

CITY OF REPUBLIC

MEETING AGENDA
Monday, July 6, 2026
5:00 PM

- CALL TO ORDER – 5:00 PM Action
- PLEDGE OF ALLEGIANCE Action
- ROLL CALL Action
- AGENDA APPROVAL Action
- CONSENT AGENDA APPROVAL Action
 - Review Minutes for June 15, 2026
 - Review payroll check #'s & Benefit's EBT Amount – TBD
 - Review accounts payable check #'s & amount – TBD
 - Review State Transmittal – \$71,670.46
- PUBLIC NOTICE – Public Forum to Discuss Draft Water System Plan & Water Use Efficiency Goals
- PUBLIC COMMENT Information
 - Patty Slagle – Ideas from the Recreational Economy for Rural Communities Workshop
 - Chyanne Anderson – Republic Youth Soccer
- CORRESPONDENCE Information
 - Dept. Of Health – Approved Consolidation Feasibility Study
- OLD BUSINESS Information
- NEW BUSINESS Information
 - Tower Consulting – Master Services Agreement
 - Amendment to Owner-Engineer Agreement – Scope change for Water System Plan
- ORDINANCES/RESOLUTION Action
 - Ordinance 2026-02 – Removing Debt Fee and Updating W/S Rates
 - Resolution 2026-04 – Amending 2026-03 – Vehicle Surplus
- DEPARTMENT HEAD REPORTS Information
- MAYOR/COUNCIL REPORTS Information
- ADJOURN Action



CITY OF REPUBLIC
REGULAR MEETING MINUTES
June 15, 2026

Those Present:

Council: Mayor Gabe Becklin, Council Members: Liz Stinson, Marty Rugo, Mari Jo Olsen, Heather Brice & Loni Simone

Employees: Clerk-Treasurer Nick Olsen, Deputy Clerk Robyn Turcotte & PW Director Todd Cole

Meeting Called to Order: 5:00 pm

Roll Call: All Present

Agenda Approval:

Motion: Unanimous approval after a motion by Mari Jo, seconded by Marty.

Consent Agenda:

- Review Minutes for June 1, 2026
- Review payroll check #'s & Benefit's EBT Amount - 4461 - \$831.15
- Review accounts payable check #'s & amount 66192-66206 - \$83,576.16
- Review County Transmittal - \$15,185.41

Motion: Unanimous approval for the Consent Agenda by Liz, seconded by Heather.

Public Comment:

Emily Burt: Friends of the Republic Library

- FORL and the City will be putting out an RFQ for childcare providers for the new library. They already have one company interested, but would like to put out an RFQ anyway to let everyone who is interested participate.
- FORL and the City met with the Ferry County PUD about the economic development money awarded to the library project and making the local grant funds more flexible, which was approved.
- The City, with a lot of FORL's help, will be applying for a CBDG grant for the library project.

Correspondence: None

Old Business: None

New Business: None

Ordinances / Resolutions: 2026-02 – Removing Debt Fee and Updating W/S Rates

- Council was given a draft of Ordinance 2026-02 Removing Debt Fee and Updating W/S Rates. This ordinance was tabled until the next meeting to allow time for review and a final draft from the City Attorney.

Department Head Reports:

Nick Olsen - Clerk Treasurer - Reported on the following:

- Water System Plan review report came back from the DOH with 58 comments on things to address. DOH seems to be adding more requirements to the plan that were not previously needed.
 - Varela cost will be increasing approximately \$20,000.00 out of pocket.
 - Varela will attend the next Council meeting to address any questions Council might have.

Mayor / Council Reports:

Gabe Becklin- Reported on the following:

- Gabe thanked Prospectors Days for a great event. It had a great turnout.

Heather Brice- Reported on the following:

- Attended the SWAC Meeting
- Heather has been approved by the Ferry County Commissioners to sit on the SWAC Committee.
- Will be attending the Library meeting coming up on Wednesday.

Loni Simone- Reported on the following:

- Attended the VBC Meeting at the old cop shop, really liked the renovations that have been done to the building.
- Prospectors Days was a great turnout.

Motion: The meeting adjourned at 5:11PM following a motion by Liz, seconded by Mari Jo; Motion passed unanimously.

ATTEST:

GABE BECKLIN- MAYOR

ROBYN TURCOTTE – DEPUTY CLERK

State of Washington
Mike Pellicciotti, State Treasurer
P.O. Box 40204
Olympia, WA 98504-40204
Telephone (360) 902-8961

RECEIVED JUN 29 2026

REMITTANCE ADVICE

REPUBLIC
CLERK TREASURER
P O BOX 331
REPUBLIC, WA 99166-0331

Bank Identification	
Checking	#####5875

<u>Date</u>	<u>Distribution</u>	<u>BARS Code</u>	<u>Withholding</u>	<u>Amount Distributed</u>
6/30/2026	Business Licensing	3219900	0.00	50.00
6/30/2026	Cannabis Excise Tax	3360642	0.00	330.13
6/30/2026	City Assistance	3360098	0.00	17,784.45
6/30/2026	Hotel/Motel Lodging	3133100	0.00	1,572.19
6/30/2026	Leasehold	3172000	0.00	10.08
6/30/2026	Liquor Profits	3360695	0.00	1,842.32
6/30/2026	Local Criminal Justice	3137100	0.00	1,799.14
6/30/2026	Local Leasehold Interest	3614000	0.00	2.83
6/30/2026	Local Sales Interest	3614000	0.00	70.90
6/30/2026	Multimodal Transpo City	3360071	0.00	312.80
6/30/2026	MVA Transpo City	3360087	0.00	273.70
6/30/2026	MVFT & SFT - Cities	3360087	0.00	1,611.70
6/30/2026	Public Safety	3131500	0.00	17,196.11
6/30/2026	Sales & Use	3131100	0.00	27,241.92
6/30/2026	Transient Rental	3133100	0.00	1,572.19
Total Amount:				71,670.46

Confidentiality Notice

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Name: *Patty Stagle*
Phone #: *909 680 6165 / 775 3008*
Date Submitted: *6/24/26*
Date of Meeting: *7/6/26*

RECEIVED JUN 24 2026



CITY OF REPUBLIC
COUNCIL MEETING AGENDA REQUEST FORM

~ City Council meetings are on the 1st and 3rd Mondays of each month, except holidays. All agenda request forms must be submitted to the city by 4:00 pm the Wednesday before the next City Council meeting.

