



CITY OF MATTAWA
COUNCIL MEETING AGENDA
February 05, 2026
5:30 P.M.

Call to Order:

Roll Call: Mayor Maria Celaya, Sun Hwang, Brian Berghout, Silvia Barajas, Tony Acosta,
Alex Heredia, Fabiola Hernandez, Wendy Lopez

I. Additions/Approval of Agenda:

II. Public Comments:

III. Presentation: Mattawa Library; Staff Introduction

IV. Consent Agenda/Informational:

- Minutes- Council Meeting Minutes 01.15.26
- Gray & Osborne Project Summary 01.28.26
- SCJ Planning Monthly Update 02.02.26 & Grant Co. Memo
- 2026 Claims EFT & Checks Approval #21463-21490 -- \$192,932.44
- 2026 Payroll EFT & Checks Approval #32090-32096 -- \$109,850.36

V. Reports:

Mayor Report

- Dry Pantry (Food Bank)

Council Report

Police Department Report

Public Works Department Report

VI. Council, Items for Motion (Old Business):

None.

VII. Council, Items for Motion (New Business):

1. Resolution 26.02.01 Community Events 2026
2. Resolution 26.02.02 Updating Land Use Fee Schedule
3. Engineering Amendment #9 - City Hall Feasibility Analysis
4. Engineering Amendment # 10 - Reservoir Inspection
5. Engineering Amendment # 11 - Pressure Zone Improvement Design
6. Solids Handling Upgrades Project Loan Options
7. Progress Estimate #4 - Sewer System Improvements

VIII. Adjournment:



**CITY OF MATTAWA
COUNCIL MEETING MINUTES
January 15, 2026
5:30 PM**

Call to Order/Roll Call

Mayor Maria Celaya called the council meeting to order at 5:32 p.m. Council members present were Sun Hwang, Brian Berghout, Silvia Barajas, Wendy Lopez, Alex Heredia, Fabiola Hernandez. M/s; Hwang / Hernandez motion to excuse Tony Acosta. Motion carried.

Staff present – Chief of Police Alex Zesati, Public Works Director Juan Ledezma, Deputy Clerk Jazmin Hernandez.

Others present—City attorney Katherine Kenison, Rachele (SCJ Alliance), Jamin (G & O)

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I. Additions/Approval of Agenda:

**M/s; Berghout / Heredia motion to add Water & Sewer rate study to tonight’s agenda. Motion carried.

**M/s; Barajas / Hwang motion to approve tonight’s agenda. Motion carried.

II. Public Comments:

**None

III. Presentation:

- Rate Study- Jamin presented to council the “council preferred alternative water and sewer rates” for increases.

IV. Consent Agenda/Information

- Minutes – Council Meeting 12.18.25
- Gray & Osborne Project Summary 12.24.25
- SCJ Planning Monthly Update 01.09.26
- 2025 Claims EFT & Checks Approval #21409-21445 -- \$106,886.30
- 2025 Payroll EFT & Checks Approval #32083-32089 -- \$122,115.97
- 2026 Claims EFT & Checks Approval #21446-21461-- \$785,640.14
- 2026 Payroll EFT Approval -- \$7,700.00
- Treasurer Report

** Approval of Claims, Prepaid Claims, and Payroll Vouchers audited and certified by the City Clerk as required by RCW 42.24.080, and those expense reimbursement claims, certified as required by RCW 42.24.090, have been recorded on a listing which has been made available to the Council for approval and is retained for public inspection at city hall.

** As of January 15th 2026, the Council approved payment of 2025 Claims EFT & Checks Approval #21409-21445 -- \$106,886.30, 2025 Payroll EFT & Checks Approval #32083-32089 -- \$122,115.97 ; 2026 Claims EFT & Checks Approval #21446-21461-- \$785,640.14; 2026 Payroll EFT Approval -- \$7,700.00.

***** M/s; Hwang / Lopez motion that bills, checks, payroll, 12.18.25 meeting minutes, Treasurer Report be approved. Motion carried.***

V. Reports:

Mayor's Report

**Vacation time was short.

**Will meet with staff tomorrow to discuss 2026 community events.

Council Report

**Councilwomen Hernandez had a concern on her address. She has been having issues with the mail not delivering to her address.

** Councilman Hwang and Councilwomen Hernandez attended the law enforcement appreciation lunch. They enjoyed it and learned a lot.

Police Department Report

** There are two potential candidates that hope to move forward with the hiring process. Both candidates are local.

Public Works Department Report

**Sewer- WWTP Improvement Project

** Streets- Potholes repairs on Government, Hoose and First street were done this week.

** Water- Well No 2 Re-equipping project waiting on VFD for Fault warranty items.

**Staff Training- Mostly all staff attended at no cost.

VI. Council, Items for Motion (Old Business):

None.

VII. Council, Items for Motion (New Business):

1. Palm Sunday Procession (March 29, 2026) – Catholic Church

M/s; Berghout / Hernandez motion to approve with the condition of the crowd to stay within fog lines and to pick up donkey waste. Motion carried.

2. A Procession of Silence (April 3, 2026) - Catholic Church

M/s; Berghout/ Hernandez motion to approved. Motion carried.

3. 2025 Red Town Initiative: Final Progress #2 & Project Completion Acceptance

M/s; Hwang/ Barajas motion to approve. Motion carried.

4. Engineering Services Amendment #3 (Supplement 1) – WWTF Improvements – Additional Construction Administration

M/s; Hernandez / Berghout motion to approve. Motion carried.

5. Engineering Services Amendment #11 (Supplement 1) – Well 5 Siting Analysis & Drilling Design – Cultural Resources/Environmental Review Supplement

M/s; Barajas / Lopez motion to approve. Motion carried.

6. Progress Estimate #18 – WWTF Improvements

M/s; Hwang /Barajas motion to approve. Motion carried.

7. Progress Estimate # 3 – Sewer System Improvements

M/s; Heredia / Hwang motion to approve. Motion carried.

8. Rate Study Water and Sewer

M/s; Berghout/ Heredia motion to approve water and sewer rate increase with the council preferred alternative. Opposed councilwomen Hernandez. Motion carried.

VIII. Adjournment:

The council meeting was adjourned at 6:48 P.M. M/s; Berghout / Barajas. Opposed councilwomen Hernandez. Motion carried.

Respectfully submitted,

Anabel Martinez, City Clerk

Maria Celaya, Mayor

Gray & Osborne/City of Mattawa Project Summary (1/28/26)

Development Projects

Bodrero Development – Jamin Ankney, Mike Meskimen

Project Number: 21845.07/21845.21

Funded: Developer Contributions

- Preliminary subdivision review period complete
- Completed review of construction drawings
- Completed preconstruction conference
- Part-inspection will be provided during construction
- Infrastructure installation for Phases I&II is complete, including punch list items
- Phase III will likely not start until later this year

Portage Court (Balaggan) Development – Jamin Ankney, Mike Meskimen

Project Number: 21845.16

Funded: Developer Contributions

- Completed first review of construction drawings
- Completed multiple reviews of construction drawings
- Have responded to multiple questions from the developer
- An updated submittal was received 8/27 and comments were provided to the City on 9/22.

Transportation Projects

TIB Applications – Michael Woodkey, Julio Renteria, Brandon Larson

Project Number: TBD

- Applications were due August 2025
- TIB applications were submitted this cycle
- The City was not awarded funding

UPWP Funding Application – Russ Powers, Michael Woodkey

Project Number: OH250.39

- Opportunity to apply for transportation planning money
- Submission of funding application for Government Rd feasibility update with roundabout analysis
- Award announcements were anticipated for December, but have not been announced

CDBG Funding Applications – Russ Powers, Jamin Ankney

- Opportunity to apply for CDBG funding for projects
- CDBG is primarily interested in funding community facilities or projects that facilitate housing and growth
- Preliminary estimates were prepared for CDBG's consideration and the City was told that an application would be considered in January 2026

- Met on 10/22 with Catholic Charities and Port to discuss coordinated efforts
- An updated proposed layout, cost estimate, and schedule are being prepared
- Additional coordination with Catholic Charities and the Port will be needed

2025 RED Town Initiative – Michael Woodkey, Christian Weishaar, Brandon Larson

Project Number: 24881

Project Completion: August 2025

Funded: TIB

- TIB has offered the City an out-of-call project
- Award of the project was awarded at the 5/1 council meeting
- Construction is complete
- **Total Budget: \$1,300,000**

Government Road Feasibility Study Update – Mike Meskimen, Julio Renteria, Michael Woodkey

- City may budget this effort for next year
- City to determine next steps desired
- Updated cost ranges provided by G&O for budgeting

Water System Projects

Well 2 – Re-equipping Design and CA – Jamin Ankney, Jared McMeen

Project Number 22867/24846

Project Completion: September 2024

Funded: City Water Fund/Public Works Board

- Final design and construction funding for the project will be from the PWB
- A funding scope change is being processed that will increase the grant to 50%
- Construction is nearing completion
- The well was started up on 10/20
- **The contractor is resolving an electrical issue**
- **Total Budget: \$2,900,000**

Well 2 – Water Capacity Analysis Update – Jamin Ankney, Jared McMeen

Project Number TBD

Project Completion: March 2026

Funded: Public Works Board

- **DOH has confirmed the proposed pump test protocol**
- **Pump test will be completed once Well 2 has been restored to operation**
- **Total Budget: \$25,600**

Water Rights Assistance – Dan Haller (Aspect Consulting), Jamin Ankney

- Project Number: 24884
- Project Completion: 2025
- Funded: City

- The water rights application was submitted to Ecology
- The meeting with the School District Board was completed
- Draft agreement for the water rights issue was prepared and approved by the City Council
- **Aspect is proceeding with the work**
- **Total Budget: \$19,630**

Water Telemetry System Upgrade – Jamin Ankney, Brad Bailey (Connetix Engineering)

- Project Number: 24886
- Project Completion: 2026
- Funded: DWSRF
- DOH approved the contract documents
- The project was advertised on August 13 and opened bids on August 29
- One bid was received and the Council awarded the project on 9/4
- The contractor has been issued a notice to proceed and has started work on the project
- Submittals have been reviewed
- **Electrician was onsite 1/14**
- **Project is scheduled to be completed by March**
- **Total Budget: \$134,000**

Well 5 Siting Analysis and Drilling Design – Jamin Ankney, Aspect Consulting

- Project Number: TBD
- Project Completion: 2025
- Funded: DWSRF (future phases and property acquisition also funded by EPA)
- The siting analysis is complete and provides the City with a clear plan for the potential locations of Well 5
- City staff have been consulted on possible Well 5 locations
- **The City has procured a location for the well**
- **The City can now proceed with the environmental/cultural review and the drilling design**
- **Environmental and cultural review components are ongoing**
- **Total Budget: \$118,000**

