



AGENDA
REGULAR MEETING
ENUMCLAW CITY COUNCIL

March 23, 2026 ~ 7:00 p.m. ~ Enumclaw City Hall

1. CALL TO ORDER, FLAG SALUTE, AND ATTENDANCE:

2. ADJUSTMENTS TO THE AGENDA:

3. MOTION TO APPROVE MINUTES AS PUBLISHED:

A. Council Minutes 3/9/26 (page 3)

4. ANNOUNCEMENTS AND PRESENTATIONS:

A. ANNOUNCEMENTS

- 1. Coffee with the Mayor, Monday, April 6, 8:30 a.m. - 9:30 a.m., The Local
2. Proclamations (page 7)
a. Sexual Assault Awareness Month, April
b. Public Safety Telecommunicators Week Proclamation, April 12-18

B. COMMUNITY EVENTS

- 1. City of Enumclaw's Annual Egg Hunt, Saturday, April 4, 9:00 a.m. - 11:00 a.m., Boise Creek Baseball Fields

5. COMMENTS FROM THE AUDIENCE: (Please Limit Comments to Three Minutes)

6. PUBLIC HEARING:

7. TABLED BUSINESS:

8. COUNCIL COMMITTEE REPORTS:

- A. Community & Economic Development - LaFleur, Chair; Martinell, Koopman Frazier
B. Community Services - Koopman Frazier, Chair; Smith, Stanley
C. Finance & Technology - Koopman Frazier, Chair; Smith, Stanley
D. Public Safety - Martinell, Chair; Solmonsens-Waterhouse, Storton
E. Public Works - LaFleur, Chair; Solmonsens-Waterhouse, Storton
F. Chamber of Commerce - Martinell, Liaison; Solmonsens-Waterhouse, Alternate
G. Sound Cities Association (SCA) - LaFleur, Liaison; Martinell, Alternate

9. CONSENT AGENDA.....Motion to Approve

A. VOUCHER AND PAYROLL CERTIFICATION

- 1. Accounts Payable Vouchers #242758-242942 - \$1,219,974.88; Void Check #s 242502, 252709,242870 (\$322.52)
2. February 2026 Payroll Voucher #29141-29142 - \$2,989.34; Payroll Direct Deposits - \$723,142.71; Payroll Tax and Benefits - \$676,623.18
3. ACH & Wire Transactions - \$1,502,346.46

B. BID AWARD

- 1. Diversified Holdings - Roosevelt Ave ADA Ramp Upgrades (page 9)
2. Diversified Holdings - Marshall Ave Improvements and Watermain Replacement Program (page 13)

C. PROJECT ACCEPTANCE

- 1. Sascon, LLC - 244th and Roosevelt Ave Intersection Improvement Project (page 17)

D. PROFESSIONAL SERVICE AGREEMENT

1. Seattle Police Department - 2026 FIFA World Cup Interlocal Agreement (page 21)

10. GENERAL BUSINESS:

A. ORDINANCES

1. Ordinance No. 2836 - EMC Amendment False Alarm Notification (page 29)
 - a. City Clerk Reads Ordinance by Title Only for the 1st Reading
 - b. Staff Report: Chris Pasinetti, Community Development Director
 - c. Council Comments:

B. RESOLUTIONS

1. Resolution No. 1871 - Tent Lease Agreement (page 35)
 - a. City Clerk Reads Resolution by Title Only
 - b. Staff Report: Chris Searcy, City Administrator
 - c. Council Committee Report:
 - d. Council Comments:
 - e. Council Action:

C. GENERAL ITEMS

1. Routine Reports
 - a. Community Development: (page 46) Building Permits; City Planning

11. UNFINISHED BUSINESS:

12. NEW BUSINESS:

13. EXECUTIVE SESSION:

14. ADJOURNMENT:

THIS MEETING BROADCAST AND STREAMED LIVE VIA ECTV CHANNEL 21

City Council meetings are wheelchair accessible; parking area available by north door of City Hall. Public comment may be submitted in writing by emailing the City Clerk at jrose@ci.enumclaw.wa.us by 4:00 p.m. on the day of the meeting. If accommodations are needed, including virtual access to provide public comment, please contact the City Clerk by the same deadline listed above at 360-615-5608 or by the email provided.

**City of Enumclaw
1339 Griffin Avenue
Enumclaw, Washington 98022**

**City Council Regular Session
City Hall Council Chambers
March 9, 2026, 7:00 p.m.**

1. CALL TO ORDER AND FLAG SALUTE:

Mayor Wright called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Mayor Pro Tem Martinell announced that all Councilmembers were present.

ATTENDANCE:

Councilmembers Corrie Koopman Frazier, Jan Martinell, Chance LaFleur, Sabrina Solmons-Waterhouse, Brodie Smith, Ed Storton, and Amber Stanley were present. Also, present were Mayor Anthony Wright, City Administrator Chris Searcy, Interim City Attorney Michael Reynolds, City Clerk Jessica Rose, Police Chief Tim Floyd, Community Development Director Chris Pasinetti, Public Works Director Brian Spindor, and Media Services Technician Zoie Raum.

2. ADJUSTMENTS TO THE AGENDA:

Mayor moved New Business 12.A Climate Commitment Act to 12.B.

Mayor added New Business 12.A YMCA Lease Agreement.

Council consensus to approve agenda as amended.

3. MOTION TO APPROVE MINUTES AS PUBLISHED:

A. Council Minutes 2/23/26

MARTINELL MOVED TO APPROVE THE FEBRUARY 23, 2026, COUNCIL MEETING MINUTES AS PUBLISHED. LAFLEUR SECONDED. MOTION CARRIED 7-0.

4. ANNOUNCEMENTS AND PRESENTATIONS:

A. ANNOUNCEMENTS

1. Proclamations

- a. American Red Cross Month
- b. Affordable Housing Week, March 10-13
- c. Jack Prindle Day, March 22

Wright read the American Red Cross proclamation and presented to Bruce DeJong, American Red Cross Volunteer Leader.

5. COMMENTS FROM THE AUDIENCE: (Please Limit Comments to Three Minutes)

Bruce DeJong, who lives outside city limits, stated his appreciation for Enumclaw's support for the American Red Cross.

Diane Banker, who lives within city limits, stated her concerns regarding the intersection at Stevenson Avenue and Cole Street.

John Dahlquist, who lives inside city limits, stated his concerns regarding the intersection at Stevenson Avenue and Cole Street.

6. PUBLIC HEARING:

None

7. TABLED BUSINESS:

None

8. COUNCIL COMMITTEE REPORTS:

A. Community & Economic Development - LaFleur, Chair; Martinell, Koopman Frazier
LaFleur stated the Committee last met on March 9. They discussed the 2026 Planning Commission and Community Development Work Plan. The next meeting is scheduled for Monday, March 23, at 4:30 p.m. at Stevenson Yerxa.

B. Community Services - Koopman Frazier, Chair; Smith,
Koopman Frazier stated the Committee has not met since the last meeting. The next meeting is scheduled for Monday, March 16, at 5:00 p.m. at Stevenson Yerxa.

C. Finance & Technology - Koopman Frazier, Chair; Smith, Stanley
Koopman Frazier stated the Committee last met on March 9. They discussed routine vouchers, purchasing cards, floral policy, and an update on EERP. The next meeting is scheduled for Monday, March 23, at 6:30 p.m. in the Finance Department.

D. Public Safety - Martinell, Chair; Solmonsens-Waterhouse, Storton
Martinell stated the Committee has not met since the last meeting. The next meeting is scheduled for Monday, March 16, at 6:00 p.m. at the Police Department.

E. Public Works - LaFleur, Chair; Solmonsens-Waterhouse, Storton
LaFleur stated the committee last met on March 9. They discussed Ordinance No. 2835, Resolution No. 1870, gas hedging, and intersection of Stevenson Ave and Cole St. The next meeting is scheduled for Monday, March 23, at 5:30 p.m. at Stevenson-Yerxa.

F. Chamber of Commerce - Martinell, Liaison; Solmonsens-Waterhouse, Alternate
Martinell stated the Chamber has not met since the last meeting. They discussed upcoming events. The next meeting is scheduled for Wednesday, March 11, at 8:00 a.m. at the school district office.

G. Sound Cities Association - LaFleur, Liaison; Martinell, Alternate
LaFleur stated SCA has not met since the last meeting. The next meeting is scheduled for Wednesday, March 11, at 7:00 p.m. via Zoom.

**9. CONSENT AGENDA.....Motion to Approve
None**

10. GENERAL BUSINESS:

A. ORDINANCES

1. Ordinance No. 2835 - EMC Amendment Right of Entry
City Clerk Reads Ordinance by Title Only for the 2nd Reading
ORDINANCE NO. 2835

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ADDING TO THE ENUMCLAW MUNICIPAL CODE SECTION 14.12.070 RIGHT OF ENTRY TO AUTHORIZE EMPLOYEES OF THE CITY ACCESS TO BUILDINGS IN WHICH NATURAL GAS IS SUPPLIED AND PROVIDING FOR A REMEDY IN THE EVENT THE INSPECTION IS NOT ALLOWED.