~ Please explain in detail the matter you wish to address below. It is up to you to have the necessary paperwork to back up any requests (such as maps, legal descriptions, street/all vacation applications, etc.) If you are unsure of the required documents, please speak with City Hall staff, who will be happy to assist you. Attach additional sheets or use the back of this sheet if necessary.

Please see attached draft of Goals from the Recreational Economy for Rural Communities. Please note these goals presented are for the area but I have highlighted the specific city items.

IDEAS FROM THE RECREATIONAL ECONOMY FOR RURAL COMMUNITIES WORKSHOP

DRAFT GOALS

We are here at the city council meeting to see what means the city has to improve specifically Main Street (Clark Avenue). What are we able to do as citizens to assist in improving our business district? How can we help revitalize our town? (Loving the flowers in front of businesses). Can we clean vacant building fronts if they have not been inhabited in years? How to encourage a new paint of coat or mural “recovery”. Can we ask to place historical window coverings or displays in vacant buildings?

Can the city council approve 3 new signs to welcome visitors to Republic?

How can the city improve the welcoming environment to bicyclists, hikers, tourists and the like? 2 simpler suggestions are a public bike repair stand/air pump at Hesse Mtn Bike Park and water refill station (with dog water station) at the park. READ ON!

Goal 1 – Develop outdoor recreation infrastructure, amenities, and services authentically.

- *Action 1.1 – Connect Curlew Lake State Park to the Ferry County Rail Trail.*
- *Action 1.2 – Establish accessible river access at Lone Ranch on the Kettle River.*
- *Action 1.3 – Establish access to the Ol’ Swimming Hole.*
- *Action 1.4 – Create detailed maps of recreation opportunities.*

Goal 2 – Increase vibrancy of Main Street and grow small businesses.

- *Action 2.1 – Become a Dark Sky Community*
- *Action 2.2 – Activate vacant buildings to ensure that they are all clean and attractive in the interim while they are in-between permanent uses.*



What is this?
Why is it
important? Who
benefits?

Activating vacant buildings and ensuring they are clean and attractive will help make sure that when visitors come to town, they know we are a thriving community. Underutilized buildings detract from what is wonderful about Main Street – and providing temporary activation can help make Main Street more appealing while we develop a more permanent solution for filling vacancies.

Strategies proposed by community members include fresh paint, asking property owners to keep storefronts and sidewalk clear, pop-ups for small businesses, art installations, shop local campaign, cover windows with historic facts or tourist information, and kid activities during special event days.

Initial next steps
and deadlines
(Present >24
mos.)

- Talk to County Commissioners and City Council about the possibility of incentives for storefront owners to make improvements.
- Talk to property owners about their willingness to participate.
- Explore façade grants options/matching grants.
- Explore ordinances or eminent domain.
- Expand pet waste stations in key locations (some are already in the works).
- Explore other beautification activities (murals, flowerbeds, historical markers in downtown/Main Street).

Initial next steps and deadlines (Present >24 mos.)	<ul style="list-style-type: none"> • Talk to County Commissioners and City Council about the possibility of incentives for storefront owners to make improvements. • Talk to property owners about their willingness to participate. • Explore façade grants options/matching grants. • Explore ordinances or eminent domain. • Expand pet waste stations in key locations (some are already in the works). • Explore other beautification activities (murals, flowerbeds, historical markers in downtown/Main Street).
Measures of success	<ul style="list-style-type: none"> • Buildings that are in danger of architectural failure are prioritized for assistance • Vacant buildings are clean and decorated. • Any improvements to buildings preserve their historical significance and the character of the town
Lead role	<ul style="list-style-type: none"> • Lisa Ortiz
Supporting cast	<ul style="list-style-type: none"> • County Commission • City Council • Chamber of Commerce • Downtown businesses • Job Corps (Seth Krohn) • Business Professional Women (BPW) • Students Taking Action for Community Change (STACC) • Grace Christian Academy
Potential needs and resources	<ul style="list-style-type: none"> • Job Corps • Grants for facades • USDA Rural Development (Rick Rose) • Transportation Improvement Board • Creative District • Washington State Main Street

- *Action 2.3 – Develop a plan to market and fill vacant buildings downtown permanently.*

What is this? Why is it important? Who benefits?

Developing a plan to market and fill vacant building downtown will create a more vibrant main street, which benefits local residents and attracts tourists. Having more services downtown will provide more goods and services to the community.

Initial next steps and deadlines (Present >24 mos.)

- Assess which properties are currently vacant and available downtown.
- Determine which types of businesses are missing/desired.
- Develop a marketing plan to promote available properties.
- Build on the Tri County Economic Development District’s economic development strategy for Ferry County.
- Develop a “Welcome to Republic” approach to welcome new businesses.

Measures of success

- Fewer vacancies with new businesses moving in.
- New businesses support desired development strategy (e.g., outdoor recreation)

Lead role

- Tri County Economic Development District (Ryan Burkey)

Supporting cast

- U.S. Small Business Administration (Kelly Chambers)
- Realtors (Crystal Story)
- City Council for ordinances (Nick Olsen)

Potential needs and resources

- U.S. Small Business Administration for research of market needs, coaching sessions (Kelly Chambers)
- EPA Brownfields Region 10 (Sarah Frederick, Meredith Lightbody)

- Washington State Main Street Program
- Dept of Ecology (Sandy Treccani)

- *Action 2.4 – Cultivate community support for downtown revitalization.*

<p>What is this? Why is it important? Who benefits?</p>	<p>Cultivating community support for downtown revitalization efforts can expand the capacity to accomplish projects, since those involved already have limited capacity. Getting people on board can help keep dollars local. We can get so much more done together and use consistent communication to eliminate unnecessary duplication of effort.</p>
<p>Initial next steps and deadlines (Present >24 mos.)</p>	<ul style="list-style-type: none"> • Identify an operational structure for moving forward. • Get the final plan published so that it is available to everyone. • Think about how to publicize it to others. • Develop a “Welcome to Republic” packet to share what it is like to live here.
<p>Measures of success</p>	<ul style="list-style-type: none"> • New groups/individuals are involved (e.g., arts community, quilters beyond just outdoor recreation groups).
<p>Lead role</p>	<ul style="list-style-type: none"> • TBD
<p>Supporting cast</p>	<ul style="list-style-type: none"> • Business and Professional Women (Patty Slagle) • Churches • Kinross (Deana Zakar) • Ferry County Conservation District (McKenzie Hilderbrandt)
<p>Potential needs and resources</p>	<ul style="list-style-type: none"> • Kinross has an existing guide of what to do in Republic for people moving to the area • Time • Dedicated volunteer base

- *Action 2.5 – Secure improved broadband, internet, and cellular access.*

Goal 3 – Create and promote outdoor recreation opportunities and events that build a sense of place.