Well 5 Property Acquisition, Drilling, Equipping Design, and Equipping Construction – Jamin Ankney

- Project Number: TBD
- Project Completion: 2028
- Funded: EPA/DWSRF
- The property purchase for Well 5 is complete
- **Tentative schedule is property acquisition Winter 2025, environmental/cultural review spring 2026, drilling bid summer 2026, well drilling fall 2026, start equipping design fall 2026, equipping bid spring 2027, project complete by early 2028.**
- **Total Budget: \$4,500,000**

Pressure Zone Improvements Design and Construction – Jamin Ankney

- Project Number: TBD
- Project Completion: 2028
- Funded: EPA/DWSRF
- Project scope was dependent on selected location of Well 5
- **A design amendment is being prepared for council consideration**
- **Waiting for funding agency confirmation that design can proceed**
- **Total Budget: \$3,000,000**

Reservoir Inspection – Jamin Ankney, Jared McMeen, Jared Ball, Alex Quinn

- Project Number: TBD
- Project Completion: 2026
- Funded: City
- The City's reservoir coats were last inspected in 2019
- The inspection at that time recommended reassessment in 5 year.
- **A scope of work for this project will be on the 2/5 council agenda**
- **Total Budget: \$27,100**

PWB Funding Applications – Russ Powers, Jamin Ankney

- Opportunity to apply for PWB funding for infrastructure projects
- City applying for Reservoir 2 recoating and valve replacement projects
- The PWB funding applications have been submitted
- The City was not awarded funding

Future/Pending Water System Projects

Reservoir Project – Jamin Ankney, Alex Quinn

- Coating Project
- Reservoir No. 1 – No need to evaluate until 2029.
- Reservoir No. 2 – Need to evaluate in 2025 for potential coating project.
- **Total Budget: Not an active project**

Wastewater System Projects

WWTF Fire Assistance – Nancy Wetch, Russ Powers

Project Number: 20827

Project Completion: November 2023

Funded: Insurance Reimbursement/City Funds (Ecology Emergency Funding)

- Phase 1 – Blower Procurement
- Phase 2 – Building Restoration
- Phase 3 – Equipment Installation
- **Total Budget: The total cost of the fire response, cleanup, design, construction, etc., is not completely known at this time as costs are still being assembled and approved by the insurance company.**

Initial Emergency Response (G&O does not have total cost)

Engineering: \$414,840 (insurance will reimburse)

Phase I: \$93,505.84 (insurance will reimburse)

Phase II: \$320,864 (insurance will reimburse)

Phase III: \$1,189,148 (working on insurance reimbursement, City will be responsible for some costs – TBD)

- The City will still need to pay the retainage to Apollo, but can request this from the insurance now
- Apollo has indicated that they will address the baseboard warranty issue
- Apollo has been notified about the filtrate pump issue
- The telemetry radio issue has been resolved

WWTF Improvements Construction – Tim DeVries, Nancy Wetch, Jamin Ankney

Project Number: 19044.01

Project Completion: 2025 (for construction completion)

Funded: Ecology Water Quality Funding

- Current schedule appears to extend beyond the allowed construction days – an updated schedule has been received and a response has been provided to the contractor
- The City's change order to add working days has been executed and the contractor has filed a protest
- G&O has responded to the contractor's protests and claim, denying all of their requests
- The contractor resumed work the week of 4/14/25
- **A few outstanding change order options are being discussed**
- **The contractor's most recent schedule showed completion in early February 2026, but this is out of date**
- **The City has received an extension in the Ecology funding**
- **Total Budget \$5,883,000 (includes design, construction, construction administration)**

WWTF Solids Handling Improvements Design – Nancy Wetch, Jamin Ankney

Project Number: 25861

Project Completion: 2028

- The City is on the final Ecology funding list for this project
- An engineering agreement for the design was approved by council on 9/18
- **The Ecology funding scope was reviewed and comments were returned to Ecology**
- **A kickoff meeting with Ecology was completed on 12/29**
- **Ecology has indicated that an updated cultural review will be required**
- **Total Budget \$637,000**

Sewer System Improvements (Portage Avenue LS Elimination) – Jamin Ankney, Justin Wies

Project Number: 24817

Project Completion: 2026

Funded: Ecology Grant/Loan

- Slight changes in the proposed route were made to better serve future development in the area
- Additional Ecology comments have been addressed

- Obtained approved from the County and WSDOT for the detour
- Easements have been finalized and signed by the property owners
- The project was awarded on 9/18
- Construction started on 9/16
- The SR 243 crossing was being completed 10/21-10/27.
- **Construction is mostly complete, pending surface restoration and punchlist items**
- **The lift station has been demolished**
- **Total Budget \$3,348,700**

Other Projects

City Hall Feasibility Analysis – Jamin Ankney, Aaron Pease

Project Number: 23856

Project Completion: November 2023

Funded: City

- City could consider funding options for the selected alternative.
- City may consider proceeding with conceptual design to aid in future funding efforts.
- **A scope of work for this project will be on the 2/5 council agenda**
- **Total Budget \$27,700**

Rate Study Update – Michael Woodkey

Project Number: 25854

Project Completion: December 2026

Funded: City

- City would like to assess its rates, given current capital improvement funding packages
- **Work on this project is ongoing**
- **Presentation was made at the December 18 council meeting**
- **Based on council feedback, updated rate options were presented at the January 15 council meeting and approved by council**
- **Total Budget \$15,000**

Next Meeting – February 11, 2026, 10 am



City of Mattawa Planning: Monthly Update

Date: February 2, 2026

From: Rachelle Bradley, Mattawa Contract Planner SCJ Alliance

The purpose of this document is to provide the Mattawa City Council with a written monthly update regarding current planning development for those who have submitted an application and paid fees as well as general planning inquiries. This report will be provided in the Council packet as part of the consent agenda. SCJ Alliance Planning Consultants will provide a verbal update to the Council upon specific request.

Development Review

	Project	Type	Status	Contact
1.	Bodrero Estates	Major Plat	No planning updates.	Drew Scott, CAD Homes
2.	Balaggan Short Plat & Townhomes	Short Plat	Final plat application received 1/12/26 and determination of completeness issued on 1/28/26. Agency notice review issued 1/29/26 for comment.	Milenko Kulasevic, Draftco Designs
3.	McDonalds/S5 Retail Site Plan	Site Plan & Environmental Review	No planning updates.	Hardeep Singh, Owner and Lori Timmons, Contract Planner
4.	Catholic Charities Housing Services	Annexation & Planned Development	Awaiting annexation application. Met with applicant 1/30/26 to discuss requirements with applicant's consultants.	Camille Gallegos, Housing Developer CCHS
5.	Cruz Lot Consolidation	Boundary Line Adjustment	Received boundary line adjustment to consolidate two lots on 1/9/2026. Determination of incompleteness issued on 1/28/26, awaiting requested materials.	Jose Cruz, Applicant

Administrative Inquiries

	Project	Type	Status	Contact
1.	401 Cooper St Residence	Building Permit	Received inquiry regarding livable space for a new residence on 1/26. Replied on 1/26 clarifying lot coverage maximums for the zoning district and suggested an informal meeting.	Jose Rodriquez, Inquirer
2.	334 Cooper St Non-Compliance	Inquiry	Received a complaint regarding lot coverage at 334 Cooper St. Currently drafting a letter to the owners outlining the requirements for site conformity.	N/A

General Planning

	Project	Status	Contact
1.	Mattawa 2027 Comprehensive Plan periodic update	Continuing work on the periodic update checklist, critical areas checklist, policy audit, and upcoming engagement. Received final population allocation memo from Grant County and provided to city staff (see attached memo).	Rachelle Bradley
2.	Mattawa Climate & Resiliency Element	No planning updates.	Rachelle Bradley



MEMO

Consent Agenda - 2/2026 Monthly Planning Report Attachment

TO: Grant County Cities and Towns
FROM: Grant County Development Services
DATE: January 12, 2026
SUBJECT: FINAL Grant County Washington Countywide Population Allocation

I. Introduction

This memorandum outlines the technical basis for allocating Grant County's projected population growth amongst each city and town in accordance with Washington's Growth Management Act (GMA). The memo is intended to support collaborative decision-making among cities, towns, and the County as each jurisdiction coordinates its Comprehensive Plan updates.

The Revised Code of Washington (RCW) 36.70A.110 requires counties planning fully under the GMA to distribute the Office of Financial Management's (OFM) 20-year population forecasts to each city, town and unincorporated area. This analysis focuses exclusively on population forecasting and distribution factors, while also incorporating Grant County's Countywide Planning Policy (CWPP) **Policy 14: Population Forecast Distribution**. This policy instructs the County to allocate population using a combination of historical growth data, documented development activity, and jurisdiction-specific intangibles. This policy is subject to change if other factors or methodologies are preferred by cities and towns.

II. Purpose of Countywide Population Allocation

Population allocation ensures that jurisdictions throughout Grant County plan for future growth using assumptions that are coordinated, realistic, and consistent with state law. By establishing a shared set of population expectations for the next 20 years, jurisdictions can plan for future land use, Urban Growth Areas (UGAs), infrastructure, and housing needs. A countywide allocation also helps jurisdictions demonstrate adequate capacity to accommodate growth, ensuring GMA compliance, and coordinating across city and county boundaries. This memo provides a basis for determining how population is distributed and leaves a final decision of the preferred growth targets to the jurisdictions participating in the countywide planning process.

III. Regulatory Framework

Population allocation occurs within a clear statutory and policy framework. OFM provides official countywide population projections (Low, Medium, and High) under RCW 43.62.035, which serve as the basis for planning assumptions across the state.

RCW 36.70A.110 requires these forecasts to be allocated to each jurisdiction so that comprehensive plans reflect appropriate land-use capacity and urban service responsibilities. Grant County's CWPP **Policy 14** establishes the local criteria for distributing population based on historic development patterns, current planning initiatives, and contextual qualitative factors. This ensures the allocation process is coordinated and grounded in state guidance and local planning objectives.

IV. Methodology Overview

The countywide allocation process applied the factors outlined in **Policy 14** to translate OFM's countywide forecast into jurisdiction-level allocations. The methodology incorporates a review of long-term and short-term population trends, an evaluation of each jurisdiction's planning and development activities, and a balanced assessment of qualitative factors to refine results. These components are used to develop a range of allocation outcomes that reflect both measurable trends and local insights.