Staff Report:

Spindor stated that he had nothing further to add to his report provided at the previous meeting.

Council Committee Report:

LaFleur stated the Public Works Committee has reviewed and is in approval.

Council Comments:

None

Council Action:

LAFLEUR MOVED TO APPROVE ORDINANCE NO. 2835, EMC AMENDMENT RIGHT OF ENTRY. STORTON SECONDED. MOTION CARRIED 7-0.

B. RESOLUTIONS

- 1. Resolution No. 1869 - Boise Creek Cove Final Plat

City Clerk Reads Resolution by Title Only

RESOLUTION NO. 1869

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ACCEPTING THE BOISE CREEK COVE FINAL PLAT 18-LOT SUDIVISION, LOCATED EAST OF FARMAN STREET NORTH AND SOUTH OF BATTERSBY AVENUE.

Staff Report:

Pasinetti stated that the Boise Creek Development, LLC, has requested final plat approval for an 18-lot subdivision with a stormwater retention pond, and critical areas tract.

Council Comments:

None

Council Action:

LAFLEUR MOVED TO APPROVE RESOLUTION NO. 1869, BOISE CREEK COVE FINAL PLAT. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 7-0.

- 2. Resolution No. 1870 - Safe Streets Program

City Clerk Reads Resolution by Title Only

RESOLUTION NO. 1870

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ADOPTING A LOCAL ROAD SAFETY PLAN.

Staff Report:

Spindor stated that on the biennial basis, Washington State Department of Transportation’s (WSDOT) Highway Safeway Improvement Program (HSIP) issues a call for City Safety Program projects. The program requires local governments to submit Local Road Safety Plans to be eligible for grant funding.

Council Committee Reports:

LaFleur stated that the Public Works Committee has reviewed and is in approval.

Council Comments:

In a response to a question by Smith, Spindor stated there is no additional work that has to be done by staff as the plan is already drafted.

Council Action:

LAFLEUR MOVED TO APPROVE RESOLUTION NO. 1870, SAFE STREETS PROGRAM. STORTON SECONDED. MOTION CARRIED 7-0.

C. GENERAL ITEMS

- 1. Action Item.....Council Action
 - a. 2026 Planning Commission and Community Development Work Plan

Staff Report:

Pasinetti stated the Planning Commission reviewed and recommended to the City Council the proposed 2026 Planning Commission and Comprehensive Plan Work Plan on February 26, 2026.

Council Committee Report:

LaFleur stated the Community and Economic Development Committee has reviewed and would like to make amendments to the work plan, such as removing the topic of building heights and allowing a contractor or consultant to be hired for Title 15 amendments to become compliant with state regulations in regard to building permits.

Council Comments:

In a response to a question by Smith, LaFleur clarified the building heights that were adjusted by Council the previous year.

Council Action:

LAFLEUR MOVED TO AMEND THE 2026 PLANNING COMMISSION AND COMMUNITY DEVELOPMENT WORKPLAN TO REMOVE THE BUILDING HEIGHTS MEASURE FOR HCB AND R-4 ZONING. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 7-0.

LAFLEUR MOVED TO APPROVE THE 2026 PLANNING COMMISSION AND COMMUNITY DEVELOPMENT WORK PLAN AS AMENDED. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 7-0.

LAFLEUR MOVED TO APPROVE AND NOT TO EXCEED \$25,000 TO HIRE A CONTRACTOR/CONSULTANT FOR THE PURPOSE OF ADDRESSING TITLE 15 AS DIRECTED BY STATE LAW. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 7-0.

11. UNFINISHED BUSINESS:

None

12. NEW BUSINESS:**A. YMCA Lease Agreement**

Mayor stated that the YMCA is not currently using the building as a youth center due to loss of grant funding. The current lease will need to be amended so the building can be used while it is not functioning as a youth center.

B. Climate Commitment Act Workshop - Chris Searcy, City Administrator

Searcy gave a PowerPoint presentation to inform the new Councilmembers of the Climate Commitment Act, the impact on the city's natural gas utility, and the residents.

13. EXECUTIVE SESSION:

None

14. ADJOURNMENT:

LAFLEUR MOVED TO ADJOURN THE MEETING. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 7-0.

Meeting adjourned at 8:14 p.m.

Respectfully Submitted,

Jessica Rose
City Clerk

Date Minutes Approved: _____

Proclamation

Whereas, sexual assault is pervasive among all groups of society: Every 68 seconds, someone is sexually assaulted in the United States; and

Whereas, sexual violence impacts everyone. Anyone can be a victim of sexual violence, and people who commit sexual abuse, assault, and harassment exist in all of our communities. This underscores why it's important for all of us to care about sexual violence and take steps to promote the safety and well-being of others; and

Whereas, sexual assault is among the most underreported crimes for many reasons, with survivors who face additional barriers and fear in reporting; and

Whereas, ending sexual violence requires us to address all forms of oppression that contribute to the perpetration of sexual assault; and

Whereas, sexual violence exists on a continuum of behavior that ranges from rape jokes to verbal harassment to physical assaults; and

Whereas, survivors of sexual assault may never forget their victimization, but they can heal with support from family, friends and their communities. Sexual assault programs across King County and Washington state offer free and confidential support, advocacy, information and resources to survivors; and

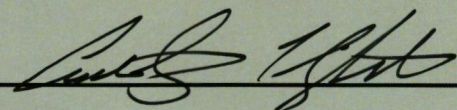
Whereas, by working together as a community, we can alleviate the trauma of sexual violence by ensuring supportive resources are available to all survivors, while standing up to and actively disrupting harmful attitudes and behaviors that contribute to sexual violence.

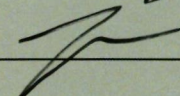
NOW, THEREFORE, I, Anthony Wright, Mayor of the City of Enumclaw, Washington, join advocates and communities throughout King County in taking action to prevent sexual violence by standing with survivors and proclaiming April 2026 as

“SEXUAL ASSAULT AWARENESS AND PREVENTION MONTH”

Together, we commit to a safer future for all children, young people, adults, and families in our community.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.



ATTEST: 

DATE: 3-6-26

Proclamation

Whereas, 9-1-1 telecommunicators in the City of Enumclaw are available around the clock to answer calls from those in distress; and

Whereas, 9-1-1 telecommunicators are also radio lifelines for police officers, firefighters and emergency medical personnel who respond to emergencies; and

Whereas, 9-1-1 telecommunicators are responsible for a wide range of public warnings, including AMBER alerts and notification of earthquakes, tsunamis, hazardous materials releases, and other threats to public safety; and

Whereas, countless lives have been saved by the prompt, effective and compassionate responses of 9-1-1 telecommunicators; and

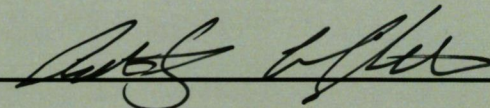
Whereas, the Washington State Chapter of the Association of Public-Safety Communications Officials (APCO) and National Emergency Number Association (NENA) is composed of members representing telecommunications from every facet of public safety in Washington State;

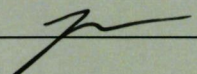
NOW, THEREFORE, I, Anthony Wright, Mayor of the City of Enumclaw, Washington, do hereby proclaim the week of April 12 – 18, 2026, as

“PUBLIC SAFETY TELECOMMUNICATORS WEEK”

in Enumclaw and encourage all citizens to join in recognizing the important contributions of this dedicated group.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.



ATTEST: _____


DATE: 3-6-26



City Council
AGENDA BILL

Meeting Date: 03/23/2026

Subject: Bid Award – Roosevelt Ave ADA Ramp Upgrades

Category: CONSENT

BUDGET IMPACT:

Expenditure Budget: \$

Revenue Budget: \$

Proposed Budget Amendment: \$

Related Ordinance or Resolution No.

Attachments: Staff Report

Staff Contact: Brian S. Spindor, P.E., Public Works Director

Summary/Background:

The Roosevelt Ave ADA Ramp Upgrades Project will remove and replace deficient ADA ramps and install two marked crosswalks with rapid rectangular flashing beacon systems. Improvements will take place on Roosevelt Ave from Semanski St to Cole St in the City of Enumclaw, WA. City staff prepared engineering plans and specifications for the improvements and estimated the total project cost to be \$351,417.49. The 2026 budget has \$361,133.99 in Street/TBD/Grant funding for this project. A grant provided by the Washington State Transportation Improvement Board (TIB) will reimburse the City 80% of the total costs of the project.