- *Action 3.1 – Create a quality online presence for Republic and surrounding area.*
- *Action 3.2 – Develop a wayfinding and signage plan for Republic to guide outdoor recreation users in Republic and Ferry County.*
- *Action 3.3 – Create three “Welcome to Historic Republic” signs located at each entry point to town.*



<p>What is this? Why is it important? Who benefits?</p>	<p>Job Corps will work with their employees to create three ‘Welcome to Historic Republic’ signs at each entry point to town by May 2027.</p> <p>This is an effort to clearly identify the community of Republic from all highway entry points to ensure people know where they are and recognize this is a community that welcomes them. This project is important as it will help catch more passer-byers and inspire them to stop and explore. These signs will also help welcome and orient people who plan to visit Republic. Eventually these signs will link into the full system of wayfinding – drawing people into downtown or key gathering locations where they’ll be able to find more information.</p>
<p>Initial next steps and deadlines (1 year)</p>	<ul style="list-style-type: none"> • Months 1-3: Convene project team. • Months 4-6: Determine sign designs. • Months 7-10: Construct signs & powder coat – get them installation ready. • Months 11-12: Install signage!
<p>Measures of success</p>	<ul style="list-style-type: none"> • One year from now (May 2027), Kristin Dahl (facilitator) returns to Republic to come across three beautiful, locally designed and made WELCOME TO REPUBLIC signs welcoming people at every entry point.

Lead role	<ul style="list-style-type: none"> • Ferry County Conservation District (Joann Marshall) to convene this project team •
Supporting cast	<ul style="list-style-type: none"> • Curlew Job Corps (Seth Krohn) • Columbia Cedar • City of Republic • Keith Bell
Potential needs and resources	<ul style="list-style-type: none"> • \$1000 per sign for materials = \$3000 • Job Corps resources (needed to design/develop/implement)

- *Action 3.4 – Create a tear-off one-sheet visitor map that highlights area recreation sites and key visitor amenities, with links to website for information.*

Goal 4 – Boost capacity and coordination for outdoor recreation and Main Street initiatives.

- *Action 4.1 – Hire a community development/events coordinator to support the recreation economy in Ferry County.*
- *Action 4.2 – Start a community coalition.*

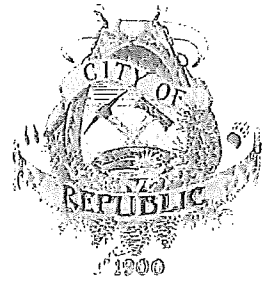
Name: Chyanne Anderson
Republic Youth soccer
Phone #: 509 207 9648

Date Submitted: 6/24/26

Date of Meeting: July 6 2026

RECEIVED JUN 24 2026

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I am the head of the non-profit program Republic Youth Soccer, and we want to ask the Council about donating the sports complex to the program for our 2026 season. We are willing and able to help with maintenance during our season. Thank you.



STATE OF WASHINGTON
DEPARTMENT OF HEALTH
OFFICE OF DRINKING WATER
P.O. Box 47822 • Olympia, WA 98504
Tel: (360) 236-3100 • Fax: (360) 236-2253 • 711 Washington Relay Service

June 29, 2026

Nicolas Olsen, Clerk-Treasurer
City of Republic
Post Office Box 331
Republic, Washington 99166

Subject: City of Republic, ID #71900E, Ferry County; Consolidation Feasibility Study, ODW
Project #26-0221, Grant #GVL31036, **APPROVAL**

Dear Nicolas Olsen:

The submittal we received on May 21, 2026, is **APPROVED** in accordance with the provisions of WAC 246-290. Future changes in the rules may be more stringent and require facility modification or corrective action.

The consolidation grant loan number for this project is GVL31036.

SUMMARY OF PROJECT SCOPE

The Consolidation Feasibility Study includes the consolidation of the Ferry County Fairgrounds, ID #AE316N, and the City of Republic. The consolidation will occur through two new service connections at the Fairgrounds provided by the City of Republic water system. The Ferry County Fairgrounds wells will be fully disconnected from all potable water connections and used exclusively for irrigation.

WATER RIGHTS

ODW approval of your water system design does not grant or guarantee any right to a specific quantity of water. The approved number of service connections is based on your representation of available water quantity. If the Department of Ecology, a local planning agency, or other authority responsible for determining water rights and water system adequacy, determines you have use of less water than you represented, the number of approved connections may be reduced to equal the actual amount of water and your legal right to use it.

If you have any questions, please contact me at (360) 701-7234 or by email at kathryn.hayden@doh.wa.gov.

Sincerely,

Kathryn Hayden, P.E.
Office of Drinking Water, Regional Engineer

Enclosures

cc: Peter Cowger, Varela Engineering
Northeast Tri County Health
District Natasha Boyde, ODW
Jocelyne Gray, ODW
Rachel Paris, ODW
Kelsey Russell, ODW

Tower Consulting Master Client Services Agreement

This is an agreement by and between Noble Strategies LLC, a Washington limited liability company, dba Tower Consulting ("Tower" or "Contractor") and City of Republic ("Client").