The process is designed to be adaptable depending on which OFM projection (*Low, Medium, or High*) is ultimately selected for planning purposes. Washington Department of Commerce (Commerce) encourages jurisdictions to utilize Housing Planning for All Tool (HAPT) for allocating housing. The tool also provides population targets from OFM, based on a selected jurisdiction, using decennial 2020 Census data as a projection baseline.

Table 1: OFM GMA Population Projections, 2047

Grant County Projected Population, 2047		
Low	Medium	High
109,099	130,995	154,235

Source: Nexus Planning Services 2025, based on Washington State Department of Commerce HAPT Tool

According to the WA Department of Commerce, *Medium* projection is considered the most accurate and commonly used by counties. Grant County's countywide population target may lie anywhere within the range and is not required to be the exact *Low, Medium, or High* number.

Based on the three options, an estimate of breakdown per constituent jurisdiction may be calculated. Please note, this is not allocation, but simply an estimate of projection utilizing the current population share in the county.

Table 2: Grant County OFM Targets Population Share Breakdown per Jurisdiction

Jurisdiction	2025 OFM Population Estimates	Current % of total County Population	2047 Target (OFM)		
			Low	Medium	High
Grant County	106,250	100%	109,099	130,995	154,235
<i>Unincorporated Grant</i>	47,235	44.63%	48,502	58,236	68,567
<i>Incorporated Grant</i>	59,015	55.54%			
<i>Coulee City</i>	560	0.53%	575	690	813
<i>Coulee Dam (part)</i>	0	0.00%	-	-	-
<i>Electric City</i>	975	0.92%	1,001	1,202	1,415
<i>Ephrata</i>	8,915	8.39%	9,154	10,991	12,941
<i>George</i>	900	0.85%	924	1,110	1,306
<i>Grand Coulee</i>	950	0.89%	975	1,171	1,379
<i>Hartline</i>	180	0.17%	185	222	261
<i>Krupp</i>	45	0.04%	46	55	65
<i>Mattawa</i>	3,890	3.66%	3,994	4,796	5,647
<i>Moses Lake</i>	27,530	25.91%	28,268	33,942	39,963
<i>Quincy</i>	8,330	7.84%	8,553	10,270	12,092
<i>Royal City</i>	1,960	1.84%	2,013	2,416	2,845
<i>Soap Lake</i>	1,810	1.70%	1,859	2,232	2,627
<i>Warden</i>	2,765	2.60%	2,839	3,409	4,014
<i>Wilson Creek</i>	205	0.19%	210	253	298

Source: OFM, 2025; Nexus Planning Services, 2025

V. Historical Growth Trends

Consistent with **Policy 14**, the analysis begins with a comprehensive review of documented historical growth rates over the past 20 years, the past decade, and the most recent two-year period. This information provides a baseline understanding of which jurisdictions have historically accommodated the largest share of growth and whether recent trends support or contradict long-term patterns.

Jurisdictions experiencing sustained growth in population and housing construction are highlighted as areas where future growth could reasonably be expected to continue. Conversely, jurisdictions with stagnant or declining population over recent periods are evaluated to determine whether such trends reflect long-term limitations or short-term conditions that may change.

Historical growth trends may not necessarily be a more accurate representation of growth in comparison to OFM projections. OFM considers long-term demographic trends such as births, deaths, and migration patterns when producing population projections. They also analyze economic conditions, housing trends, and historic growth rates to estimate how populations are likely to change over time. These factors are integrated into a cohort-component model to project population for the state, counties, and cities.

The purpose of reviewing historical growth is twofold:

- Assessing how future projections based on previous years are similar to OFM projections.
- Adjusting the population share amongst jurisdictions if necessitated by individual jurisdictions' trends.

The Compound Annual Growth Rate (CAGR) is a measure that expresses how fast something grows on average each year, assuming the growth happened at a steady, compounded rate, even if actual year-to-year changes were uneven. CAGR is often preferred over a simple Annual Average Growth Rate because the average can be skewed by unusually high or low individual years and does not account for compounding, which is how population, investment, and most long-term trends truly behave.

In county population trends, CAGR provides a clearer, more stable picture of historic growth by smoothing short-term fluctuations, such as economic cycles, migration spikes, or one-time events. OFM's 2025 population estimate is used as a baseline year to project the 2047 population, utilizing different CAGRs.

Table 3: Grant County Historical Population Growth Rates over the last decade

Jurisdiction	2010	2020	CAGR	2047 (CAGR 2010 -2020)
Grant County	89,120	99,123	1%	134,266
<i>Unincorporated Grant</i>	40,134	44,987	1%	60,719
<i>Incorporated Grant</i>	48,986	54,136	1%	73,532
<i>Coulee City</i>	562	549	0%	532
<i>Coulee Dam (part)</i>	0	0	-	-
<i>Electric City</i>	968	956	0%	949
<i>Ephrata</i>	7,664	8,477	1%	11,129
<i>George</i>	501	809	5%	2,583
<i>Grand Coulee</i>	988	972	0%	916
<i>Hartline</i>	151	180	2%	265
<i>Krupp</i>	48	49	0%	47
<i>Mattawa</i>	4,437	3,335	-3%	2,076
<i>Moses Lake</i>	20,366	25,146	2%	43,777
<i>Quincy</i>	6,750	7,543	1%	10,636
<i>Royal City</i>	2,140	1,776	-2%	1,301
<i>Soap Lake</i>	1,514	1,691	1%	2,308
<i>Warden</i>	2,692	2,449	-1%	2,245
<i>Wilson Creek</i>	205	204	0%	203

Source: OFM, 2025; Nexus Planning Services, 2025

Table 4: Grant County Historical Population Growth Rates over the last two decades

Jurisdiction	2000	2020	CAGR	2047 (CAGR 2000 -2020)
Grant County	74,698	99,123	1%	145,038
Unincorporated Grant	35,797	44,987	1%	60,734
Incorporated Grant	38,901	54,136	2%	84,887
Coulee City	600	549	0%	508
Coulee Dam (part)	4	0		-
Electric City	922	956	0%	1,015
Ephrata	6,808	8,477	1%	11,347
George	528	809	2%	1,439
Grand Coulee	897	972	0%	1,038
Hartline	134	180	1%	249
Krupp	60	49	-1%	36
Mattawa	2,609	3,335	1%	5,096
Moses Lake	14,953	25,146	3%	48,766
Quincy	5,044	7,543	2%	12,969
Royal City	1,823	1,776	0%	1,904
Soap Lake	1,733	1,691	0%	1,762
Warden	2,544	2,449	0%	2,652
Wilson Creek	242	204	-1%	170

Source: OFM, 2025; Nexus Planning Services, 2025

Table 5: Grant County Historical Population Growth Rates over the last two years

Jurisdiction	2023	2025	CAGR	2047 (CAGR 2023 -2025)
Grant County	103,300	106,250	1%	144,825
<i>Unincorporated Grant</i>	46,660	47,235	1%	54,047
<i>Incorporated Grant</i>	56,640	59,015	2%	92,724
<i>Coulee City</i>	560	560	0%	560
<i>Coulee Dam (part)</i>	0	0		-
<i>Electric City</i>	965	975	1%	1,092
<i>Ephrata</i>	8,690	8,915	1%	11,810
<i>George</i>	885	900	1%	1,083
<i>Grand Coulee</i>	960	950	-1%	847
<i>Hartline</i>	180	180	0%	180
<i>Krupp</i>	45	45	0%	45
<i>Mattawa</i>	3,575	3,890	4%	9,848
<i>Moses Lake</i>	26,210	27,530	2%	47,265
<i>Quincy</i>	8,065	8,330	2%	11,888
<i>Royal City</i>	1,910	1,960	1%	2,604
<i>Soap Lake</i>	1,765	1,810	1%	2,388
<i>Warden</i>	2,625	2,765	3%	4,897
<i>Wilson Creek</i>	205	205	0%	205

Source: OFM, 2025; Nexus Planning Services, 2025

Table 6: Comparison of Population Share from 2000 to 2025

Jurisdiction	2000	2010	2020	2023	2025
Coulee City	1%	1%	1%	1%	1%
Coulee Dam (part)	0%	0%	0%	0%	0%
Electric City	1%	1%	1%	1%	1%
Ephrata	9%	9%	9%	8% (-1)	8%
George	1%	1%	1%	1%	1%
Grand Coulee	1%	1%	1%	1%	1%
Hartline	0%	0%	0%	0%	0%
Krupp	0%	0%	0%	0%	0%
Mattawa	3%	5% (+2)	3% (-2)	3%	4% (+1)
Moses Lake	20%	23% (+3)	25% (+2)	25%	26% (+1)
Quincy	7%	8% (+1)	8%	8%	8%
Royal City	2%	2%	2%	2%	2%
Soap Lake	2%	2%	2%	2%	2%
Warden	3%	3%	2% (-1)	3% (+1)	3%
Wilson Creek	0%	0%	0%	0%	0%
Unincorporated Grant	48%	45% (-3)	45%	45%	44% (-1)
Incorporated Grant Total	52%	55% (-2)	55%	55%	56%
Grant County TOTAL	100%	100%	100%	100%	100%

*Previous period changes are shown in parentheses.

Source: Nexus Planning Services, 2025

Table 7: Comparing Historical Growth to OFM Targets

Jurisdiction	2047 OFM			2047 CAGR Projection		
	Low	Medium	High	2010-2020 CAGR	2000-2020 CAGR	2023-2025 CAGR
Grant County	109,099	130,995	154,235	134,266	145,038	144,825
Unincorporated Grant	48,502	58,236	68,567	60,719	60,734	54,047
Incorporated Grant				73,532	84,887	92,724
Coulee City	575	690	813	532	508	560
Coulee Dam (part)	-	-	-	-	-	-
Electric City	1,001	1,202	1,415	949	1,015	1,092
Ephrata	9,154	10,991	12,941	11,129	11,347	11,810
George	924	1,110	1,306	2,583	1,439	1,083
Grand Coulee	975	1,171	1,379	916	1,038	847
Hartline	185	222	261	265	249	180
Krupp	46	55	65	47	36	45
Mattawa	3,994	4,796	5,647	2,076	5,096	9,848
Moses Lake	28,268	33,942	39,963	43,777	48,766	47,265
Quincy	8,553	10,270	12,092	10,636	12,969	11,888
Royal City	2,013	2,416	2,845	1,301	1,904	2,604
Soap Lake	1,859	2,232	2,627	2,308	1,762	2,388
Warden	2,839	3,409	4,014	2,245	2,652	4,897
Wilson Creek	210	253	298	203	170	205

*OFM targets per jurisdiction are based on 2025 population share breakdown.
 Source: Nexus Planning Services, 2025

VI. Development Activity Trends

A review of completed housing units over the past 15 years (2010-2025) provides a clear empirical record of development activity across the county and offers valuable context for population allocation. This information helps identify where residential growth has historically occurred, the consistency of building trends, and how local market conditions and infrastructure capacity have supported new housing. Incorporating this data into the allocation process ensures future population distributions reflect demonstrated development patterns and the relative ability of each jurisdiction to accommodate additional growth.