On March 4th, 2026 12 bids were received for the project. The low bidder for this project was Diversified Holdings in the amount of \$199,297.00. The bid was determined to be complete and responsive. Diversified Holdings was determined to be qualified to complete the Roosevelt Ave ADA Ramp Upgrades project.

Staff recommends award of the Roosevelt Ave ADA Ramp Upgrades Project to Diversified Holdings in the amount of \$199,297.00 with a 15% contingency totaling \$229,191.67.

Recommendations:

Date Sent to Committee: 03/23/2026 Date Returned: 03/23/2026

Council Committee: To be provided at the March 23rd meeting

Staff: Approve

(BELOW TO BE COMPLETED BY CITY CLERKS OFFICE)

COUNCIL ACTION:

Table with 3 columns: Action Item, Ordinance/Resolution #, and Date. Rows include APPROVED, DENIED, TABLED / DEFERRED / NO ACTION, and MOVED TO SECOND READING (Ordinances only).



Staff Report

Department of Public Works

TO: Mayor / City Council
FROM: Brian S. Spindor, P.E., Public Works Director
DATE: March 23, 2026
SUBJECT: Bid Award – Roosevelt Ave ADA Ramp Upgrades

Background:

The Roosevelt Ave ADA Ramp Upgrades Project will remove and replace deficient ADA ramps and install two marked crosswalks with rapid rectangular flashing beacon systems. Improvements will take place on Roosevelt Ave from Semanski St to Cole St in the City of Enumclaw, WA. City staff prepared engineering plans and specifications for the improvements and estimated the total project cost to be \$351,417.49. The 2026 budget has \$361,133.99 in Street/TBD/Grant funding for this project. A grant provided by the Washington State Transportation Improvement Board (TIB) will reimburse the City 80% of the total costs of the project.

Notice of the bid opportunity was published to the Builders Exchange on-line bid service and the Seattle Daily Journal of Commerce newspaper on February 13, 2026.

Analysis:

On March 4th, 2026, 12 bids were received for the project. The three lowest bid results are as follows:

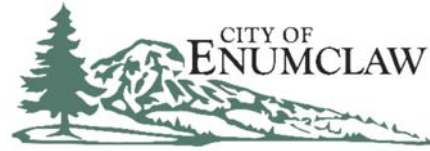
Bidder	Total
Diversified Holdings	\$199,297.00
RL Alia	\$265,739.00
Milken Dirtwork	288,441.60

The bid submitted by Diversified Holdings was determined to be complete and responsive. Diversified Holdings was determined to be qualified to complete the Roosevelt Ave ADA Ramp Upgrades project. Construction management will be performed by city staff with an anticipated construction start date in June of 2026 with 45 working days allotted for construction.

It should be noted that the rapid rectangular flashing beacon systems will be installed by city forces and are not included as part of the contract with Diversified Holdings.

Recommendation:

Staff recommends award of the Roosevelt Ave ADA Ramp Upgrades contract to Diversified Holdings in the amount of \$199,297.00 with a 15% contingency totaling \$229,191.67.



City Council
AGENDA BILL

Meeting Date: 03/23/2026

Subject: Bid Award – Marshall Ave Improvements and Watermain Replacement Program

Category: CONSENT

BUDGET IMPACT:

Expenditure Budget: \$

Revenue Budget: \$

Proposed Budget Amendment: \$

Related Ordinance or Resolution No.

Attachments: Staff Report

Staff Contact: Brian S. Spindor, P.E., Public Works Director

Summary/Background:

The Marshall Ave Improvements and Watermain Replacement Program Project includes watermain and gas main replacements, removal and replacement of cement concrete roadway panels, asphalt, driveway entrances, sidewalks, curb and gutters, and ADA ramp improvements. City staff prepared engineering plans and specifications for the improvements and estimated the total project cost to be \$973,550.52.

On February 25th, 2026 10 bids were received for the project. The following are the three lowest bids received:

Bidder	Sch. A, B Street Dept	Sch. C, E, F, G, H Water Dept	Sch. D Gas Dept	Total
Diversified Holdings NW	\$377,706.96	\$394,523.43	\$21,812.68	\$794,043.06
RL Alia	\$351,458.00	\$446,211.06	\$7,657.25	\$805,326.31
RW Scott	\$442,055.00	\$447,014.44	\$27,740.50	\$916,809.94
Engineers Estimate	\$432,485.40	\$533,108.12	\$7,957.00	\$973,550.52

As a result of the bids, an increase of transfer into the project fund from the Water Dept Fund by \$150,000 is required in order to complete the Water Main Replacement Program.

Staff recommends a budget amendment of \$150,000 from the Water Utility fund balance for the Watermain Replacement Program Project and contract award to the low bidder, Diversified Holdings in the amount of \$794,043.06 with a contingency up to the full proposed budget amount of \$895,000.

Recommendations:

Date Sent to Committee: 03/23/2026 Date Returned: 03/23/2026

Council Committee: To be provided at the March 23rd meeting

Staff: Approve

(BELOW TO BE COMPLETED BY CITY CLERKS OFFICE)

COUNCIL ACTION:

<input type="checkbox"/> APPROVED	1ST reading	3/23/26
<input type="checkbox"/> DENIED	Enactment reading	_____
<input type="checkbox"/> TABLED / DEFERRED / NO ACTION	ORDINANCE #	N/A
<input type="checkbox"/> MOVED TO SECOND READING (Ordinances only)	RESOLUTION #	N/A



Staff Report

Department of Public Works

TO: Mayor / City Council
FROM: Brian S. Spindor, P.E., Public Works Director
DATE: March 23, 2026
SUBJECT: Bid Award – Marshall Ave Improvements and Watermain Replacement Program

Background:

The Marshall Ave Improvements and Watermain Replacement Program Project includes watermain and gas main replacements, removal and replacement of cement concrete roadway panels, asphalt, driveway entrances, sidewalks, curb and gutters, and ADA ramp improvements. Improvements will take place on Marshall Ave from Wells St to Railroad St in the City of Enumclaw, WA. Watermain replacements will take place at various locations throughout the City of Enumclaw and in King County. City staff prepared engineering plans and specifications for the improvements and estimated the total project cost to be \$973,550.52. The 2026 budget has \$420,000 in REET/TBD funding for this project for Schedules A and B. Schedules C, E, F, G, and H will be funded by the Water Utility. Schedule D will be funded by the Gas Utility.

Notice of the bid opportunity was published to the Builders Exchange on-line bid service and the Seattle Daily Journal of Commerce newspaper on February 6th, 2026.

Analysis:

On February 25th, 2026 10 bids were received for the project. The three lowest bid results are as follows:

Bidder	Sch. A, B Street Dept	Sch. C, E, F, G, H Water Dept	Sch. D Gas Dept	Total
Diversified Holdings NW	\$377,706.96	\$394,523.43	\$21,812.68	\$794,043.06
RL Alia	\$351,458.00	\$446,211.06	\$7,657.25	\$805,326.31
RW Scott	\$442,055.00	\$447,014.44	\$27,740.50	\$916,809.94
Engineers Estimate	\$432,485.40	\$533,108.12	\$7,957.00	\$973,550.52

The bid package received from the low bidder, Diversified Holdings, was determined to be complete and responsive. Diversified Holdings was determined to be qualified to complete the project. Construction management will be performed by city staff with an anticipated construction start date in April of 2026 with 80 working days allotted for construction.

The current budget allocation for the 2604 project is as follows:

Street Dept	\$420,000
Water Dept	\$300,000
Gas Dept	\$25,000
TOTAL	\$745,000

As a result of the bids, an increase of transfer into the project fund from the Water Dept Fund by \$150,000 is required in order to complete the Water Main Replacement Program. The bulk of the additional cost can be attributed to additional water mains identified for replacement, permitting and inspection within King County. Several recent water system projects have come in under budget (Tacoma Intertie - \$250,000 instead of budgeted \$340,000; Boise Spring Main Replacement Phase 1 - \$750,000 instead of budgeted \$1,900,000). Therefore the Water Utility budget has sufficient funds available to cover the additional cost for this project. The final budget allocation for consideration with project award is the following:

Street Dept	\$420,000
Water Dept	\$450,000
Gas Dept	\$25,000
TOTAL	\$895,000

The change would be reflected in a forthcoming budget amendment from the Finance Department.

Recommendation:

Staff recommends a budget amendment of \$150,000 from the Water Utility fund balance for the Watermain Replacement Program Project and contract award to the low bidder, Diversified Holdings in the amount of \$794,043.06 with a contingency up to the full proposed budget amount of \$895,000.



City Council
AGENDA BILL

Meeting Date: 03/23/2026

Subject: Contract Acceptance – 244th-Roosevelt Intersection Improvements

Category: CONSENT

BUDGET IMPACT:

Expenditure Budget: \$

Revenue Budget: \$

Proposed Budget Amendment: \$

Related Ordinance or Resolution No.