Agreement

1. **Services.** Client has contracted with Tower to provide assistance with grants and funding applications. At the Client's direction, Tower shall provide services to assist Client with researching, writing, and applying for grants or other funding assistance. Such services may include:
 - Assist with project development, funding research, and eligibility
 - Assist with funding guidance, structure, coordination, meetings, and communication
 - Assist in writing, reviewing, and editing funding proposals
 - Assistance in submitting grant to funding agency by application deadline
 - Assist through funding award, funding administration process, and staff support

Tower is further specifically retained to perform the project specific work or services set forth in Exhibit A, attached hereto and incorporated herein as if set forth in full. If necessary, the parties may agree for further or additional services, which shall be memorialized and attached in an Additional Services Agreement.

2. **Term.** This Agreement shall be for an ongoing term until either Party provides notice of termination as stated below in this Agreement.
3. **Third Party Services.** Client is aware that certain grants or funding projects may require preliminary engineering services, engineering estimates, professional exhibits, maps, or drawings, or other professional services, in order to complete a funding application.
 - 3.1. Client shall be solely responsible for obtaining, contracting, and paying for these additional services. Client agrees and understands that Tower has no control over any third parties and that untimely work received from third parties may delay Tower's work and could result in missing any grant or funding application deadlines.
 - 3.2. Tower shall be available to communicate with these other service providers at the direction of Client.
 - 3.3. Tower shall not be responsible for or liable for any work product designed or provided by any third-party service provider.
 - 3.4. Tower shall rely on the information provided by Client and any third-party service providers in completing the funding application and shall not be liable in any way for any of the substance, claims, drawings, or other information contained within third party work product.
4. **Competitive Process.** Client agrees and understands that private and/or public funding pursuits such as grants are often a competitive process. Submittal of a funding application in no way guarantees that the application will be accepted or awarded by the funding agency.
 - 4.1. Client expressly agrees that payment to Tower for any services rendered under this Agreement are not contingent upon the award of any grant or other funding application.

5. **Compensation.** Tower shall be compensated at an hourly rate of \$145.00. However, Tower reserves the right to increase its hourly rate with 90 days written notice to Client.
6. **Not to Exceed.** Unless otherwise agreed to in writing, the total fees and reimbursable expenses under this Agreement (including Exhibit A) to Consultant shall not exceed \$102,000.00 ("Not to Exceed Fee"). Client shall not be obligated to pay or be liable for any amount incurred by Consultant above the Not to Exceed Fee, unless this Agreement is modified in writing beforehand to increase the Not To Exceed Fee.
7. **Billing.** Client shall be billed on a monthly basis for services rendered in the prior month and shall timely pay all invoices within 30 days of receipt. If payment is not received within 30 days, a 10% late fee shall be added to the invoice. If Tower is required to incur costs and expenses to recover unpaid invoices, those fees shall be added to the total amount owed by Client.
 - 7.1. Any questions or concerns about the amount billed on any invoice must be raised within 10 days from receipt of the invoice. Client and Tower shall work together in good faith to resolve the questions or concerns.
8. **Reimbursements.** Client shall reimburse Tower for all expenses incurred under this Agreement, including but not limited to costs and expenses such as printing costs, UPS/FedEx or other delivery service fees, and parking fees.
 - 8.1. Mileage. Tower shall have the right to bill client for mileage at the IRS standard mileage rate at the time of invoicing.
 - 8.2. Travel Fees. Travel fees for flights or hotel fees shall be reimbursable expenses, however Tower shall obtain written approval from Client before incurring any travel expenses.
 - 8.3. Reimbursements shall be listed on the monthly invoice to Client and paid at the same time as the monthly invoice.
9. **Termination.** Client or Tower may terminate this Agreement at any time with 30 days written notice. Termination does not affect any outstanding bills or invoices and Client is still responsible and liable for payment of all services rendered until the termination is effective. Further, any work or expenses related to closing out this Agreement, including but not limited to any document management, transition of files, or communication with any of Client's personnel or other third-party providers, shall be billed at Tower's hourly rate and Client shall pay the final invoice within 30 days of receipt.
10. **Independent Contractor.** Tower, in the performance of this Agreement, shall be and act as an Independent Contractor. Tower understands and agrees that it and any all of its employees shall not be considered officers, employees, agents, subcontractors, partners, or joint venture of Client, and are not entitled to benefits of any kind or nature normally provided to Client's employees and/or to which Client's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Worker's Compensation. Tower shall assume full responsibility for payment of all federal, state and local taxes or contributions, including unemployment insurance, social security and income taxes with respect to Tower's employees. Tower shall provide a W-9 to Client upon request and shall receive a 1099 for tax purposes.

11. **Subcontractors.** From time to time, Tower may need to engage the services of other professionals, including subcontractors, to perform services and complete tasks as part of the professional services being provided to Client. Tower shall ensure that any such subcontractors are suitably qualified and experienced to perform the tasks assigned to them and that they adhere to the same standards of quality and confidentiality as are required of Tower under the terms of this Agreement. Tower shall have the sole discretion to hire any subcontractors. The use of subcontractors by Tower shall not relieve Tower of its obligations under this Agreement, and Tower shall remain responsible for all work performed, ensuring that all services rendered to the Client meet the standards and requirements as set out in this Agreement.
12. **Limitation of Liability.** Client agrees that Tower will not be liable to Client for any agent or associate of Client, for any mistake or error in judgment or for any act or omission done in good faith and believed to be within the scope of this Agreement.
 - 12.1. Client agrees to limit Tower's total aggregate liability to Client to the total amount of fees or compensation actually paid to Tower under this Agreement. Client and Tower hereby waive any and all claims for special, incidental, indirect or consequential damages arising out of or in any way related to this Agreement.
13. **Confidentiality.** Tower shall keep Client information confidential, to the extent that such knowledge is not publicly available or known. Client agrees and understands that once submitted, a funding application and the information included and attached to it is no longer confidential.
14. **Ownership of Work Product.** All funding applications created under this Agreement are the property of both Client and Tower and either shall be allowed to reuse any information or language in the funding applications or the work provided to Client, excluding any confidential information.
15. **Indemnity.** Client agrees that it shall fully defend, indemnify, protect, and hold harmless Tower and any of its owners, officers, directors, and employees, from any claims, penalties, damages, losses and expenses, including attorney's fees, arising or resulting from, or related to any work or services Tower provided under this Agreement. This obligation shall survive any termination of this Agreement.
16. **Dispute Resolution.** Client and Tower agree to work together in good faith to resolve any disputes between themselves. If a resolution cannot be reached, the parties agree to attend mandatory mediation with a mutually agreed mediator before any lawsuit may be filed. The parties shall equally share the cost of the mediator. If mediation is unsuccessful, the parties may pursue litigation in a court of competent jurisdiction. The prevailing party shall have the right to be reimbursed for all reasonable costs and expenses incurred, including reasonable attorneys fees.
17. **Notices.** Any notices given shall be sent by first class mail, by registered or certified mail to the address below or as otherwise updated, by email, or personal service. Notice shall be deemed received on the third day after mailing, acknowledgment of receipt, or proof of service.