OFM's Postcensal Permit data is used to estimate completed housing units in Grant County. These estimates represent generalized planning assumptions and may differ from actual development conditions in individual jurisdictions. *Frame Housing* units include any single-family, duplex, 3/4 units, and 5+ units completed. Accessory Dwelling Units (ADUs) are viewed separately.

Table 8: Average Annual Frame Housing Units Permitted by Jurisdiction, 2010 to 2025

Jurisdiction	Completed Frame Housing Units	Annual Average of Homes Completed	Percentage of Countywide Total New Homes
Grant County TOTAL	7,449	466	100%
<i>Unincorporated Grant*</i>	2,093	131	28%
<i>Incorporated Grant</i>			
<i>Coulee City</i>	11	1	0%
<i>Coulee Dam (part)</i>	0	0	0%
<i>Electric City</i>	25	2	0%
<i>Ephrata</i>	473	30	6%
<i>George</i>	90	6	1%
<i>Grand Coulee</i>	15	1	0%
<i>Hartline</i>	3	0	0%
<i>Krupp</i>	0	0	0%
<i>Mattawa</i>	221	14	3%
<i>Moses Lake</i>	3,215	201	43%
<i>Quincy</i>	780	49	10%
<i>Royal City</i>	223	14	3%
<i>Soap Lake</i>	126	8	2%
<i>Warden</i>	173	11	2%
<i>Wilson Creek</i>	1	0	0%

*Unincorporated county data is only available for 2011-2025.

Source: OFM, 2025; Nexus Planning Services, 2025

Table 9: Average Annual ADU Housing Units Permitted by Jurisdiction, 2010 to 2025

Jurisdiction	Completed ADUs	Annual Average of ADUs Completed	Percentage of Countywide Total New ADUs
Grant County TOTAL	61	4.01	100%
<i>Unincorporated Grant*</i>	47	3.13	78%
<i>Incorporated Grant</i>			
<i>Coulee City</i>	2	0.13	3%
<i>Coulee Dam (part)</i>	0	0.00	0%
<i>Electric City</i>	2	0.13	3%
<i>Ephrata</i>	2	0.13	3%
<i>George</i>	0	0.00	0%
<i>Grand Coulee</i>	1	0.06	2%
<i>Hartline</i>	0	0.00	0%
<i>Krupp</i>	0	0.00	0%
<i>Mattawa</i>	0	0.00	0%
<i>Moses Lake</i>	1	0.06	2%
<i>Quincy</i>	5	0.31	8%
<i>Royal City</i>	0	0.00	0%
<i>Soap Lake</i>	0	0.00	0%
<i>Warden</i>	1	0.06	2%
<i>Wilson Creek</i>	0	0.00	0%

*Unincorporated county data is only available for 2011-2025.

Source: OFM, 2025; Nexus Planning Services, 2025

VII. Initial Allocation Forecast

The **Medium** OFM projection is recommended as the basis for assessing countywide population allocation. Commerce identifies it as the most accurate and commonly used forecast, and it provides a balanced midpoint that avoids the risk of under- or over-planning for future growth. Using the Medium projection gives Grant County and its jurisdictions a consistent, data-supported starting point that closely aligns with the last decade (2010-2020) trends. However, each jurisdiction in Grant County may modify this baseline through the memo’s “jurisdiction-specific forecast determination steps,” based on context-specific factors.

Table 10: Grant County OFM Targets Population Share Breakdown per Jurisdiction Forecast

Jurisdiction	Current % of total County Population	2047 Target (OFM)		
		Low	Medium	High
Grant County	100%	109,099	130,995	154,235
<i>Unincorporated Grant</i>	44.63%	48,502	58,236	68,567
<i>Incorporated Grant</i>	55.54%			
<i>Coulee City</i>	0.53%	575	690	813
<i>Coulee Dam (part)</i>	0.00%	-	-	-
<i>Electric City</i>	0.92%	1,001	1,202	1,415
<i>Ephrata</i>	8.39%	9,154	10,991	12,941
<i>George</i>	0.85%	924	1,110	1,306
<i>Grand Coulee</i>	0.89%	975	1,171	1,379
<i>Hartline</i>	0.17%	185	222	261
<i>Krupp</i>	0.04%	46	55	65
<i>Mattawa</i>	3.66%	3,994	4,796	5,647
<i>Moses Lake</i>	25.91%	28,268	33,942	39,963
<i>Quincy</i>	7.84%	8,553	10,270	12,092
<i>Royal City</i>	1.84%	2,013	2,416	2,845
<i>Soap Lake</i>	1.70%	1,859	2,232	2,627
<i>Warden</i>	2.60%	2,839	3,409	4,014
<i>Wilson Creek</i>	0.19%	210	253	298

Source: OFM, 2025; Nexus Planning Services, 2025

VIII. Jurisdiction-specific Population Forecast Determination Steps

1. Select an OFM Forecast Target (Low, Medium, or High).

Begin by choosing which countywide OFM projection best reflects your jurisdiction’s planning expectations, policy direction, and anticipated development capacity.

2. Compare the Chosen Target to Historical CAGR and Development Activity.

Review your jurisdiction’s historic growth using CAGR from the past 10, 20, and 2 years, and compare these trends to the OFM target. Consider historical housing development trends. Identify whether OFM assumptions appear higher, lower, or generally consistent with observed growth.

3. Apply Modifiers to Adjust Jurisdiction-specific Forecast (if needed).

Evaluate jurisdiction-specific conditions that may warrant a percentage increase or decrease adjustment from the current 2025 population share. Percentage ranges are approximate, higher number may be applied if appropriate.

- **Infrastructure:** capacity of water, sewer, transportation, and planned capital improvements.
 - Adequate or expanding service capacity → +0-5%
 - Limited or constrained capacity → -0-5%
- **Unaccounted Population / Migration:** seasonal population, workforce inflow, or recent demographic shifts not captured in OFM estimates.
 - Areas with seasonal population, labor inflow, or recent in-migration not reflected in OFM → +1-5%
 - Areas with declining temporary or seasonal population → -1-3%
- **Building Permits (Current and Pipeline):** recent development activity and the strength of housing pipelines.
 - Strong recent permitting or major pipeline projects → +2-8%
 - Low construction activity or minimal pipeline → -1-5%
- **Local Economics/Employment:** major employers, new industries, or economic changes that could influence future population.
 - New employers, industries, or economic growth areas → +1-5%
 - Slowing or shrinking employment base → -1-4%
- **Local Demographics:** population's age breakdown, household size, and community characteristics that may affect demand for housing.
 - Indicators of higher demand for population growth → +0-3%
 - Indicators of population stabilization or decline → -0-3%

4. Refine and Document Your Jurisdiction's Forecast.

Combine the selected target, your CAGR and development trends comparison, as well as any applicable modifiers to finalize a jurisdiction-specific forecast. Briefly document the rationale.

IX. Allocation Results Summary

The Grant County countywide population allocation process was developed to support coordinated Comprehensive Plan updates in compliance with Washington's Growth Management Act. On November 24, 2025, Grant County Community Development staff, Nexus Planning Services, and planning representatives from constituent cities and towns met to review population allocation materials and discuss preliminary growth targets for 2047. Cities were provided with trend analyses and a range of allocation options to support informed selection of population targets that reflect both countywide consistency and local conditions.

During the meeting, each constituent city and town in attendance selected a population growth target for its community using the allocation framework and local knowledge. Selections from some jurisdictions were then adjusted through follow-up coordination via email. Cities and towns unable to attend the meeting were contacted through email and mail for their input, to ensure every jurisdiction within Grant County was engaged in the process.

Based on this collaborative process, Grant County selected **133,612** as the overall county population target for 2047, which is slightly above the OFM **Medium** projection baseline. Jurisdiction-specific targets are outlined in the table below.

Table 11: Grant County Final 2047 Population Targets and Share Breakdown per Jurisdiction

Jurisdiction	2025 OFM Population Estimates	Current % of total County Population	2047 Population Targets	2047 Share of total County Population
Grant County	106,250	100%	133,612	100%
<i>Unincorporated Grant</i>	47,235	44.63%	58,236	43.59%
<i>Incorporated Grant</i>	59,015	55.54%	75,377	56.41%
<i>Coulee City</i>	560	0.53%	690	0.52%
<i>Coulee Dam (part)</i>	0	0.00%	-	0.00%
<i>Electric City</i>	975	0.92%	1,202	0.90%
<i>Ephrata</i>	8,915	8.39%	10,911	8.23%
<i>George</i>	900	0.85%	1,208	0.90%
<i>Grand Coulee</i>	950	0.89%	1,171	0.88%
<i>Hartline</i>	180	0.17%	222	0.17%
<i>Krupp</i>	45	0.04%	55	0.04%
<i>Mattawa</i>	3,890	3.66%	5,647	4.23%
<i>Moses Lake</i>	27,530	25.91%	33,942	25.40%
<i>Quincy</i>	8,330	7.84%	11,740	8.79%
<i>Royal City</i>	1,960	1.84%	2,416	1.81%
<i>Soap Lake</i>	1,810	1.70%	2,429	1.82%
<i>Warden</i>	2,765	2.60%	3,409	2.55%
<i>Wilson Creek</i>	205	0.19%	253	0.19%

Source: OFM, 2025; Nexus Planning Services, 2025

The share of population among Grant County cities and towns will shift from 2025 to 2047, as seen below. The percentages of the share difference are relative to changes across the county, out of the total countywide population target.