Attachments: Staff Report

Staff Contact: Brian S. Spindor, P.E., Public Works Director

Summary/Background:

On March 11, 2024, Council awarded a contract for the 244th Ave/Roosevelt Ave Intersection Improvement Project in the amount of \$1,261,140 to Sascon LLC. This project constructed the new roundabout, installed new sewer main, and upgraded gas main within the project vicinity. Funding was provided by a Washington State TIB grant, City Transportation Impact Funds, and Water/Gas department Funds.

Despite numerous discussions and exchange of correspondence, the City and Sascon have been unable to reach agreement on the final payment amount. Therefore, in order to close out the project and affirm the City's determination of the final payment due, Sascon has been informed that the contract will be presented to the City Council for unilateral acceptance.

Staff recommends a budget amendment of \$21,395.66 and that Council unilaterally accept this contract as complete and to issue final payment to Sascon in the amount of \$50,870.32.

Recommendations:

Date Sent to Committee: 03/23/2026 Date Returned: 03/23/2026

Council Committee: To be provided at the March 23rd meeting

Staff: Approve

(BELOW TO BE COMPLETED BY CITY CLERKS OFFICE)

COUNCIL ACTION:

APPROVED

1ST reading 3/23/26

DENIED

Enactment reading

TABLED / DEFERRED / NO ACTION

ORDINANCE # N/A

MOVED TO SECOND READING (Ordinances only)

RESOLUTION # N/A



Staff Report

Department of Public Works

TO: Mayor / City Council
FROM: Brian S. Spindor, P.E., Public Works Director
DATE: March 23, 2026
SUBJECT: Contract Acceptance – 244th Ave/Roosevelt Ave Intersection Improvement Project

Background:

On March 11, 2024, Council awarded a contract for the 244th Ave/Roosevelt Ave Intersection Improvement Project in the amount of \$1,261,140 to Sascon LLC. This project constructed the new roundabout, installed new sewer main, and upgraded gas main within the project vicinity. Funding was provided by a Washington State TIB grant, City Transportation Impact Funds, and Water/Gas department Funds.

Analysis:

Construction began on June 20th, 2024 and was originally scheduled for 70 working days. The project experienced delays due to unforeseen field conditions and contractor delays. Unforeseen field conditions consisted mainly of old concrete road panels beneath the roadway, unsuitable soils for compaction, and a mislocated water line. Contractor delays were mainly attributed to sewer main installation and a lack of contractor crew members onsite. Time and cost associated with these delays were tracked by City staff and additional compensation/time extension was provided to the contractor accordingly.

Substantial completion was achieved on January 7th, 2025, with 34.5 days of liquidated damages assessed at time of completion. Final cost at time of substantial completion were determined to be \$1,312,475.79.

On February 7, 2025, the City received a request from the contractor to renegotiate bid prices and to provide additional funds for project delays in the amount of \$342,878.56. City staff along with the City Attorney reviewed this request and determined that only a portion of this request was valid and agreed to an additional \$31,885.43 in compensation and a reduction in liquidated damages by 16 days.

Based on the City's revised final payment amount of \$50,870.32, this project is over the original contract amount by 6.6%. An additional \$21,395.66 in traffic impact funds will be required to cover the additional cost accrued.

Despite numerous discussions and exchange of correspondence, the City and Sascon have been unable to reach agreement on the final payment amount. Therefore, in order to close out the project and affirm the City's determination of the final payment due, Sascon has been informed that the contract will be presented to the City Council for unilateral acceptance.

Recommendation:

Staff recommends a budget amendment of \$21,395.66 and that Council unilaterally accept this contract as complete and to issue final payment to Sascon in the amount of \$50,870.32.



City Council
AGENDA BILL

Meeting Date: 03/23/2026

Subject: Mutual Aid Agreement/FIFA

Category: CONSENT

BUDGET IMPACT:

Expenditure Budget: \$

Revenue Budget: \$

Proposed Budget Amendment: \$

Related Ordinance or Resolution No.

Attachments: Staff Report, FIFA Mutual Aid Agreement

Staff Contact: Tim Floyd, Police Chief

Summary/Background:

The Seattle Police Department has contracted with the FIFA soccer Association to host several games for the 2026 World Cup. Due to the quantity of police positions that need to be staffed the Seattle Police Department is requesting assistance from regional law enforcement partners. The Seattle Police Department has provided a boilerplate mutual aid agreement which outlines the parameters with each individual agency that will assist them.

The World Cup Games and associated events bring thousands of people into the region. The Seattle Police Department will need assistance with staffing the event. They have provided a mutual aid agreement that clearly outlines the length of time that service will be needed and how the City of Enumclaw will be reimbursed for Officer's time worked.

Staff recommend signing the mutual aid agreement and assisting the Seattle Police Department where possible. Enumclaw Officers will only take shifts that fall on their regularly scheduled days off.

Recommendations:

Date Sent to Committee: 03/12/2026 Date Returned: 03/16/2026

Council Committee: Public Safety

Staff: Chief Floyd

(BELOW TO BE COMPLETED BY CITY CLERKS OFFICE)

COUNCIL ACTION:

APPROVED

DENIED

TABLED / DEFERRED / NO ACTION

MOVED TO SECOND READING (Ordinances only)

1ST reading 3/23/26

Enactment reading

ORDINANCE # N/A

RESOLUTION # N/A

*Staff Report*

Department of Police

TO: Mayor / City Council
FROM: Tim Floyd, Police Chief
DATE: March 11, 2026
SUBJECT: FIFA Contract between Enumclaw Police Department and Seattle Police Department

Background:

The Seattle Police Department has contracted with the FIFA soccer Association to host several games for the 2026 World Cup. Due to the quantity of police positions that need to be staffed the Seattle Police Department is requesting assistance from regional law enforcement partners. The Seattle Police Department has provided a boilerplate mutual aid agreement which outlines the parameters with each individual agency that will assist them.

Analysis:

The World Cup Games and associated events bring thousands of people into the region. The Seattle Police Department will need assistance with staffing the event. They have provided a mutual aid agreement that clearly outlines the length of time that service will be needed and how the City of Enumclaw will be reimbursed for Officer's time worked.

Recommendation:

Staff recommend signing the mutual aid agreement and assisting the Seattle Police Department where possible. Enumclaw Officers will only take shifts that fall on their regularly scheduled days off.



MEMORANDUM OF UNDERSTANDING INTERLOCAL AGREEMENT COST REIMBURSEMENT

(Agency Name)
(If federally funded match SAM.gov)
(Insert Address of Agency)
(Insert 2nd line of Address of Agency)

THIS AGREEMENT is made and entered into by and between the City of Seattle Police Department, hereinafter referred to as "SPD" and **Agency Name**.

WHEREAS, the SPD has established MOUs to provide specialized on-duty police services and officer presence during the 2026 FIFA World Cup;

WHEREAS, Lumen Field (800 Occidental Ave S, Seattle, WA 98134), will be hosting the official 2026 FIFA World Cup matches on 6/15/26, 6/19/26, 6/24/26, 6/26/26, 7/1/26, and 7/6/26;

WHEREAS, the Seattle Waterfront (address), will be hosting the official 2026 FIFA World Cup "Fanfests" on Dates XXX, XXX, and XXX; and

WHEREAS, current staffing levels and competing security/traffic events throughout the city have impacted SPD's ability to adequately staff all requested events during this event window,

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance of the scope of work contained herein, or as attached and made a part hereof, the parties hereto agree as follows:

IT IS THEREFORE MUTUALLY AGREED THAT:

Agency Name has agreed to partner with SPD to provide this one-time support for this specific event on this specific date, detailed as follows:

Agency Name will provide support for UNIT (traffic control resources, arson/bomb support, etc.) at LOCATION (specific location) on X DAYS (games/fanfest).

SPD will reimburse Agency Name for overtime costs of up to X# of officers/personnel and X# of sergeants to supervise/manage Agency Name resources.

Rollcall will be 5 hours prior to kickoff and will conclude 3 hours after end of assigned match. Total shift length is estimated at 10 hours.

Posts will be assigned through collaboration with the assigned SPD and **Agency Name** commanders.

In the event the MOU requires a change in scope or an increase in cost beyond the amount agreed to, the SPD and **Agency Name** shall agree to any such changes in writing prior to the commencement of Services requiring the change in the scope or cost increase.

TERM OF AGREEMENT

This Agreement shall begin June 1, 2026 and terminates July 31, 2026. This agreement may be modified and continued, by amendment, for work beyond this date, by mutual agreement of the parties.

PAYMENT

SPD will pay **Agency Name** for work covered in the Scope of Work for actual costs incurred by **Agency Name**.