Client Name: City of Republic
Attn: Nicolas Olsen, Clerk-Treasurer
Address: 987 S Clark Ave | PO Box 331 – Republic, WA 99166
Email: cityclerk@republicwa.org
Phone: (509) 775-3216

Tower Consulting

Attn: Annalisa Noble
Address: 3017 W 18th Ave, Spokane, WA 99224
Email: annalisa@towerwa.com
Phone: 509-999-6323

- 18. **Governing Law.** The laws of the State of Washington shall govern the validity of this Agreement, its interpretation and performance, and all remedies for breach of contract or any other claims related to this Agreement.

- 19. **Full Agreement.** This Agreement and any attachments or addendums shall be the full and binding agreement between the parties. No prior verbal or written agreements shall be binding on the parties. By signing below, each party agrees that it has been given sufficient time to review this Agreement and has consulted with independent counsel to the extent deemed necessary.

Agreed:

Client Name: _____

Signature: _____

By: _____

Title: _____

Date: _____

Noble Strategies, LLC

Signature: _____

By: Annalisa Noble _____

Title: Owner _____

Date: _____

Exhibit A

2026-2027 Funding Support Services

Tower Consulting is pleased to offer professional grant support services to assist the **City of Republic** ("Republic" or "City") in managing secured and anticipated grant and loan funding for the **Republic Childcare Facility, Library, and Community Center Project**. This proposal outlines the scope, fixed fee, and schedule for these services.

BACKGROUND | The City of Republic seeks Tower's support in administering its funding contracts with the Department of Commerce through the Early Learning Facility (ELF) grant program and the USDA Rural Development (RD) Rural Communities Facilities Program (RCFP) grant, both currently secured, as well as the Library Capital Improvement Program (LCIP) grant and Community Development Block Grant (CDBG) program, both currently in process and anticipated to be awarded. All of these funding sources will support the Republic Childcare Facility, Library, and Community Center Project.

SCOPE OF WORK | Tower will provide funding support services to ensure Republic's funding administration is effectively managed and documented in compliance with Commerce and USDA's funding requirements. These services will include the following consulting tasks. Because the Project is being delivered using a progressive design-build method, design and construction phases may occur concurrently, and the frequency of reporting, reimbursement requests, and related administrative tasks will vary by funding source and project phase, generally increasing as the Project transitions from design into construction.

Funding Reporting, Management, and Monitoring

Responsibilities include but are not limited to:

- Guide Republic staff in fulfilling all tasks necessary for compliance with Commerce and USDA funding administration processes.
- Facilitate communication with Commerce and USDA at key milestones.
- Conduct regular check-ins to keep Republic staff and Council informed on funding administration progress.
- Support the organization and maintenance of project records related to Commerce and USDA funding, including contractor invoices and expenses, but not Federal Certified Payroll or Prevailing Wage documentation or requirements.
- Assist staff in preparing and submitting reimbursement requests and required reporting documents through CMS for Commerce and RD Apply for USDA, including ensuring all required backup documentation is properly organized and submitted within the relevant platform.
- Assist staff in preparing and submitting required reimbursement requests and reports — Commerce A-19s and USDA Outlay Reports — in CMS and RD Apply respectively, including coordinating with the contractor responsible for these tasks.

- Support the preparation of Commerce and USDA recipient semi-annual reports and closeout reports, including photos if applicable.
- Ensure all project documentation demonstrates compliance with Commerce and USDA's funding reporting requirements.

GENERAL ASSUMPTIONS | This scope of work is based on the following assumptions, which may be refined as the funding package and Project schedule become clearer:

- Tower's services do not include tracking, monitoring, or enforcing Federal Certified Payroll or Prevailing Wage compliance, documentation, or requirements. This remains the responsibility of the City and/or its assigned contractor.
- This scope assumes funding administration support for the ELF, USDA RD, LCIP, and CDBG funding sources described above. Should the City secure additional or different funding sources, Tower and the City will discuss whether an adjustment to scope and fee is warranted.
- Tower's ability to complete tasks within funding agency deadlines depends on timely receipt of accurate and complete information, documentation, and responses from City staff, the design-build team, and other third parties. Tower is not responsible for delays resulting from incomplete or untimely information from these parties.
- Specific reporting formats, deadlines, and requirements for each funding source will be confirmed as funding agreements are executed and finalized, and Tower's services will be adjusted accordingly as those details become known.
- As noted in the Schedule section, this scope will be reviewed by August 2027 to reflect the finalized funding package and Project status.
- The hourly rate of \$145.00 referenced in this Agreement reflects a discounted rate from Tower's standard hourly rate of \$165.00, extended in recognition that Friends of the Republic Library (FORL), a nonprofit organization, is funding services under this Agreement through grant proceeds provided to the City for that purpose.

DELIVERABLES | These deliverables summarize the key tangible outcomes you can expect from Tower's professional consulting services for funding support:

- Periodic progress updates through meetings or email reports to keep staff informed on funding administration.
- Ongoing communication and reminders about funding administration deadlines, requirements, and key tasks.
- Timely preparation and submission of reimbursement requests, semi-annual reports, and recipient closeout reports for Commerce and USDA.
- Organized and complete documentation to demonstrate compliance with Commerce and USDA funding administration requirements.

SCHEDULE | Work under this initial scope of 2026-2027 Funding Support Services is anticipated to begin August 2026 and conclude December 2027, comprising 17 months. Because the effort anticipated in this scope is a best-guess estimate at the time of drafting, Tower and the City agree to a check-in by August 2027 to assess the funding stack and adjust the scope and budget for the remainder of 2027 as needed. Beginning in 2028, Tower and the City anticipate transitioning to calendar-year agreements. Any adjustments to scope or budget under this initial agreement may be confirmed in writing, including by email, between Tower and an authorized City representative, and shall not require execution of a new Exhibit A or amendment to this Agreement.