Table 12: Grant County 2025 to 2047 Population Share Comparison per Jurisdiction

Jurisdiction	2025 % Share of total County Population	2047 % Share of total County Population	2025-2047 % Share Difference
Grant County	100%	100%	100%
<i>Unincorporated Grant</i>	44.63%	43.59%	-0.87%
<i>Incorporated Grant</i>	55.54%	56.41%	0.87%
<i>Coulee City</i>	0.53%	0.52%	-0.01%
<i>Coulee Dam (part)</i>	0.00%	0.00%	0.00%
<i>Electric City</i>	0.92%	0.90%	-0.02%
<i>Ephrata</i>	8.39%	8.23%	-0.16%
<i>George</i>	0.85%	0.90%	0.06%
<i>Grand Coulee</i>	0.89%	0.88%	-0.02%
<i>Hartline</i>	0.17%	0.17%	0.00%
<i>Krupp</i>	0.04%	0.04%	0.00%
<i>Mattawa</i>	3.66%	4.23%	0.57%
<i>Moses Lake</i>	25.91%	25.40%	-0.51%
<i>Quincy</i>	7.84%	8.79%	0.95%
<i>Royal City</i>	1.84%	1.81%	-0.04%
<i>Soap Lake</i>	1.70%	1.82%	0.11%
<i>Warden</i>	2.60%	2.55%	-0.05%
<i>Wilson Creek</i>	0.19%	0.19%	0.00%

Source: OFM, 2025; Nexus Planning Services, 2025

X. Differences Between Population and Housing Allocation

Population and housing allocations are closely connected because both estimate how future growth will be distributed among jurisdictions, but they diverge in important ways that result in different percentage allocations. Population allocation begins with OFM projections and assigns each jurisdiction a share of future residents, which then informs subsequent steps in housing allocation. However, housing allocation must translate that population into housing units, and the relationship is not one-to-one: jurisdictions differ in household sizes, proportions of group-quarters residents, vacancy needs, and historic housing underproduction, all of which influence how many units are required to support a given share of future population. These factors mean a jurisdiction's population share often does not match its housing share, leading to higher or lower percentages in the final housing allocation even though both start from the same population assumptions.

XI. Next Steps

Countywide population allocation should be viewed as an initial data-driven estimate that may shift slightly as jurisdictions complete the remaining steps of the planning process, including housing allocation and the Land Capacity Analysis (LCA). Although population allocation is an early input that informs both LCA and housing allocation, the results of those steps can also refine the population numbers.

For example, the LCA may reveal that a jurisdiction has more or less development capacity than assumed, supporting small upward or downward adjustments to its allocated population. Similarly, housing allocation may indicate that a jurisdiction must accommodate more, or fewer units than initially anticipated, which may require aligning population assumptions to ensure consistency with projected housing need.

Updates to Countywide Planning Policies and review of UGA boundaries may further clarify where growth can be supported. For these reasons, the countywide allocation may change incrementally as subsequent analyses provide additional information.

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo		
18927	02/05/2026	02/05/2026	4012		ACEVEDO, CARMEN ROSILLO	174.12	Refund-101 COOPER STREET
	343 40 00 00	Water Sales	401 000 340	Water Operatin		-45.33	Refund-101 COOPER STREET
	343 50 00 01	Sewer Sales	405 000 340	Sewer Operatin		-63.30	Refund-101 COOPER STREET
	343 70 00 00	Garbage/Solid Waste Servic	420 000 340	Solid Waste Fu		-65.49	Refund-101 COOPER STREET
18979	02/05/2026	02/05/2026	3996		AMERICAN FIRST AID SUPPLY	425.34	First Aid Supplies
	518 70 31 00	Other Supplies And Furnitu	001 000 518	Current Expens		425.34	First Aid Supplies
18974	02/05/2026	02/05/2026	3627		ANATEK LABS INC-SPOKANE	1,285.00	RC SAMPLES
	534 10 41 02	Chemical Samples	401 000 534	Water Operatin		445.00	DW RC SAMPLES
	534 10 41 02	Chemical Samples	401 000 534	Water Operatin		235.00	DW RC SAMPLES
	535 10 41 02	Testing Samples	405 000 535	Sewer Operatin		325.00	WWTF RC SAMPLES
	535 10 41 02	Testing Samples	405 000 535	Sewer Operatin		85.00	WWTF RC SAMPLES
	535 10 41 02	Testing Samples	405 000 535	Sewer Operatin		85.00	WWTF RC SAMPLES
	535 10 41 02	Testing Samples	405 000 535	Sewer Operatin		110.00	WWTF RC SAMPLES
18968	02/05/2026	02/05/2026	1681		BLUELINE EQUIPMENT, LLC	185.82	PW-Parts/Supplies
	576 80 48 01	Vehicle Repair & Maintena	001 000 576	Current Expens		185.82	Blades For Kabota
18928	02/05/2026	02/05/2026	3941		CAD HOMES LLC	100.00	Refund Utility Deposit #3941
	589 30 01 00	Deposit Refunds - Custome	403 000 580	Customer Depo		100.00	Refund Utility Deposit #3941
18930	02/05/2026	02/05/2026	2994		CENTRAL WASHINGTON POLYGRAPH & INVES	560.97	MPD Employee Polygraph -Moises Gatica
	521 10 49 00	Professional Services	001 000 521	Current Expens		560.97	MPD Employee Polygraph -Moises Gatica
18981	02/05/2026	02/05/2026	1886		CENTURY LINK	79.27	WWTF SCADA System
	535 10 42 00	Telephone	405 000 535	Sewer Operatin		79.27	WWTF SCADA System
18964	02/05/2026	02/05/2026	1251		CITY OF MATTAWA-UTILITIES	394.40	City Of Mattawa Utilities Jan. 2026
	518 30 47 14	City Hall Utilities	001 000 518	Current Expens		116.97	Cityhall
	534 10 47 01	Utilities	401 000 534	Water Operatin		127.71	Shop
	572 20 47 00	Library - Utility Services	001 000 572	Current Expens		149.72	Library
18934	02/05/2026	02/05/2026	112		COLUMBIA BASIN HERALD	42.76	Ad. Summary Ordinance 25-703
	518 30 41 00	Publishing	001 000 518	Current Expens		42.76	Ad. Summary Ordinance 25-703
18935	02/05/2026	02/05/2026	112		COLUMBIA BASIN HERALD	42.76	Ad. Summary Ordinance 25-704
	518 30 41 00	Publishing	001 000 518	Current Expens		42.76	Ad. Summary Ordinance 25-704

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18969	02/05/2026	02/05/2026	3679		CORRECT EQUIPMENT, INC.	1,224.92	Gas Service Maint. - CL2 System
	534 10 48 03	System Repair & Maintena	401 000 534	Water Operatin;		1,224.92	Gas Service Maint. - CL2 System
18951	02/05/2026	02/05/2026	3991		DW EXCAVATING, INC.	52,854.65	Progress #4 Sewer System Improvements
	594 35 63 01	Lift Station Upgrade	412 000 594	Sewer Capital I		52,854.65	Progress #4 Sewer System Improvements
18963	02/05/2026	02/05/2026	173		EVERGREEN RURAL WATER	170.40	Training- Cross Connection Control And Backflow Basics
	535 10 43 00	Travel & Training	405 000 535	Sewer Operatin		170.40	Training- Cross Connection Control And Backflow Basics-Christian
18975	02/05/2026	02/05/2026	2304		FIRST BANKCARD	3,596.71	Credit Card Expenses-PW
	518 30 48 00	Repair And Maintenance	001 000 518	Current Expens		257.00	PVC Cutter/metal Horiz/Coupling/PVC Male Adap/CU Thin
	534 10 31 00	Office Supplies	401 000 534	Water Operatin;		23.14	Sign- Notice For Visitors
	534 10 31 00	Office Supplies	401 000 534	Water Operatin;		376.74	Signs- No Parking/ Office Visitors/ Shipping Package
	534 10 35 00	Small Tools & Equipment	401 000 534	Water Operatin;		1,083.99	Siding Door Storage
	534 10 35 00	Small Tools & Equipment	401 000 534	Water Operatin;		695.00	PVC Cutter/metal Horiz/Coupling/PVC Male Adap/CU Thi
	534 10 41 05	Professional Services	401 000 534	Water Operatin;		2.99	ICloud Storage
	534 10 41 05	Professional Services	401 000 534	Water Operatin;		21.67	Acrobat Pro
	534 10 48 00	Computer Support/Mainten	401 000 534	Water Operatin;		130.19	WIFI ROUTER
	534 10 48 00	Computer Support/Mainten	401 000 534	Water Operatin;		163.00	Vacuum/cyberpower/washliners
	535 10 48 03	Vehicle Repair / Maintenanc	405 000 535	Sewer Operatin		43.34	Windshield Adhesive
	572 20 31 00	Library Maintenance And C	001 000 572	Current Expens		41.18	Tool Organizer
	572 20 31 00	Library Maintenance And C	001 000 572	Current Expens		217.31	Vacuum/cyberpower/washliners
	576 80 31 00	Park Supplies	001 000 576	Current Expens		154.00	Vacuum/cyberpower/washliners
	576 80 48 00	Park Maintenance	001 000 576	Current Expens		387.16	PVC Cutter/metal Horiz/Coupling/PVC Male Adap/CU Thi
18976	02/05/2026	02/05/2026	2304		FIRST BANKCARD	534.31	Credit Card Expenses- Clerks
	514 23 31 02	Office Supplies	001 000 514	Current Expens		185.58	Shop Towels/ Envelopes/labels/trashbags
	514 23 31 02	Office Supplies	001 000 514	Current Expens		11.75	Labels
	518 30 49 14	Professional Services	001 000 518	Current Expens		50.00	Monthly Web Fees
	518 30 49 14	Professional Services	001 000 518	Current Expens		52.26	Office Phones
	518 70 31 00	Other Supplies And Furnitu	001 000 518	Current Expens		31.86	Door Hangers
	521 10 49 00	Professional Services	001 000 521	Current Expens		50.00	Monthly Web Fees
	534 10 41 05	Professional Services	401 000 534	Water Operatin;		25.00	Monthly Web Fees

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534 10 41 05	Professional Services		401 000 534 Water Operatin;	52.26	Office Phones
535 10 41 04	Professional Services		405 000 535 Sewer Operatin	25.00	Monthly Web Fees
535 10 41 04	Professional Services		405 000 535 Sewer Operatin	50.60	Office Phones
18982	02/03/2026	02/03/2026	2304	542.24	Credit Card Expenses-MPD
521 10 49 00	Professional Services		001 000 521 Current Expens	121.72	Schedule Anywhere
521 10 49 00	Professional Services		001 000 521 Current Expens	95.92	Office Phones
521 10 49 00	Professional Services		001 000 521 Current Expens	324.60	Survey Service
18952	02/05/2026	02/05/2026	223	1,000.00	2026 City Contribution
562 73 51 00	Grant County Health Servic		001 000 562 Current Expens	1,000.00	2026 City Contribution
18936	02/05/2026	02/05/2026	1698	2,219.92	Power Billing December 2025
518 30 47 14	City Hall Utilities		001 000 518 Current Expens	238.46	City Hall
534 10 47 01	Utilities		401 000 534 Water Operatin;	26.93	Outlets
534 10 47 01	Utilities		401 000 534 Water Operatin;	1,418.94	707 2nd Well
534 10 47 01	Utilities		401 000 534 Water Operatin;	29.33	Boundary
572 20 47 00	Library - Utility Services		001 000 572 Current Expens	195.73	Library
576 80 47 00	Park Utilities		001 000 576 Current Expens	27.56	Park
576 80 47 00	Park Utilities		001 000 576 Current Expens	33.51	Manson Lane
576 80 47 00	Park Utilities		001 000 576 Current Expens	30.98	Control Circuit
576 80 47 00	Park Utilities		001 000 576 Current Expens	218.48	Portage New Bldg
18937	02/05/2026	02/05/2026	1698	2,351.18	Power Billing December 2025
534 10 47 01	Utilities		401 000 534 Water Operatin;	191.21	709 1st Street
534 10 47 01	Utilities		401 000 534 Water Operatin;	213.96	710 1st Street
535 10 47 00	Utilities		405 000 535 Sewer Operatin	76.89	8th St Portage
535 10 47 00	Utilities		405 000 535 Sewer Operatin	1,869.12	U Rd
18939	02/05/2026	02/05/2026	1734	5,642.27	Water System Telemetry Improvements- Professional Services From Nov. 30-Dec. 31, 2025
594 34 41 01	Water System Telemetry Im		411 000 594 Water Capital Ii	5,642.27	Water System Telemetry Improvements- Professional Services From Nov. 30-Dec. 31, 2025
18940	02/05/2026	02/05/2026	1734	473.83	Water Rights Assistance- Professional Services From Nov. 30-Dec. 31, 2025
534 10 41 03	Engineering Services		401 000 534 Water Operatin;	473.83	Water Rights Assistance- Professional Services From Nov. 30-Dec. 31, 2025