The funding limit shall not exceed \$**XX,XXX** and shall reflect the Parties' best estimate of the cost of work to be accomplished under this Agreement. SPD shall not be obligated for any expenditure in excess of the funding limit unless prior written authorization is received. Actual amounts reimbursed under this Agreement shall be based on actual costs incurred by **Agency Name**. In no event, shall any Party be paid for costs that are not documented pursuant to the requirements of this Agreement.

SPD will pay **Agency Name** pursuant to the following provisions, unless otherwise agreed in writing:

1. **Agency Name** shall submit to SPD an invoice for Services performed no later than thirty (30) calendar days following the month in which the Services were performed. Invoice shall include a summary of total costs billed to date and contain accurate and adequate back-up documentation. Any request for payment for work performed prior to the issuance of a notice to begin work, or work billed later than ninety (90) calendar days after its completion shall not be eligible for payment.
2. Unless otherwise directed, **Agency Name** shall submit invoices and appropriate supporting materials to:
 - Seattle Police Department
 - Attn: Fiscal Office
 - PO Box 34986
 - Seattle, WA 98124-4986
 - spdap@seattle.gov
3. **Agency Name** agrees to submit a final bill to SPD within thirty (30) calendar days after the end date of this Contract, and will label the invoice "FINAL BILL."
4. Funding Source:

FEDERAL AWARD INFORMATION		
GRANT AWARD TITLE: <i>Assistance Listing Number & Title of Award (FY & Fund Source)</i>		
FEDERAL AWARD ID #	SUBRECIPIENT NAME UEI NUMBER	FUNDS OBLIGATED FOR THIS AGREEMENT
AWARD NUMBER (FAIN)	Name in Contract (match SAM) XXXXXXXXXX	\$XXX, XXX
FEDERAL AWARD DATE	SUBAWARD PERIOD OF PERFORMANCE START DATE	SUBAWARD PERIOD OF PERFORMANCE END DATE
MM/DD/YYYY	MM/DD/YYYY	MM/DD/YYYY
TOTAL GRANT AWARD COMMITTED TO THIS ENTITY	SUBAWARD BUDGET PERIOD START DATE	SUBAWARD BUDGET PERIOD END DATE
\$XXX, XXX (includes this action)	MM/DD/YYYY	MM/DD/YYYY
TOTAL FEDERAL FUNDS OBLIGATED TO THIS ENTITY	RESEARCH & DEVELOPMENT	INDIRECT COST RATE
\$XXX, XXX (includes above)	Y/N	Y %/ N
FEDERAL AWARDING AGENCY	PASS-THROUGH ENTITY	PASS-THROUGH AWARDING OFFICIAL
DHS, BJA, OJJPD, OVC, etc.	Seattle Police Department (Seattle, City of)	Sarah Smith Sarah.smith@seattle.gov
AWARD PROJECT DESCRIPTION: <i>From the grant agreement document.</i>		

INDEMNIFICATION AND HOLD HARMLESS

Agency Name shall defend, indemnify, and hold the City harmless from and against all claims, demands, losses, damages or costs, including but not limited to damages arising out of bodily injury or death to persons and damage to property, caused by or resulting from:

- The sole negligence or willful misconduct of **Agency Name**, its officials, officers, employees, and agents;
- The concurrent negligence of **Agency Name**, its officials, officers, employees, or agents but only to the extent of the negligence of **Agency Name**, its officials, officers, employees, and agents;
- The negligent performance of non-performance of the contract by **Agency Name**; and

Company waives its immunity under Title 51 RCW to the extent it is required to indemnify, defend and hold harmless the City and its officials, agents, and employees.

INSURANCE

The **Agency Name** agrees that it will maintain premises operations and vehicle liability insurance in force with coverages and limits of liability typically maintained by parties performing work of a scope and nature similar to that called for under this Agreement, but in no event less than the coverages and/or limits required by Washington state law. Such insurance shall include “The City of Seattle” as an additional insured for primary and non-contributory limits of liability. Workers compensation insurance shall also be maintained if required by Washington state law.

OR

The **Agency Name** is self-insured and a member of a liability pool which includes coverage for professional liability, among other categories of coverage, in adequate quantity to protect against legal liability arising out of contract activities. **Agency Name** shall provide evidence of its status as a self-insured entity meeting these requirements within fifteen (15) calendar days of the execution of this Agreement. Upon request by City, Recipient must describe its financial condition and the self-insured/liability pool funding mechanism. City, or any other third party, need not be named as additional insureds under the self-insurance/liability pool coverage policies as said policies prohibit **Agency Name** from naming third parties as additional insureds. **Agency Name** shall give City thirty (30) calendar days’ advance notice of any self-insurance or liability pool cancellation or non-renewal.

TERMINATION

Either party may terminate this Agreement without recourse by the other party upon written notice to terminate. Notice of termination shall be given by the party terminating this Agreement to the other, not fewer than fifteen (15) business days prior to the effective date of termination.

AGENCY CONTACTS

Contact between the Parties regarding Agreement administration will be between the representatives of each Party or their designee as follows:

Agency Name	Seattle Police Department
Name:	Name:
Phone:	Phone:
Email:	Email:

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the latest day and year written below.

AGENCY NAME

SEATTLE POLICE DEPARTMENT

Name: _____ **Date**
Title: _____

Sarah Smith **Date**
Chief Operating Officer



Staff Report

Department of Community Development

TO: Mayor / City Council
FROM: Chris Pasinetti, Community Development Director
DATE: March 9, 2026
SUBJECT: Ordinance No. 2836 - EMC Amendment Regarding False Alarms

Background:

Many businesses within the city are affixed with burglar alarms. Alarm systems within the city, if the owner wishes for the Enumclaw Police department to respond, must obtain a registration for the site from the PD. When an alarm is activated, a notification is sent to the Enumclaw Police department for a response. Sometimes, these alarms have a fault or are triggered accidentally which can happen multiple times. “False alarm” includes the activities of a burglary and/or robbery alarm by other than an unlawful or attempted unlawful entry (to the premises) or when no robbery or burglary is being committed or attempted on the premises.

In the event the police department responds to a false alarm as a first occurrence, the person responsible (Owner/Manager) shall provide to the police department with the possible cause and correction to prevent future occurrences. If a second false alarm occurs within a six-month period, the person responsible shall submit a written report to the Chief of Police within three working (3) days. If a third false alarm occurs, the written report is required in addition to a statement from a certified alarm repair service with corrective action taken. If a fourth or more false alarms occur, the above is required and fees will be assessed for each response within a six-month period (see EMC 9.60.050).

The Police Department and Community Development Department have determined it’s an unreasonable amount of time to have the alarm repaired and to give notice and statement to the Chief of Police within three working (3) days. The Notice of Violation that would be issued by Code Enforcement gives 21 days to comply, which is ample time to make corrections and provide the Chief with a written report and a statement from the certified alarm repair service. The proposed amendment changes the notice requirement to the Police Department from 3 to 21 days, which is consistent with the current Code Enforcement procedures.

In summary, the proposed Ordinance No. 2836 amends the municipal code to allow 21 days to submit the notice as described above.

Analysis:

The amendment allows for more days to submit the required notice and statement to the Chief of Police.

Recommendation:

Give first reading of Ordinance No. 2836

ORDINANCE NO. 2836

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING ENUMCLAW MUNICIPAL CODE SECTION 9.60.050 REGARDING FALSE ALARM RESPONSE TIMELINES, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

Whereas, the timeline for a property owner to provide a response to a false alarm is unreasonably short and is not consistent with the timelines for response for other code violations, and

Whereas, the amendment to the municipal code will provide consistency for property owners.

Now, therefore, the City Council of the City of Enumclaw, King County, Washington do ordain as follows:

Section 1: Section 9.60.050 of the Enumclaw Municipal Code is hereby amended as follows:

9.60.050 Fees.

A. The city shall impose the following administrative sanctions upon a police response to any false alarm:

1. Upon a first response to a premises at which no other false alarm has occurred, notice of the conditions and requirements of this chapter shall be given to the person having or maintaining such alarm system. The notice shall also request that possible causes of the apparent malfunction be examined, and any corrective action be taken to prevent future occurrences.
2. If a second response to a premises occurs as a result of a false alarm within a six-month period, the person having or maintaining such burglary

and/or robbery alarm shall, within ~~three~~ twenty-one (21) working days after notice to do so, submit a written report to the chief of police on a prescribed form setting forth the cause of such false alarm, the corrective action taken, and such other information as the chief of police or his designee may reasonably require to determine the cause of such false alarm, any mitigating circumstances and necessary corrective action. The chief of police or his designee shall be authorized to inspect or cause to be inspected the alarm system at such premises, prescribe necessary corrective action, and shall give notice to the person having or maintaining such alarm system of the conditions and requirements of this section. All costs of inspection and corrective action shall be borne by the individual having or maintaining the alarm on the premises.