A contingency budget is already scoped in the fee structure below and any additional budget needed through the end of 2027 can come from this budget.

FEE STRUCTURE | Tower's fee structure includes two components to deliver the outlined funding administration services:

- Fixed Monthly Retainer Fee: \$5,000 per month for 17 months (\$85,000 proposed budget).
- Contingency Budget: \$17,000 (20% of the proposed budget) to cover unanticipated scope changes, additional support, or delays due to late information.
- **Total Budget: \$102,000**, combining the Fixed Monthly Retainer Fee and Contingency Budget. This is the total Not to Exceed Fee amount to be reflected in the Agreement.

We will bill against the contingency budget only with your written authorization, either on an hourly or fixed fee basis, depending on the nature of the work. It is rare that we utilize the entire contingency budget, but it allows us to keep work moving forward without delays for smaller, unanticipated needs. Any scope or budget changes beyond what the contingency budget covers will be addressed through the check-in process described in the Schedule section above.

This is **EXHIBIT K – Amendment No. 1**, consisting of **3** pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated April 29, 2025.

**AMENDMENT TO OWNER-ENGINEER AGREEMENT
Amendment No. 1**

K1.01 *Background Data:*

- A. Owner: City of Republic
- B. Engineer: Varela & Associates, Inc.
- C. Project: 2025 Water System Plan and Ferry County Fairgrounds Consolidation Feasibility Study

K1.02 *Description of Amendment:*

The project Scope of Work shall be amended per the additions and changes described in Attachment A of this amendment. Compensation shall be on a time and expense (T&E) basis as indicated on Attachment A.

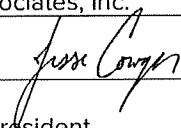
Execution of this Amendment shall authorize the Engineer to proceed with work.

K2.01 *Agreement Summary*

a. Original Project amount:	\$	<u>126,270</u>
b. Net change from previous Amendment (s):	\$	<u> </u>
c. This Amendment amount:	\$	<u>20,000</u>
d. Adjusted Project amount:	\$	<u>146,270</u>

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is the date executed by the Owner.

OWNER:
City of Republic
By: _____
Title: _____
Date Signed: _____

ENGINEER:
Varela & Associates, Inc.
By:  _____
Title: President
Date Signed: 7/2/2026

ATTACHMENT A to EXHIBIT K AMENDMENT No. 1

Scope of Services, Compensation, Schedule, Authorization to Proceed

July 6, 2026

I. SCOPE OF PROJECT

Unchanged.

II. SCOPE OF SERVICES

This amendment modifies the original agreement scope of work and estimated fee to include additional engineering services required to address Department of Health (DOH) review comments and obtain approval of the City of Republic Water System Plan (WSP) and Consolidation Feasibility Study (CFS).

The original scope included preparation, coordination, submittal, and response to routine review comments associated with obtaining WSP approval. However, the extent of the review comments and resulting engineering effort required to obtain approval exceeded what was reasonably anticipated during preparation of the original agreement. DOH required significantly more than they have in the past. The expanded engineering effort reflects the level of technical documentation, engineering analysis, and agency coordination ultimately required to obtain DOH approval of the WSP and CFS.

The additional engineering services include the following:

- **Expanded Regulatory Documentation and Analysis**
 - Expanded documentation in several areas including planning documentation, financial planning, lead service line inventory documentation, PFAS discussion, and supporting technical analyses
 - Expanded discussion of planning assumptions, demand projections, water rights, fire flow, water quality, and regulatory compliance.
 - Expanded engineering evaluation and documentation related to distribution system leakage, water use efficiency, infrastructure deficiencies, and associated regulatory planning requirements.
 - Additional calculations, tables, figures, and appendices required to support comment responses.

- **Regulatory and Agency Coordination**
 - Multiple coordination meetings and discussions with DOH reviewers to resolve technical comments and establish an acceptable path forward.
 - Additional coordination with City staff, Ferry County and the Fire District to obtain documentation supporting revisions to the WSP and CFS.
 - Preparation of formal response matrix and incorporation of agreed revisions.

III. COMPENSATION

Based on the expanded engineering services required by DOH, an additional \$20,000 is estimated to be needed to revise the WSP and CFS, incorporate supporting documentation, coordinate with reviewing agencies, and resolve DOH review comments. This work will be performed on a time and expense basis (T&E), not to exceed \$20,000 without Owner authorization.

IV. SCHEDULE

Varela will address comments and submit the revised plan to DOH by August 7, 2026; this submittal date is contingent upon Republic's Staff and Operator timely providing the data and information required by DOH's comments for Varela to perform revisions to the WSP.

V. AUTHORIZATION TO PROCEED

Authorization to proceed with the Work shall be effective as of the date of execution of this Agreement.

ORDINANCE NO. 2026-02

AN ORDINANCE FOR THE CITY OF REPUBLIC, WASHINGTON, AMENDING SECTIONS IN CHAPTERS 13.04.100 & 13.04.220 & 13.04.240 & 13.04.250 OF THE REPUBLIC MUNICIPAL CODE THAT ASSESS FEES, RATES, AND CHARGES FOR WATER AND SEWER SERVICE OF THE CITY OF REPUBLIC; REPEALING SECTION 13.04.360 RMC IN ITS ENTIRETY; INCLUDING A SEVERABILITY PROVISION; AND SETTING AN EFFECTIVE DATE

WHEREAS, Chapter 13.04.100 of the City of Republic Municipal Code (“RMC”) established monthly fees, rates and charges to be assessed for service charges for water in the City of Republic (“City”); and

WHEREAS, Chapter 13.04.220 RMC established utility bill due dates and fees to be assessed for past due accounts; and

WHEREAS, Chapter 13.04.240 RMC established monthly fees, rates and charges to be assessed for service charges for sewer service in the City of Republic; and

WHEREAS, Chapter 13.04.250 RMC established a monthly surcharge on every active water and sewer connection to fund 409; and

WHEREAS, Chapter 13.04.360 established a \$15.55 debt service on every meterable water service connection to pay a loan obtained from the Farmers Home Administration and the United States Department of Agriculture; and