ACCOUNTS PAYABLE

City Of Mattawa

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo		
18941	02/05/2026	02/05/2026	1734		GRAY & OSBORNE INC	96.65	S5 Retail Development- Professional Services From Nov. 30-Dec. 31, 2025
	518 30 49 01	Engineering Services	001 000 518	Current Expens		96.65	S5 Retail Development- Professional Services From Nov. 30-Dec. 31, 2025
18942	02/05/2026	02/05/2026	1734		GRAY & OSBORNE INC	6,039.85	2025 Red Town Initiative Design- Professional Services From Nov. 30-Dec. 31, 2025
	595 95 41 02	TIB Grant - 2025 Multiple	101 000 594	Street Fund		6,039.85	2025 Red Town Initiative Design- Professional Services From Nov. 30-Dec. 31, 2025
18943	02/05/2026	02/05/2026	1734		GRAY & OSBORNE INC	290.13	Sewer Operations Assistance- Professional Services From Nov. 30-Dec. 31, 2025
	534 10 41 03	Engineering Services	401 000 534	Water Operatin		145.07	Sewer Operations Assistance- Professional Services From Nov. 30-Dec. 31, 2025
	535 10 41 01	Engineering Services	405 000 535	Sewer Operatin		145.06	Sewer Operations Assistance- Professional Services From Nov. 30-Dec. 31, 2025
18944	02/05/2026	02/05/2026	1734		GRAY & OSBORNE INC	30,626.13	Sewer System Improvements Design & CA- Professional Services From Nov. 30-Dec. 31, 2025
	594 35 63 01	Lift Station Upgrade	412 000 594	Sewer Capital I		30,626.13	Sewer System Improvements Design & CA- Professional Services From Nov. 30-Dec. 31, 2025
18945	02/05/2026	02/05/2026	1734		GRAY & OSBORNE INC	49,570.47	WWTF Improvements CA- Professional Services From Nov. 30-Dec. 31, 2025
	594 35 41 00	WWTF Improvements Proj	412 000 594	Sewer Capital I		49,570.47	WWTF Improvements CA- Professional Services From Nov. 30-Dec. 31, 2025
18946	02/05/2026	02/05/2026	1734		GRAY & OSBORNE INC	3,922.73	Well 5 Siting Analysis And Drilling Design- Professional Services From Nov. 30-Dec. 31, 2025
	594 34 41 02	Well 5 Siting Analysis & Dr	411 000 594	Water Capital I		3,922.73	Well 5 Siting Analysis And Drilling Design- Professional Services From Nov. 30-Dec. 31, 2025
18947	02/05/2026	02/05/2026	1734		GRAY & OSBORNE INC	3,169.52	Rate Study Update- Professional Services From Nov. 30-Dec. 31, 2025
	534 10 41 06	Engineering W/S Rate Stud	401 000 534	Water Operatin		1,584.76	Rate Study Update- Professional Services From Nov. 30-Dec. 31, 2025
	535 10 41 05	Engineering -- W/S Rate St	405 000 535	Sewer Operatin		1,584.76	Rate Study Update- Professional Services From Nov. 30-Dec. 31, 2025

ACCOUNTS PAYABLE

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo		
18948	02/05/2026	02/05/2026	1734		GRAY & OSBORNE INC	713.53	WWTF Solids Handling Improvements- Professional Services From Nov. 30-Dec. 31, 2025
	594 35 41 06	WWTF Solids Handling Uj	412 000 594	594 Sewer Capital I		713.53	WWTF Solids Handling Improvements- Professional Services From Nov. 30-Dec. 31, 2025
18949	02/05/2026	02/05/2026	1734		GRAY & OSBORNE INC	751.37	Water System Capacity Analysis Update- Professional Services From Nov. 30-Dec. 31, 2025
	594 34 41 03	Water System Capacity Ana	411 000 594	Water Capital I		751.37	Water System Capacity Analysis Update- Professional Services From Nov. 30-Dec. 31, 2025
18932	02/05/2026	02/05/2026	3907		KENNETH COLE COUNSELING PS	800.00	MPD- Pre Emplment Psychological Evaluation-Saul Arrieta
	521 10 49 00	Professional Services	001 000 521	Current Expens		800.00	MPD- Pre Emplment Psychological Evaluation-Saul Arrieta
18972	02/05/2026	02/05/2026	1900		MATTAWA TIRE SERVICES LLC	27.51	PW-Parts/Supplies
	576 80 48 00	Park Maintenance	001 000 576	Current Expens		27.51	Single Tube
18929	02/05/2026	02/05/2026	324		MULTI AGENCY COMMUNICATION CENTER	2,572.03	Dispatch Services February 2026
	522 20 42 02	MACC - Communications	107 000 522	Public Safety T		2,572.03	Dispatch Services February 2026
18970	02/05/2026	02/05/2026	494		OVS	49.76	PW-Parts/Supplies
	535 10 48 02	Sewer Plant Maintenance	405 000 535	Sewer Operatin		49.76	PW-Parts/Supplies
18971	02/05/2026	02/05/2026	494		OVS	221.99	PW-Parts/Supplies
	535 10 48 02	Sewer Plant Maintenance	405 000 535	Sewer Operatin		221.99	Gate Valve/ Male Adapter/PVC
18950	02/05/2026	02/05/2026	2798		PACIFIC OFFICE AUTOMATION	291.31	Ink Usage Dec. 2026
	518 70 45 01	Copier Lease	001 000 518	Current Expens		72.82	Ink Usage Dec. 2026
	521 20 31 00	Office Supplies	001 000 521	Current Expens		72.82	Ink Usage Dec. 2026
	534 10 45 01	Copier Lease	401 000 534	Water Operatin		72.82	Ink Usage Dec. 2026
	535 10 45 01	Copier Lease	405 000 535	Sewer Operatin		72.85	Ink Usage Dec. 2026
18977	02/05/2026	02/05/2026	2820		PETRO-USA MATTAWA MART	1,614.46	MPD Fuel
	521 20 32 03	Police Vehicle Fuel	107 000 521	Public Safety T		1,614.46	MPD Fuel
18978	02/05/2026	02/05/2026	2820		PETRO-USA MATTAWA MART	1,170.28	PW- Fuel

ACCOUNTS PAYABLE

City Of Mattawa

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo
534 10 32 02	Fuel		401 000 535 Water Operatin	550.00	PW- Fuel
535 10 32 00	Fuel		405 000 535 Sewer Operatin	550.00	PW- Fuel
537 10 32 00	Fuel		420 000 537 Solid Waste Fu	70.28	PW- Fuel
18980 02/05/2026 02/05/2026 1247			RIO'S AUTO AG SUPPLY	812.12	Parts/Supplies
521 20 48 00	Vehicle Repair And Mainte		001 000 521 Current Expens	53.40	MPD-Oil
521 20 48 00	Vehicle Repair And Mainte		001 000 521 Current Expens	52.50	MPD-Oil
521 20 48 00	Vehicle Repair And Mainte		001 000 521 Current Expens	153.92	MPD-Oil/Filters
534 10 48 03	System Repair & Maintenai		401 000 534 Water Operatin	360.97	Batteries
534 10 48 03	System Repair & Maintenai		401 000 534 Water Operatin	11.06	Bolts
534 10 48 03	System Repair & Maintenai		401 000 534 Water Operatin	12.57	Liquid Filled Pressure
535 10 48 00	Office Repair And Mainten:		405 000 535 Sewer Operatin	56.15	Liquid Filled Pressure
535 10 48 02	Sewer Plant Maintenance		405 000 535 Sewer Operatin	81.82	Buckets
535 10 48 02	Sewer Plant Maintenance		405 000 535 Sewer Operatin	11.39	Fluid Pump
535 10 48 02	Sewer Plant Maintenance		405 000 535 Sewer Operatin	18.34	Filter
18973 02/05/2026 02/05/2026 3299			SOILTEST FARM CONSULTANTS INC	1,422.00	WWTP RC SAMPLES
535 10 41 02	Testing Samples		405 000 535 Sewer Operatin	1,422.00	WWTP RC SAMPLES
18965 02/05/2026 02/05/2026 3482			STETNER ELECTRIC INC	1,623.00	Lift Station Repair RAS
535 10 48 02	Sewer Plant Maintenance		405 000 535 Sewer Operatin	1,623.00	Lift Station Repair RAS
18967 02/05/2026 02/05/2026 2140			THINK TANK SANITATION INC.	225.00	Portable Restrooms
576 80 47 00	Park Utilities		001 000 576 Current Expens	225.00	Portable Restrooms
18938 02/05/2026 02/05/2026 143			WA STATE DEPT OF ECOLOGY	3,194.90	Hydro Study Loan Re-Payment
591 35 70 00	Hydro Study Re-Payment -		406 000 591 Sewer Debt Fur	2,252.07	Hydro Study Loan Re-Payment
591 35 79 00	Hydro Study Re- Payment -		406 000 591 Sewer Debt Fur	471.42	Hydro Study Loan Re-Payment
592 35 83 01	Hydro Study Re-Payment -		406 000 591 Sewer Debt Fur	471.41	Hydro Study Loan Re-Payment
18933 02/05/2026 02/05/2026 2957			WASTE MANAGEMENT	67.44	Garbage Disposal
535 10 47 00	Utilities		405 000 535 Sewer Operatin	67.44	Garbage Disposal
18966 02/05/2026 02/05/2026 496			WESTERN STATES EQUIPMENT CO	1,730.68	PW- Generator Services
534 10 48 03	System Repair & Maintenai		401 000 534 Water Operatin	1,730.68	PW- Generator Services

