and local government and the Provider shall hold and save the Town harmless with respect to any damages arising from any tort done in performing any of the work embraced by this contract.

11. Audits and Inspections:

The Town or their delegates shall have the right to review and monitor the financial and other components of the work and services provided and undertaken as part of the contract by whatever legal and reasonable means are deemed expedient by the Town.

12. Hold Harmless:

The Provider agrees to indemnify and hold harmless the Town, its appointed and elected officers and employees, from and against all loss and expense, including attorney's fees and costs by reason of any and all claims and demands upon the Town, its elected and appointed officers and employees from damages sustained by any person or persons, arising out of or in consequence of the Provider's and its agents' negligent performance of work associated with this agreement.

13. Notices:

Any notices to be sent to the City shall be sent to the City at the following address:

TOWN OF LA CONNER
PO Box 400
La Conner, WA 98257

Any notices sent to EDASC shall be sent to:

EDASC
ATTN: John Sternlicht
1932 E College Way STE B
Mount Vernon, WA 98273

14. Dispute Resolution:

If for any reason either party fails to comply with any material provision of this agreement or any material obligation assumed hereunder, the parties shall meet and confer in good faith in an effort to agree on resolution and cure of the breach. If the parties are unable to agree on the informal resolution or cure of the breach, the other party shall provide to the defaulting party written notice (default notice) detailing the nature of the default and the steps required to cure such default and may terminate such agreement, upon written notice if the defaulting party fails to cure such default or commence and diligently pursue to cure the default within thirty days after receiving the default notice.

This agreement contains all terms and conditions agreed to by the Town and the Provider.

IN WITNESS WHEREOF, the Town and the Provider have executed this contract agreement as of the date and year last written below:

TOWN OF LA CONNER:

Marna Hanneman
Mayor of La Conner

Date

**ECONOMIC DEVELOPMENT ALLIANCE
OF SKAGIT COUNTY:**

John Sternlicht
John Sternlicht
CEO

December 05, 2024
Date

2025 Tribal Rates