WHEREAS, the City of Republic has paid off the USDA loans and no longer has a need for a debt service fee; and

WHEREAS, the City of Republic has paid off the USDA loans and no longer has a need for Fund 406 – Debt Service or Fund 407 – Debt Service Reserve and is desirous of closing those funds and transferring any remaining amount to fund 401 – Water & Sewer Fund; and

WHEREAS, following the closure of the debt service fund, and in order to ensure revenues are sufficient to cover the costs of utility service and infrastructure, the City desires to amend the fees, rates, and charges assessed pursuant to Chapter 13.04.100, 13.04.220, 13.04.240 & 13.04.250 RMC as set forth herein,

NOW THEREFORE, the City Council of the City of Republic, Washington, does ordain as follows:

SECTION 1. – AMENDMENT

A. RMC Section 13.04.100, which reads as follows:

The charge for service and water consumed by customers inside the corporate limits of the city shall be based upon the applicable following schedule:

Service Charge

Meter Size Inside	Rate
3/4"	\$36.50
1"	37.85
1 1/4"	39.15
1 1/2"	40.15
2"	44.15
3"	46.85
4"	53.50
6"	66.80

Meter Size Inside Irrigation	Rate
3/4"	\$36.50
1"	37.85
1 1/4"	39.15
1 1/2"	40.15
2"	44.15
3"	46.85
4"	53.50
6"	66.80

Hydrant	Rate
2"	\$22.50
4"	24.50
6"	29.50

Meter Size Outside	Rate
3/4"	\$54.75
1"	56.77
1 1/4"	58.72
1 1/2"	60.22
2"	66.22
3"	70.27
4"	80.25
6"	100.20

Meter Size Outside Irrigation	Rate
3/4"	\$54.75
1"	56.77
1 1/4"	58.72
1 1/2"	60.22
2"	66.22
3"	70.27
4"	80.25
6"	100.20

Commercial service and water consumed by customers inside the corporate limits of the

city shall be charged the residential service charge rate listed above for the applicable meter or hydrant size, plus an additional cost of \$0.50 per month for each commercial service.

Any resident at least sixty-two (62) years of age (after providing sufficient proof of age) and has an annual combined income of \$27,000.00 or less, or 62 years of age with proof of disability and income over \$27,000.00 living in a separate family residence shall pay two dollars (\$2.00) less per month on the above service charges for a Single-family residential rate.

For water delivered based upon monthly meter readings, all amounts used over four thousand (4,000) gallons shall be charged at a rate of one dollar and fifty cents (\$1.50) per one thousand (1,000) gallon increments.

Commercial hydrant rate of \$24.00 will be charged per fill up for the first four thousand (4,000) gallons with an additional cost of \$1.50 for each thousand (1,000) thereafter, with \$24.00 minimum. An additional 10% utility tax will be added to the final bill. City Hall faucet rate of five dollars and no cents (\$5.00) per 100 gallons or (\$5.00) minimum per fill-up.

Is hereby amended to read as follows:

The charge for residential service and water consumed by customers inside the corporate limits of the city shall be based upon the applicable following schedule:

Service Charge

Meter Size Inside	Rate
3/4"	<u>\$45.50</u>
1"	<u>46.85</u>
1 1/4"	<u>48.15</u>
1 1/2"	<u>49.15</u>
2"	<u>53.15</u>
3"	<u>55.85</u>
4"	<u>62.50</u>
6"	<u>75.80</u>

Meter Size Inside Irrigation	Rate
3/4"	<u>\$45.50</u>
1"	<u>46.85</u>
1 1/4"	<u>48.15</u>
1 1/2"	<u>49.15</u>
2"	<u>53.15</u>
3"	<u>55.85</u>
4"	<u>62.50</u>
6"	<u>75.80</u>

Hydrant	Rate
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2"	<u>\$31.50</u>
4"	<u>33.50</u>
6"	<u>38.50</u>

Meter Size Outside	Rate
¾"	<u>\$68.25</u>
1"	<u>70.28</u>
1 ¼"	<u>72.23</u>
1 ½"	<u>73.73</u>
2"	<u>79.73</u>
3"	<u>83.78</u>
4"	<u>93.75</u>
6"	<u>113.70</u>

Meter Size Outside Irrigation	Rate
¾"	<u>\$68.25</u>
1"	<u>70.28</u>
1 ¼"	<u>72.23</u>
1 ½"	<u>73.73</u>
2"	<u>79.73</u>
3"	<u>83.78</u>
4"	<u>93.75</u>
6"	<u>113.70</u>

Commercial service and water consumed by customers inside the corporate limits of the city shall be charged the residential service charge rate listed above for the applicable meter or hydrant size, plus an additional cost of \$0.50 per month for each commercial service.

Any resident at least sixty-two (62) years of age (after providing sufficient proof of age) and has an annual combined income of \$27,000.00 or less, or 62 years of age with proof of disability and income over \$27,000.00 living in a separate family residence shall pay two dollars (\$2.00) less per month on the above service charges for a Single-family residential rate.

For water delivered based upon monthly meter readings, all amounts used over four thousand (4,000) gallons shall be charged at a rate of one dollar and fifty cents (\$1.50) per one thousand (1,000) gallon increments.

Commercial hydrant rate of \$24.00 will be charged per fill up for the first four thousand (4,000) gallons with an additional cost of \$1.50 for each thousand (1,000) thereafter, with \$24.00 minimum. An additional 10% utility tax will be added to the final bill. City Hall faucet rate of five dollars and no cents (\$5.00) per 100 gallons or (\$5.00) minimum per fill-up.

B. RMC Section 13.04.220, which reads as follows:

The water, sewer and solid waste disposal bill shall cover a period of one month and shall be issued upon a single statement. All charges for water, sewer and solid waste disposal services shall be due and payable on or before the fifteenth (15th) day of the month after the bill has been issued. This bill becomes delinquent after said fifteenth (15th) day. A late penalty of twenty-five dollars (\$25.00) shall be charged on any bill not paid in full by the beginning of the next to the last working day of the month that a bill becomes delinquent, unless prior arrangements have been made. If water service is disconnected as provided in this chapter, except as otherwise provided herein, the outstanding balance and penalties, plus reconnect fees, must be paid in full before water service is reconnected.