3. If a third response to a premises occurs within a six-month period, the person having or maintaining such alarm system shall, within ~~three~~ twenty-one (21) working days after notice to do so, submit a written report to the chief of police on prescribed forms setting forth the cause of such false alarm, as well as a written statement by a certified alarm repair service, indicating the action taken and a statement of reliability. In addition, notice will be given that future occurrences within the same six-month period will result in a monetary assessment of \$50.00.

Section 2: Severability. If any section, sentence, clause or phrase of this ordinance and/or the attached exhibit should be held 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 and/or the attached exhibit.

Section 3: Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as required by law.

PASSED IN REGULAR AND OPEN SESSION this ____ day of _____, 2026.

Mayor Anthony Wright
INTRODUCED _____
PASSED _____
APPROVED _____
PUBLISHED _____

Attested:

Jessica Rose
City Clerk

Approved as to form:

Michael J. Reynolds
Interim City Attorney



City Council
AGENDA BILL

Meeting Date: 03/23/2026

Subject: Res. 1871 - Ground Lease Agreement of Vacant Lot for Community Event Tent

Category: RESOLUTION

BUDGET IMPACT:

Expenditure Budget: \$3,312

Revenue Budget: \$

Proposed Budget Amendment: \$

Related Ordinance or Resolution No. 1839

Attachments: Ground Lease Agreement

Staff Contact: Chris Searcy, City Administrator

Summary/Background:

The vacant lot at 1404 Cole Street changed ownership in late 2024. The current owners are willing to continue a ground lease for the event tent in 2026, with compensation to address property taxes. This ground lease would run from April 1-December 31, 2026, with a rent of \$368 per month for a total of \$3,312 for the term. An extension into 2027 is not included as the owners intend to proceed with developing this parcel.

Recommendations:

Date Sent to Committee: 03/16/2026 Date Returned: 03/23/2026

Council Committee: Approve

Staff: Approve

(BELOW TO BE COMPLETED BY CITY CLERKS OFFICE)

COUNCIL ACTION:

APPROVED

DENIED

TABLED / DEFERRED / NO ACTION

MOVED TO SECOND READING (Ordinances only)

1ST reading 3/23/26

Enactment reading _____

ORDINANCE # _____

RESOLUTION # 1871

*Staff Report*

Department of Administration

TO: Mayor / City Council
FROM: Chris Searcy, City Administrator
DATE: March 17, 2026
SUBJECT: Res. No. 1871 – Ground Lease Agreement for Community Event Tent with Enumclaw Cole Properties, LLC

Background:

During the COVID-19 pandemic the city acquired a 40-foot by 80-foot tent for hosting outdoor events to provide prosperity for downtown Cole Street and to enhance public health, safety, and welfare. The City secured a ground lease at 1622 Cole Street in 2020 for the placement of the tent which continued through 2023. The 1622 Cole Street site was developed in 2024 with a new commercial building necessitating the relocation of the tent to 1404 Cole Street, a vacant lot. The city leased this location from the current owner for Apr-Dec 2025 at the prorated cost of the property taxes.

Analysis:

The current owners are willing to continue a ground lease for the event tent in 2026 with compensation to address property taxes. This ground lease would run from April 1-December 31, 2026 with a rent of \$368 per month for a total of \$3,312 for the term. An extension into 2027 is not included as the owners intend to proceed with developing this parcel.

Recommendation:

Adopt Resolution No. 1871 authorizing the Mayor to execute a Ground Lease Agreement with Enumclaw Cole Properties, LLC.

RESOLUTION NO. 1871

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AUTHORIZING THE MAYOR TO ENTER INTO A GROUND LEASE AGREEMENT BETWEEN THE CITY OF ENUMCLAW AND ENUMCLAW COLE PROPERTIES LLC FOR THE CITY'S USE OF A PORTION OF THE LOT AT 1404 COLE STREET, ENUMCLAW, WASHINGTON.

Whereas, during the COVID-19 pandemic the City of Enumclaw (City) acquired a 40-foot by 80-foot tent for hosting outdoor events to provide prosperity for downtown Cole Street and to enhance public health, safety, and welfare, and

Whereas, the City secured a ground lease at 1622 Cole Street in 2020 for the placement of the tent which continued through 2023, and

Whereas, the 1622 Cole Street site was developed with a new commercial building necessitating the relocation of the tent, and

Whereas, the current property owner of the vacant lot near Stevenson Avenue and Cole Street (1404 Cole Street) has agreed to continue to make a portion of the lot available for the aforementioned tent for City activities to help promote the downtown area and the City as a whole, and

Whereas, the term of the lease is from April 1, 2026 through December 31, 2026, and

Whereas, adequate consideration has been agreed to by the parties.

Now, therefore, the City Council of the City of Enumclaw, King County, Washington do hereby resolve as follows:

Section 1: That the Mayor is hereby authorized to enter into a Ground Lease Agreement between Enumclaw Cole Properties, LLC, effective April 1, 2026, attached hereto and incorporated by reference as set out in Exhibit "1".

Resolution No.: 1871
 Draft No: 1
 Draft Date: March 13, 2026
 Resolution Requested By: City Administrator

Section 2: If any provision of the attached Exhibit and/or this Resolution is determined to be invalid or unenforceable for any reason, the remaining provisions of the attached Exhibit and/or this Resolution shall remain in force and effect.

DONE IN OPEN AND REGULAR SESSION this 23rd day of March 2026.

Anthony Wright, Mayor
INTRODUCED _____
PASSED _____
APPROVED _____

Attested:

Approved as to form:

Jessica Rose
City Clerk

Michael J. Reynolds
Interim City Attorney

GROUND LEASE

THIS LEASE made this _____ day of March, 2026, by and between Enumclaw Cole Properties, LLC, hereinafter called the "Lessor", and the City of Enumclaw, hereinafter called the "Lessee".

WHEREAS, Lessor has a vacant lot that is appropriate in size and location to place Lessee's community event tent, and

WHEREAS, Lessor has no immediate plans for the vacant lot in 2026 and desires to lease the space to the Lessee to facilitate community events and functions;

Now, therefore, the Parties agree as follows:

WITNESSETH:

1. **Premises:** Lessor does hereby lease to Lessee those certain lands legally described in Exhibit "A" attached hereto and incorporated herein as if set forth in full, commonly known as 1404 Cole Street, a vacant corner lot at Cole Street and Stevenson Avenue, Enumclaw, King County, Washington.
2. **Term:** The term of this lease shall commence the 1st day of April, 2026 and ending the 31st day of December, 2026.
3. **Rent:** Lessee covenants and agrees to a payment of rent of three-hundred sixty-eight dollars (\$368.00) per month. Lessee has the option of making a single rent payment for the entire term.
4. **Repairs and Maintenance:** Premises have been inspected and are accepted by Lessee in their present condition. Lessee shall, at its own expense, and at all times, keep the premises neat, clean and in a sanitary condition, and keep and use the premises in accordance with applicable laws, ordinances, rules, regulations and

requirements of governmental authorities. Lessee shall permit no waste, damage or injury to the premises.

5. **Utilities and Fees:** Lessee agrees to pay all monthly charges for any utilities required by Lessee, except that the stormwater utility charges shall be paid by Lessor.

6. **Accidents and Liabilities:** Lessor or its agents shall not be liable for any injury or damage to persons or property sustained by Lessee or others in and about the premises. Lessee agrees to defend and hold Lessor and its agents harmless from any claim, action and/or judgment for damages to property or injury to persons suffered or alleged to be suffered on the premises by any person, firm, or corporation, unless caused by Lessor's negligence.

Lessee agrees to maintain a minimum of \$4,000,000 per occurrence limit of liability coverage on the premises.

7. **Use:** Lessee shall use the premises for City events and events for non-profit agencies consistent with the promotion of community wellbeing and overall economic prosperity. The use includes the placement of a 40-foot by 80-foot tent, anchoring system, interior lighting and seasonal heating through a portable heating unit.

8. **Liens and Insolvency:** Lessee shall keep the premises free from any liens arising out of any work performed for, materials furnished to, or obligations incurred by Lessee and shall hold Lessor harmless against the same.

9. **Subletting or Assignment:** Lessee shall not sublet the whole or any part of the premises, nor assign this lease without the written consent of Lessor which will not be unreasonably denied.

10. **Access:** Lessor shall have the right to enter the premises at all times.

11. **Possession:** Lessor shall deliver possession of the premises to Lessee at the commencement of the term.