Report Total: 184,903.73

Fund

ACCOUNTS PAYABLE

City Of Mattawa

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Accts Pay #	Received	Date Due	Vendor	Amount	Memo
			001 Current Expense Fund	6,804.02	
			101 Street Fund	6,039.85	
			107 Public Safety Tax Fund	4,186.49	
			401 Water Operating Fund	11,474.07	
			403 Customer Deposit Fund	100.00	
			405 Sewer Operating Fund	8,887.48	
			406 Sewer Debt Fund	3,194.90	
			411 Water Capital Improvement	10,316.37	
			412 Sewer Capital Improvement	133,764.78	
			420 Solid Waste Fund	135.77	

This report has been reviewed by:

Anabel Martinez
Anabel Martinez City Clerk

2/2/26
Date

REMARKS:

RESOLUTION NO. 26.02.01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MATTAWA DECLARING EASTER EGG HUNT, DIA DEL NIÑO Y EL LIBRO, CITY CLEAN-UP, COMMUNITY YARD SALE, COMMUNITY DAYS, MOVIES IN THE PARK, FOOD DISTRIBUTIONS, NATIONAL MEDICATION TAKE BACK DAYS, EVENTS WITH MATTAWA PD, NATIONAL NIGHT OUT, TRUNK-OR-TREAT AND WINTER FESTIVAL AS COMMUNITY EVENTS

Recitals:

1. The City recognizes and acknowledges the importance of public special events that serve to enrich the civic, charitable, cultural, economic, entertainment, educational, and other values of the community and that enhance community identity; and
2. The City further recognizes that the limited economic, staff and other resources of the City require that the City provide City support only to those special events that uniquely promote and advance public objectives; and
3. The declaration of a public event as a Community Event may, at the sole discretion of the City, include provision of City resources; and
4. The City agrees to designate and sponsor Easter Egg Hunt Dia del Niño y el libro, City Clean-up, Community yard sales, Community Days, Movies in the Park, Food distributions, National Medication Take Back Day, Events with Mattawa PD, National Night Out, Trunk-or-Treat, Winter Parade and Winter Festival events at the City Park.

Resolved:

1. Events in the Park or City Hall shall occur on the following dates:

Easter Egg Hunt: April 4, 2026

Dia del Niño y el Libro: April 24, 2026

Community Days: May 15, 2026

Spring City Clean-up: Early April or Mid May, 2026

Summer/Fall City Clean-up: Pending availability from CDSI

Movie in the Park: June 19, July 17, August 7, 2026 (Themed)

National Night Out: August 7, 2026 (with Movie Night)

Community Yard Sales: June 20, July 18, August 8, September 5, 2026

National Medication Take Back Days: April 2026, October 2026

Event with a Cop: TBD (Name and date pending)

Trunk-or-Treat: October 31, 2026 (pending)

Winter parade: December 11, 2026

Festival: December 16, 2026

Food Distributions: Apoyo 4th Thursday of the month

2. Vendors may sell various wares and refreshments upon the approval of the Mayor and provided they have a City business license, if required.

3. The City shall provide public restrooms, road block equipment and road block signs (if required), and trash can, and shall pay for movie licensing fee (and/or seek sponsors) and electricity and water used during the dates and hours of the event. Funds shall be taken from the City's General Fund: Community Events.

4. No City labor will be provided except as incidental support of volunteer work.

5. Each entity and its volunteers is responsible for the set-up and take down of its respective equipment.

6. Each vendor or booth participant shall handle the set-up and take-down of its individual booth and displays.

ADOPTED by the City Council of the City of Mattawa, Washington, this 5th day of February, 2026.

Maria M Celaya, Mayor

ATTEST:

Anabel Martinez, City Clerk



City of Mattawa
Planning Department
521 Government Rd.
Mattawa, WA 99349

2026 Land Use Fee Schedule Updates Memo

To: Mattawa City Council
CC: Mayor Maria Maggie Celaya and Anabel Martinez, Clerk-Treasurer
From: Rachelle Bradley, AICP, Contract Planner
Date: 1/29/2026
Proceeding Type: New Business
Subject: Update 2026 Fee Schedule

Overview

The city is updating its January 2024 fee schedule to reflect rising operational costs and the increased service demands driven by rapid local growth. These proposed changes ensure that fees for planning, building, and engineering services remain clear and proportional to the actual work performed.

Summary of Changes

We updated the fee schedule to improve grammatical clarity and ensure all charges accurately reflect current operational costs. These revisions include adding formal and informal specifications for pre-application meetings and restructuring annexation fees; by separating the initial petition from the subsequent review, we ensure applicants avoid unnecessary costs if a proposal is rejected. Additionally, we refined the Development Reimbursement language to include "Latecomer Agreement" phrasing and removed redundant EIS fee recovery references already covered in the preamble. We updated the hourly rates and Hearing Examiner fees to align with new consultant contracts and clarified terminology regarding SEPA co-lead applicability, administrative interpretations, and administrative appeals.

Proposed Updates (Tracked Changes)

At the City's discretion, outside professional assistance, including but not limited to hearing examiner, engineering, planning, and legal services, may be used to review and administer the development permit applications, the cost of which will be borne by the applicant if the costs are over and beyond the application fee. Final approval of a development permit application shall not be considered where there are outstanding fees and costs remaining to be paid by the applicant.

Pre-Application Review (Required for all Subdivisions and Planned Developments)

- | | |
|---|--------------------|
| 1. Informal A -30-minute, Pre-Application Discussion | No Charge |
| 2. Formal p re-Application Meeting | Hourly Rates Apply |
| <i>Formal p</i> re-application meeting notes provided to <u>the</u> applicant within 14 days of meeting | |

Legislative Action

- 1. Comprehensive Plan Amendment/Rezone
 - a. Initial application for docket \$500.00
 - b. If approved for docket, fee for review process \$500.00
- 2. Annexation
 - a. Application Petition \$750500.00
 - a.b. If approved for review, fee for review process \$1,000.00
- 3. Developer Reimbursement/Latecomer and Collection Fees Agreement \$1,100.00
- 4. Right-of-Way Vacation Investigation \$100.00
- 5. MMC Text Amendments \$1,100.00
- 6. Revisions to Approved Permits 50% of Original Fee

Subdivision Permits

- 1. Short Subdivisions \$800.00, plus \$50 per lot
- 2. Major Subdivisions \$1,650.00, plus \$50 per lot
- 3. Final Plat (Short or Major Subdivision) \$200
- 4. Binding Site Plans \$1,000.00, plus \$50 per lot
- 5. Planned Unit Development \$1,650.00, plus \$50 per lot
- 6. Plat Alteration \$650.00
- 7. Boundary Line Adjustments \$300.00
- 8. Revisions to Approved Permits 50% of Original Fee

State Environmental Policy Act Review (SEPA)*

- 1. SEPA Review (Exempt) \$200.00
- ~~2.~~ Environmental Impact Statement \$1,000.00
- ~~3-2.~~ (Recovery of all consultant costs will be billed in addition to the fee per an agreement)
- ~~4-3.~~ SEPA Compliance (Non-Exemption - DNS; MDNS) \$350.00
- ~~5-4.~~ SEPA Co-Lead (for project's outside of the City projects outside of the City's jurisdiction) \$100150/hr
- ~~6-5.~~ Appeal of SEPA Administrative Decisions \$100150/hr
- ~~7-6.~~ SEPA Appeals *See Hearing Examiner Section*
- ~~8-7.~~ Revisions to Approved Permits 50% of Original Fee

Other Land Use Actions/Permits

- 1. Conditional Use Permit \$1,650.00
- 2. Home Occupation \$100.00
- 3. Variances \$1,650.00
- 4. Development Agreement \$1,800.00
- 5. Critical Areas Review \$100.00
- 6. Administration-Administrative Interpretation \$800.00
- 7. Revisions to Other Approved Permits 50% of Original Fee

Pre and Post Construction Site Plan Review

- 1. Building Department Hourly Rate \$80/hr
- 2. Planning Department Hourly Rate ~~\$125~~\$150/hr

Hearing Examiner**

- 1. Hearing Examiner Flat Fee \$800 ~~1,200.00~~
- 2. Hearing Examiner Special Hearing ~~Hourly Rate~~ ~~\$150/hr~~ \$200/hr
- 3. Administrative Appeals \$2,000.00
Hourly rate applies after five hours of time.
- 3.4. Motion for Reconsideration \$100.00

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*Based on existing studies and maps, the City of Mattawa does not have any mapped Wetlands or Critical Aquifer Recharge Areas, or Frequently Flooded Areas that would require Shoreline Permits.

** When costs accrued exceed the application fee for Hearings Examiner services the applicant will be responsible for the difference in the fees.

Staff Recommendation

Staff recommends approving the fee schedule as proposed in Resolution No. ~~26.02.02XXXX~~

Council Motion

I (approve)/(reject) Resolution No. ~~26.02.02XXXX~~ to update the fee schedule as proposed.

Recommended Motion:

Motion to approve Resolution
amending City of Mattawa Land Use
Fees Schedule and exhibits.

RESOLUTION 26.02.02

A RESOLUTION OF THE CITY OF MATTAWA, WASHINGTON, AMENDING LAND USE FEES
SCHEDULE

BE IT RESOLVED by the Mayor and the City Council of Mattawa, as follows:

SECTION 1. The rates, fees, and charges set forth on the attached Exhibit "A" which is incorporated herein, are adopted by this reference and new charges, fees, and rates will be effective February 5th, 2026 unless otherwise noted within a specific item/section.

SECTION 2. Resolution 24.01.01 is hereby repealed in its entirety.

Passed by the City Council of the City of Mattawa and approved by the Mayor in an open public meeting on the 5th day of February 2026.

APPROVED:

Maria Maggie Celaya, Mayor

ATTEST:

Anabel Martinez, Clerk-Treasurer

CITY OF MATTAWA
LAND USE FEES SCHEDULE
EXHIBIT A – Land Use Fees Schedule Updates

LAND USE FEES SCHEDULE

City of Mattawa

At the City's discretion, outside professional assistance, including but not limited to hearing examiner, engineering, planning, and legal services, may be used to review and administer the development permit applications, the cost of which will be borne by the applicant if the costs are over and beyond the application fee. Final approval of a development permit application shall not be considered where there are outstanding fees and costs remaining to be paid by the applicant.