Is hereby amended to read as follows:

The water, sewer and solid waste disposal bill shall cover a period of one month and shall be issued upon a single statement. All charges for water, sewer and solid waste disposal services shall be due and payable on or before the fifteenth (15th) day of the month after the bill has been issued. This bill becomes delinquent after said fifteenth (15th) day. A late penalty of two dollars and fifty cents (\$2.50) will be charged on any bill not paid in full on the sixteenth (16th) day when late notices are mailed out. A late penalty of twenty-five dollars (\$25.00) shall be charged on any bill not paid in full by the beginning of the next-to-last working day of the month that a bill becomes delinquent, unless prior arrangements have been made. If water service is disconnected as provided in this chapter, except as otherwise provided herein, the outstanding balance and penalties, plus reconnect fees, must be paid in full before water service is reconnected.

C. RMC Section 13.04.240, which reads as follows:

Separate family residence (including each unit of an apartment, duplex, triplex, trailer house and each trailer court)	\$39.50 per month
Hotel, motel, rooming places	\$44.75 per month plus \$3.00 per unit
Schools, hospitals	\$77.75 per building
Churches	\$43.75 per month
All commercial and industrial users	\$43.75 per month

Any user who pays a sewer fee as adopted by the City who discontinues service during a calendar month shall only be responsible for the proportionate amount of the month that sewer service was provided to such user; provided, however, that such user shall be responsible for those fees incurred up to the date of discontinuance of service, which shall be the date in which the user notifies City Hall in writing that they have discontinued service.

Any resident at least sixty-two (62) years of age (after providing sufficient proof of age) and has an annual combined income of \$27,000.00 or less, or 62 years of age with proof of disability and income over \$27,000.00 living in a separate family residence shall pay

two dollars (\$2.00) less per month on the above service charges for a Single-family residential rate.

Is hereby amended to read as follows:

Separate family residence (including each unit of an apartment, duplex, triplex, trailer house and each trailer court)	\$43.50 per month
Hotel, motel, rooming places	\$48.75 per month plus \$3.00 per unit
Schools, hospitals	\$81.75 per building
Churches	\$47.75 per month
All commercial and industrial users	\$47.75 per month

Any user who pays a sewer fee as adopted by the City who discontinues service during a calendar month shall only be responsible for the proportionate amount of the month that sewer service was provided to such user; provided, however, that such user shall be responsible for those fees incurred up to the date of discontinuance of service, which shall be the date in which the user notifies City Hall in writing that they have discontinued service.

Any resident at least sixty-two (62) years of age (after providing sufficient proof of age) and has an annual combined income of \$27,000.00 or less, or 62 years of age with proof of disability and income over \$27,000.00 living in a separate family residence shall pay two dollars (\$2.00) less per month on the above service charges for a Single-family residential rate.

D. Chapter 13.04.250 of the Republic Municipal Code, which reads as follows:

- A. Fund 409 is Established. All funds deposited into Fund 409 shall be used for maintaining the water/ sewer systems and other water/ sewer expenses deemed necessary.
- B. Two dollars and Fifty cents (\$2.50) shall be extracted from each monthly basic charge for water and sewer as of January 1, 2022. This dollar amount is to be deposited into Fund 409.

Is hereby amended to read as follows:

- A. Fund 409 is Established. All funds deposited into Fund 409 shall be used for maintaining the water/ sewer systems and other water/ sewer expenses deemed necessary.
- B. Three Dollars (\$3.00) shall be extracted from each monthly basic charge for water and Two Dollars (\$2.00) shall be extracted from each monthly basic charge for sewer as of August 1, 2026. This dollar amount is to be deposited into Fund 409.

E. Closing Fund 406, 407 & Transferring any remaining amount to Fund 401

Fund 406 Debt Service – Transfer the entire balance to Fund 401 Water & Sewer Fund and then close Fund 406.

Fund 407 Debt Service Reserve - Transfer the entire balance to Fund 401 Water & Sewer Fund and then close Fund 407.

SECTION 2 – REPEALER Section 13.04.360 RMC – Utility debt service fund established is hereby repealed in its entirety.

SECTION 3 – RATIFICATION. All other provisions of the Republic Municipal Code not expressly amended by this Ordinance shall remain in full force and effect without modification.

SECTION 4- SEVERABILITY. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

SECTION 5 – EFFECTIVE DATE

This Ordinance shall become effective August _____, 2026 after its passage by the Council and five (5) days after publication as required by law.

PASSED THE BY CITY COUNCIL of the City of Republic, Washington this _____ day of _____ 2026.

GABRIEL BECKLIN, MAYOR

ATTEST:

NICOLAS OLSEN, CLERK TREASURER

RESOLUTION # 2026-04

A RESOLUTION of the City Council of Republic, Washington, declaring certain property to be surplus to the City of Republic.

WHEREAS, the City of Republic, Washington a Municipal Corporation of the State of Washington, is the owner of certain property as described in “Attachment A-1” attached hereto as fully set forth; and

WHEREAS, the City is desirous of disposing of said property described in “Attachment A-1” attached pursuant to the statutory authority of the State of Washington; and

WHEREAS, said property is in excess and surplus to the present foreseeable needs of the City of Republic,

WHEREAS, the City of Republic has the above-mentioned item for sale for more than 30 days with no success via Resolution 2026-03 and the City seeks to amend the sale price to a lower amount to encourage a sale,

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Republic, Washington, that the property described as “Attachment A-1” attached hereto and incorporated herein as set forth is not necessary to the needs of the City of Republic and is surplus and excess to the foreseeable needs of said City. City staff is hereby authorized to dispose of said surplus via a “first come first serve” practice with a purchase price of \$6,999. The first person to come to City Hall and pay for the item will be the new owner and shall have 2 business days to remove it from City property.

PASSED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC THIS ____ DAY OF _____, 2026

ATTEST

GABRIEL BECKLIN, MAYOR

NICOLAS OLSEN, CLERK-TREASURER

Attachment A-1 Resolution 2026-02

Make	Model	Year	VIN
Ford	F150 4x4	2011	1FTFW1EF6BKD98043