12. **Alterations:** Lessee may make alterations, additions and improvements in said premises, at its sole cost and expense, subject to Lessor's approval. In the performance of such work, Lessee agrees to comply with all laws, ordinances, rules and regulations of any property public authority, and to save Lessor harmless from damage, loss or expense. Upon termination of this lease and upon Lessor's request, or Lessor's approval, Lessee shall remove such improvements and restore the premises to its original condition at option of Lessor, not later than the termination date, at Lessee's sole cost and expense. Any improvements not so removed shall remain in and be surrendered with the premises as a part thereof.
13. **Taxes:** Lessor agrees to pay the real estate taxes and assessments applicable to the premises which are due and payable during the terms of this lease or any extension hereof.
14. **Default and Re-Entry:** If Lessee shall fail to keep and perform any of the covenants and agreements herein contained, including the payment of rent, and such failure continues for thirty (30) days after written notice from Lessor, unless the rent is paid or appropriate action has been taken by Lessee in good faith to cure such failure, Lessor may terminate this lease and re-enter the premises, or Lessor may, without terminating this lease, re-enter said premises, and sublet the whole or any part thereof for the account of the Lessee upon as favorable terms and conditions as the market will allow for the balance of the term of the lease and Lessee covenants and agrees to pay to the Lessor any deficiency arising from as re-letting of the premises at a lesser amount than herein agreed to. Lessee shall pay such deficiency each month as the amount thereof is ascertained by Lessor.
15. **Removal of Property:** In the event Lessor lawfully re-enters the premises as provided herein, Lessor shall have the right, but not the obligation, to remove all the personal

property located therein and to place such property in storage at the expense and risk of Lessee.

16. **Costs and Attorney Fees:** If by reason of any default on the part of the Lessee it becomes necessary for the Lessor to employ an attorney or in case Lessor shall bring suit to recover any rent due hereunder, or for breach of any provision of this lease or to recover possession of the leased premises, or if Lessee shall bring any action for any relief against Lessor, declaratory or otherwise, arising out of this lease and Lessor shall prevail in such action, then and in any of such events Lessee shall pay Lessor a reasonable attorney's fees and costs and expenses expended or incurred by the Lessor in connection with such default or action.
17. **No Waiver or Covenants:** Any waiver by either party of any breach hereof by the other shall not be considered a waiver of any future similar breach. This lease contains all the agreements between the parties; and there shall be no modification of the agreements contained herein except by written instrument.
18. **Surrender of Premises:** Lessee agrees, upon termination of this lease, to peacefully quit and surrender the premises without notice, leave the premises neat and clean, and to deliver all keys to the premises to Lessor.
19. **Holding Over:** If Lessee, with the implied or expressed consent of Lessor, shall hold over after the expiration of the term of this lease, Lessee shall remain bound by all the covenants and agreements herein, except that the tenancy shall be from month to month.
20. **Binding of Heirs, Successors and Assigns:** The covenants and agreements of this lease shall be binding upon the heirs, executors, administrators, successors and assigns of both parties hereto, except as hereinabove provided.
21. **Notice:** Any notice required to be given by either party to the other shall be deposited in the United States mail, postage paid, addressed to Lessor at 840 Hinckley Rd, #221,

Burlingame, CA 94010 or to Lessee at 1339 Griffin Avenue, Enumclaw, WA 98022 or at such other address as either party may designate in writing from time to time.

22. **Time is of the Essence of this Lease:**

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the date first above written.

LESSOR:

Lawrence Kam
Enumclaw Cole Properties, LLC

LESSEE:

Anthony Wright, Mayor
City of Enumclaw

Attested:

Approved as to form:

Jessica Rose
City Clerk

Michael J. Reynolds
Interim City Attorney

EXHIBIT A

That portion of Lots 1 through 6, Block 15 of Stevenson's second addition to Enumclaw aka 1404 Cole Street, Enumclaw, WA 98022 and King County parcel number 8005100630 more particularly described as follows:

Lots 3 and 4 of Block 15 of Stevenson's second addition to Enumclaw.

Status Report

City of Enumclaw Community Development- February 2026

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
APPROVED							
BUS2018-0049	HOME OCCUPATION	LAUREN LILLY PHOTOGRAPHY	1426 MARION ST, ENUMCLAW	10/11/2017	02/26/2026		
BUS2023-0126	BUSINESS LICENSE	NLFINK CORP	1128 WELLS ST, ENUMCLAW	04/03/2023	02/19/2026		
BUS2023-0191	BUSINESS LICENSE	LAKESIDE INDUSTRIES INC		05/16/2023	02/27/2026		
BUS2023-0344	HOME OCCUPATION	DBA ALIYAH DRUGGE PHOTGRAPH	820 MOUNTAIN VILLA DR, ENUMCLA	10/18/2023	02/26/2026		
BUS2023-0404	BUSINESS LICENSE	DBA NAVCO		12/14/2023	02/24/2026		
BUS2024-0082	BUSINESS LICENSE	ARCHITECTURAL METAL SOLUTION	702 BATTERSBY AVE #101, ENUMCL	02/27/2024	02/26/2026		
BUS2025-0164	HOME OCCUPATION	HAIR BY GRACIE WRIGHT LLC	3079 CHELSEA LN, ENUMCLAW	04/17/2025	02/26/2026		
BUS2025-0211	BUSINESS LICENSE	ALLIANT SYSTEMS LLC		05/09/2025	02/27/2026		
BUS2025-0260	BUSINESS LICENSE	DBA SASSY SWEETNESS		06/20/2025	02/18/2026		
BUS2025-0355	BUSINESS LICENSE	DBA AS YOU WISH ELECTRIC		08/22/2025	02/18/2026		
BUS2025-0386	BUSINESS LICENSE	COLLEENS COORDINATING LLC		09/29/2025	02/24/2026		
BUS2025-0400	HOME OCCUPATION	MOUNT PEAK FITNESS LLC	319 JEWELL ST, ENUMCLAW	10/14/2025	02/26/2026		
BUS2025-0444	BUSINESS LICENSE	XTREME HOTRODS LLC		11/03/2025	02/27/2026		
BUS2026-0021	BUSINESS LICENSE	CASCADIA COLLECTION	1920 GARRETT ST, ENUMCLAW	01/27/2026	02/03/2026		
BUS2026-0036	BUSINESS LICENSE	MCGEHEE PHOTOGRAPHY		01/26/2026	02/03/2026		
BUS2026-0037	BUSINESS LICENSE	SAGAREUS REAL ESTATE		01/30/2026	02/03/2026		
BUS2026-0038	HOME OCCUPATION	NORTHWEST LEGACY ADVISORS LI	861 MELODY LN, ENUMCLAW	01/30/2026	02/17/2026		
BUS2026-0039	BUSINESS LICENSE	PRECISION EXHAUST LLC	246 RAINIER AVE, ENUMCLAW	02/03/2026	02/17/2026		
BUS2026-0040	BUSINESS LICENSE	CHIPOLTE MEXICAN GRILL	1040 STEVENSON AVE, ENUMCLAW	02/03/2026	02/17/2026		
BUS2026-0041	BUSINESS LICENSE	CARRIE MYERS LMT	2820 GRIFFIN AVE #100, ENUMCLAW	02/04/2026	02/17/2026		
BUS2026-0042	BUSINESS LICENSE	J.H. KELLY LLC		01/28/2026	02/05/2026		
BUS2026-0043	BUSINESS LICENSE	LOZANO PAINTING AND REMODELII		01/29/2026	02/05/2026		
BUS2026-0044	BUSINESS LICENSE	A MERRY PLACE		01/29/2026	02/05/2026		
BUS2026-0045	BUSINESS LICENSE	ACTION PATCH & REPAIR LLC		02/03/2026	02/05/2026		

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
BUS2026-0046	HOME OCCUPATION	VELVET SHADES OF GREEN	303 SCHMID ST, ENUMCLAW	02/02/2026	02/17/2026		
BUS2026-0047	HOME OCCUPATION	KENMARK PRODUCTIONS LLC	613 CARRIE DR E, ENUMCLAW	02/05/2026	02/09/2026		
BUS2026-0048	BUSINESS LICENSE	KINGS MOTEL	1334 ROOSEVELT AVE E, ENUMCLAW	02/05/2026	02/17/2026		
BUS2026-0049	BUSINESS LICENSE	DBA SPACE FOODS		02/02/2026	02/09/2026		
BUS2026-0050	BUSINESS LICENSE	DBA ACCION LABS US INC		02/06/2026	02/10/2026		
BUS2026-0051	BUSINESS LICENSE	DBA CRAWL PROS, PEST PROS, DU		01/30/2026	02/10/2026		
BUS2026-0052	HOME OCCUPATION	SUNNYSIDE SERVICES LLC	1809 SHANON LN, ENUMCLAW	01/05/2026	02/17/2026		
BUS2026-0053	HOME OCCUPATION	JESSE PUAOKALANI	216 SMITH DR, ENUMCLAW	02/10/2026	02/26/2026		
BUS2026-0054	HOME OCCUPATION	LOCAL GUYS CREATIONS	213 MICHAEL AVE, ENUMCLAW	02/10/2026	02/26/2026		
BUS2026-0055	BUSINESS LICENSE	DBA GARSIA PAINTING		02/06/2026	02/18/2026		
BUS2026-0056	BUSINESS LICENSE	DEEP CREEK INK LLC		02/13/2026	02/18/2026		
BUS2026-0057	BUSINESS LICENSE	NORTHWEST BUILDERS & RENOCA		02/17/2026	02/18/2026		
BUS2026-0058	BUSINESS LICENSE	FROST HEATING AND COOLING LLC		02/17/2026	02/18/2026		
BUS2026-0059	BUSINESS LICENSE	SECURITY SOLUTIONS NORTHWES		02/11/2026	02/26/2026		
BUS2026-0060	BUSINESS LICENSE	JULIA IUNKER WEALTH MANAGEME	2949 GRIFFIN AVE, ENUMCLAW	02/18/2026	02/26/2026		
BUS2026-0061	HOME OCCUPATION	DBA SPRING RAINE SKIN THERAPY	2655 OLIE ANN PL, ENUMCLAW	02/18/2026	02/26/2026		
BUS2026-0064	BUSINESS LICENSE	RAINIER ROOFING & EXTERIORS LI		02/20/2026	02/23/2026		
BUS2026-0065	HOME OCCUPATION	ELIZABETH TORRES	820 MOUNTAIN VILLA DR #A205, ENI	02/19/2026	02/26/2026		

Total: 42

FINAL

BLD2026-0023	COMM-PLUM-ALTE	PERMIT PLACE	1343 GARRETT ST, ENUMCLAW	01/23/2026	02/17/2026	08/23/2026	02/24/2026
BLD2026-0034	RESI-PLUM-ALTE	PACIFIC AIR SYSTEMS	3389 PHILLIPS AVE, ENUMCLAW	02/02/2026	02/04/2026	08/30/2026	03/03/2026
BLD2026-0036	RESI-PLUM-ADDI	LEO DONDLINGER	1109 OKERLUND DR, ENUMCLAW	02/03/2026	02/26/2026	08/26/2026	02/27/2026
BLD2026-0039	RESI-MECH-REPA	CODE MECHANICAL INC.	27121 SE MUD MOUNTAIN RD, ENUM	02/10/2026	02/12/2026	08/25/2026	02/26/2026
BLD2026-0051	RESI-RE-R-REPA	RAINIER ROOFING AND EXTERIORS	1916 WILSON AVE, ENUMCLAW	02/20/2026	02/20/2026	08/29/2026	03/03/2026
BLD2026-0052	RESI-MECH-ALTE	DAVID TREAT	3435 GARLAND PL, ENUMCLAW	02/20/2026	02/23/2026	08/30/2026	03/03/2026

Total: 6

ISSUED

ARU2024-0013	RIGHT-OF-WAY ANNUAL USE	DBA GRIFFIN BREWING PILOT HOU	1214 GRIFFIN AVE, ENUMCLAW	10/18/2021	02/02/2026	12/30/2026	
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ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
BLD2025-0297	ONLINE-RESI-MOBI-NEW	INDIGO ENTERPRISES, LLC	2073 TIMBER ST, ENUMCLAW	09/09/2025	02/18/2026	08/19/2026	
BLD2025-0306	ONLINE-RESI-BUIL-ADDI	INDIGO ENTERPRISES, LLC	2126 GLACIER ST, ENUMCLAW	09/15/2025	02/02/2026	08/01/2026	
BLD2025-0324	ONLINE-RESI-MOBI-NEW	INDIGO ENTERPRISES, LLC	1967 LIBERTY RIDGE AVE, ENUMCLAW	09/30/2025	02/19/2026	08/18/2026	
BLD2025-0325	ONLINE-RESI-MOBI-NEW	INDIGO ENTERPRISES, LLC	1955 LIBERTY RIDGE AVE, ENUMCLAW	09/30/2025	02/20/2026	08/19/2026	
BLD2025-0379	ONLINE-RESI-BUIL-ADDI	SCHEUER BUILDING AND DESIGN LLC	2246 LINCOLN AVE, ENUMCLAW	12/01/2025	02/17/2026	08/16/2026	
BLD2025-0391	ONLINE-COMM-BUIL-ALTE	LUCKY'S IRISH SPORTS BAR LLC	1113 GRIFFIN AVE, ENUMCLAW	12/16/2025	02/06/2026	08/05/2026	
BLD2025-0394	ONLINE-RESI-BUIL-NEW	TAYLOR MORRISON	858 WEAVER DRIVE E, ENUMCLAW	12/23/2025	02/17/2026	09/06/2026	
BLD2026-0001	ONLINE-COMM-BUIL-ALTE	JLKS CONSTRUCTION LLC	1539 BLAKE ST, ENUMCLAW	01/01/2026	02/12/2026	08/16/2026	
BLD2026-0014	ONLINE-RESI-MECH-NEW	HOME COMFORT ALLIANCE	840 SIGRIST DR E, ENUMCLAW	01/16/2026	02/09/2026	08/08/2026	
BLD2026-0019	RESI-MOBI-NEW	JORGE CERVANTES-VARGAS	233 BIRCH DR, ENUMCLAW	01/21/2026	02/20/2026	08/19/2026	
BLD2026-0021	RESI-BUIL-ADDI	BLAKE GALVIN	2880 INITIAL AVE, ENUMCLAW	01/21/2026	02/12/2026	08/31/2026	
BLD2026-0024	ONLINE-COMM-BUIL-ALTE	INSIGHT HEALTHCARE ARCHITECTURE	1455 BATTERSBY AVE, ENUMCLAW	01/23/2026	02/06/2026	08/05/2026	
BLD2026-0031	COMM-BUIL-ALTE	CITY OF ENUMCLAW	45224 284TH AVE SE, ENUMCLAW	01/30/2026	02/04/2026	08/03/2026	
BLD2026-0033	ONLINE-RESI-BUIL-ADDI	INDIGO ENTERPRISES, LLC	2091 TIMBER ST, ENUMCLAW	02/02/2026	02/11/2026	08/24/2026	
BLD2026-0035	RESI-MECH-REPA	MARCIE BELFIELD	1528 COLE ST, ENUMCLAW	02/03/2026	02/03/2026	08/02/2026	
BLD2026-0037	ONLINE-RESI-MECH-ADDI	DAVID TREAT	569 STEVENSON AVE, ENUMCLAW	02/06/2026	02/06/2026	08/05/2026	
BLD2026-0038	COMM-BUIL-ALTE	CITY OF ENUMCLAW	1350 COLE ST, ENUMCLAW	02/09/2026	02/12/2026	08/11/2026	
BLD2026-0041	ONLINE-RESI-MECH-REPA	NORTHWEST EXPERT HEATING LLC	1308 DAVIS AVE, ENUMCLAW	02/11/2026	02/17/2026	08/16/2026	
BLD2026-0042	ONLINE-RESI-MECH-ADDI	ALLRED HEATING COOLING ELECTRIC	1550 MOUNTAIN VIEW DR #G, ENUMCLAW	02/12/2026	02/25/2026	08/29/2026	
BLD2026-0049	ONLINE-COMM-MECH-NEW	FROSTHVAC	202 ROOSEVELT AVE E, ENUMCLAW	02/19/2026	02/25/2026	08/25/2026	
BLD2026-0050	ONLINE-RESI-MECH-ALTE	DAVID TREAT	1163 GARFIELD ST, ENUMCLAW	02/20/2026	02/20/2026	08/19/2026	
BLD2026-0055	ONLINE-RESI-MECH-REPA	CHRISTIAN OTTOSEN	1736 WASHINGTON AVE, ENUMCLAW	02/23/2026	02/23/2026	08/22/2026	
FIR2025-0024	COMMERCIAL FIRE	MERIDIAN SECURITY & ELECTRIC INC	731 WATSON ST N, ENUMCLAW	12/02/2025	02/26/2026	08/25/2026	
PWD2026-0004	RIGHT-OF-WAY CONSTRUCTION PI	PUGET SOUND ENERGY	1700 FIRST ST, ENUMCLAW	02/02/2026	02/10/2026	02/10/2028	
PWD2026-0005	RIGHT-OF-WAY CONSTRUCTION PI	PUGET SOUND ENERGY	1982 WILSON AVE, ENUMCLAW	02/02/2026	02/11/2026	02/11/2028	
PWD2026-0006	RIGHT-OF-WAY CONSTRUCTION PI	PUGET SOUND ENERGY	2255 VENTURA AVE, ENUMCLAW	02/02/2026	02/25/2026	02/25/2028	
PWD2026-0011	RIGHT-OF-WAY CONSTRUCTION PI	PUGET SOUND ENERGY	44807 244TH AVE SE, ENUMCLAW	02/20/2026	02/25/2026	02/25/2028	

Total: 28

Grand Total: 76