Pre-Application Review (Required for all Subdivisions and Planned Developments)

- | | |
|---|--------------------|
| 1. Informal 30-minute, Pre-Application Discussion | No Charge |
| 2. Formal Pre-Application Meeting | Hourly Rates Apply |
- Formal pre-application meeting notes provided to the applicant within 14 days of meeting*

Legislative Action

- | | |
|---|---------------------|
| 1. Comprehensive Plan Amendment/Rezone | |
| a. Initial application for docket | \$500.00 |
| b. If approved for docket, fee for review process | \$500.00 |
| 2. Annexation | |
| a. Application Petition | \$500.00 |
| b. If approved for review, fee for review process | \$1,000.00 |
| 3. Developer Reimbursement/Latecomer Agreement | \$1,100.00 |
| 4. Right-of-Way Vacation Investigation | \$100.00 |
| 5. MMC Text Amendments | \$1,100.00 |
| 6. Revisions to Approved Permits | 50% of Original Fee |

Subdivision Permits

- | | |
|--|-------------------------------|
| 1. Short Subdivisions | \$800.00, plus \$50 per lot |
| 2. Major Subdivisions | \$1,650.00, plus \$50 per lot |
| 3. Final Plat (Short or Major Subdivision) | \$200 |
| 4. Binding Site Plans | \$1,000.00, plus \$50 per lot |
| 5. Planned Unit Development | \$1,650.00, plus \$50 per lot |
| 6. Plat Alteration | \$650.00 |
| 7. Boundary Line Adjustments | \$300.00 |
| 8. Revisions to Approved Permits | 50% of Original Fee |

State Environmental Policy Act Review (SEPA)*

- | | |
|---|-------------------------------------|
| 1. SEPA Review (Exempt) | \$200.00 |
| 2. Environmental Impact Statement | \$1,000.00 |
| 3. SEPA Compliance (Non-Exemption - DNS; MDNS) | \$350.00 |
| 4. SEPA Co-Lead (projects outside of the City's jurisdiction) | \$150/hr |
| 5. Appeal of SEPA Administrative Decisions | \$150/hr |
| 6. SEPA Appeals | <i>See Hearing Examiner Section</i> |
| 7. Revisions to Approved Permits | 50% of Original Fee |

Other Land Use Actions/Permits

1. Conditional Use Permit	\$1,650.00
2. Home Occupation	\$100.00
3. Variances	\$1,650.00
4. Development Agreement	\$1,800.00
5. Critical Areas Review	\$100.00
6. Administrative Interpretation	\$800.00
7. Revisions to Other Approved Permits	50% of Original Fee

Pre and Post Construction Site Plan Review

1. Building Department Hourly Rate	\$80/hr
2. Planning Department Hourly Rate	\$150/hr

Hearing Examiner**

1. Hearing Examiner Flat Fee	\$1,200.00
2. Hearing Examiner Special Hearing	\$200/hr
3. Administrative Appeals	\$2,000.00
<i>Fee covers first five hours, after hourly rates apply</i>	
4. Motion for Reconsideration	\$100.00

*Based on existing studies and maps, the City of Mattawa does not have any mapped Wetlands or Critical Aquifer Recharge Areas, or Frequently Flooded Areas that would require Shoreline Permits.

** When costs accrued exceed the application fee for Hearings Examiner services the applicant will be responsible for the difference in the fees.

**AMENDMENT NO. 9
TO
CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES**

THIS AMENDMENT, by and between the City of Mattawa, Washington, hereinafter referred to as the Agency, and Gray & Osborne, Inc., hereinafter referred to as the Engineer, hereby modifies the contract for On-Call Engineering Services dated (by Agency) July 17, 2025.

City Hall Feasibility Analysis

See attached Exhibits A and B for scope and fee. For a total not-to-exceed cost of \$16,000.

IN WITNESS WHEREOF, the parties hereto have executed, or cause to be executed by their duly authorized officials, this AMENDMENT to the Contract for Engineering Services in duplicate on the respective dates indicated below.

GRAY & OSBORNE, INC.

CITY OF MATTAWA

By: 
(Signature)

By: _____
(Signature)

Name: Michael B. Johnson, P.E., President
GRAY & OSBORNE, INC.

Name: _____
(Print)

Date: 1/16/26

Date: _____

"Equal Opportunity/Affirmative Action Employer"

EXHIBIT A

SCOPE OF WORK

CITY OF MATTAWA CITY HALL FEASIBILITY ANALYSIS

This Scope of Work presents the professional engineering services requested by the City of Mattawa for completing City Hall Feasibility Analysis, which will assess the preliminary feasibility of expansion or replacement of the existing City Hall. The purpose of this project is to provide the City with sufficient analysis to allow the City to select a long-term approach for its City Hall and will continue the work completed in the 2023 *City Hall Feasibility Study*. The evaluation, recommendations, and estimated costs will constitute high-level analysis to allow the City to choose an option prior to completing funding applications and project design.

SCOPE OF WORK

Engineering services for the construction standards update will consist of the following tasks.

Task 1 – Project Management

Provide overall project management and oversight of resources and deliverables to ensure timely delivery and coordination of project elements. Work includes procuring and maintaining sufficient resources, overseeing budget and schedule, and assisting in timely delivery of engineering products per the contract.

Task 2 – Conceptual Options

Based on City input, prepare conceptual options for City Hall expansion or replacement. Options will be planning-level and intended to provide the City with alternatives to allow selection of a long-term approach. The intent of these options is to encapsulate the City's desires and provide sufficient detail to allow preparing of planning-level cost estimates for funding efforts.

Note: This Scope of Work does not include detailed programmatic analysis and projections of the City's long-term City Hall needs. It is assumed that the City will provide the approximate space and facility requirements for use in preparation of conceptual options.

Task 3 – Cost Estimates

Prepare planning-level cost estimates for the City Hall alternatives requested by the City. The cost estimates will generally include construction costs, consultants, permitting, contingency, and tax, as applicable. The estimates are intended to be planning-level and utilized for future funding applications and City budgeting.

BUDGET

The maximum amount payable to the Engineer for completion of all work associated with this scope of work, including contingencies, salaries, overhead, direct non-salary costs, and net fee shall be as shown in the attached Exhibit B. This amount shall not be exceeded without the prior written authorization of the City. The budget included herein is based on the City's budgeted amount for these efforts. If the work requested by the City exceeds the budget included herein, an amendment will be executed to increase the budget as required to provide the level of effort requested by the City.

EXHIBIT B

**ENGINEERING SERVICES
SCOPE AND ESTIMATED COST**

CITY OF MATTAWA - CITY HALL FEASIBILITY ANALYSIS

Tasks	Principal-In-Charge Hours	Project Manager Hours	Project Engineer Hours	Structural Engineer Hours	Engineer-In-Training Hours	AutoCAD Technician Hours
1 Project Management	4	4				
2 Conceptual Options	2	10	8	8	20	5
3 Cost Estimates	2	4	6	4	20	
Hour Estimate:	8	18	14	12	40	5
Fully Burdened Billing Rate Range:*	\$170 to \$270	\$170 to \$270	\$150 to \$210	\$120 to \$245	\$110 to \$180	\$70 to \$190
Estimated Fully Burdened Billing Rate:*	\$200	\$240	\$160	\$200	\$120	\$120
Fully Burdened Labor Cost:	\$1,600	\$4,320	\$2,240	\$2,400	\$4,800	\$600

Total Fully Burdened Labor Cost: \$ 15,960

Direct Non-Salary Cost:

Mileage & Expenses (Mileage @ current IRS rate) \$ 40

TOTAL ESTIMATED COST: \$ 16,000

* Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.

**AMENDMENT NO. 10
TO
CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES**

THIS AMENDMENT, by and between the City of Mattawa, Washington, hereinafter referred to as the Agency, and Gray & Osborne, Inc., hereinafter referred to as the Engineer, hereby modifies the contract for On-Call Engineering Services dated (by Agency) July 17, 2025.

Reservoir Inspection

See attached Exhibits A and B for scope and fee. For a total not-to-exceed cost of \$27,100.

IN WITNESS WHEREOF, the parties hereto have executed, or cause to be executed by their duly authorized officials, this AMENDMENT to the Contract for Engineering Services in duplicate on the respective dates indicated below.

GRAY & OSBORNE, INC.

CITY OF MATTAWA

By: 
(Signature)

By: _____
(Signature)

Name: Michael B. Johnson, P.E., President
GRAY & OSBORNE, INC.

Name: _____
(Print)

Date: 1/26/26

Date: _____

"Equal Opportunity/Affirmative Action Employer"

EXHIBIT A

SCOPE OF WORK

CITY OF MATTAWA RESERVOIR INSPECTION

This Scope of Work presents the professional engineering services requested by the City of Mattawa for completing a condition assessment of the City's two reservoirs. The purpose of this project is to provide the City with an update to the assessment completed in the *2019 Reservoir Inspections* (G&O, November 2019) memo, with the addition of seismic analysis and site, security, and access evaluation. The assessment, recommendations, and estimated costs will constitute high-level analysis to allow the City pursue funding for any necessary improvements.

The reservoirs to be inspected including the following:

- Reservoir 1 – 440,000-gallon welded steel standpipe, 25 feet in diameter 120 feet in height.
- Reservoir 2 – 1,000,000-gallon welded steel reservoir, 87 feet in diameter 25.5 feet in height

SCOPE OF WORK

Engineering services for the construction standards update will consist of the following tasks.

Task 1 – Project Management

Provide overall project management and oversight of resources and deliverables to ensure timely delivery and coordination of project elements. Work includes procuring and maintaining sufficient resources, overseeing budget and schedule, and assisting in timely delivery of engineering products per the contract.

Task 2 – Reservoir Inspection

Complete field assessments of the reservoirs to assess the current conditions. It is assumed that one site visit will be made for interior and exterior inspection of the reservoir. The following field condition assessment methods are included as part of this task:

- A. Interior and exterior coating condition assessment.
- B. Remote Operated Vehicle (ROV) inspection of the interior.
- C. Seismic evaluation.

- D. Site, security, and access evaluation.

Task 3 – Report

Prepare a technical memo that summarizes the field condition assessment and provides recommendations and planning-level cost estimates to resolve any deficiencies identified. This work will include a seismic evaluation that will calculate seismic loading in accordance with AWWA standards, ASCE 41, and IBC 2021 and compare resulting internal stresses with the capacity of the structural components to identify deficiencies. Conceptual details and planning-level cost estimates will be provided for structural modification options to address any deficiencies that are found.

DELIVERABLES

The following deliverables shall be provided to the City, as noted below, for review and approval:

- Technical Memo (draft).
- Technical Memo (final).

DESIGN AND CONSTRUCTION SERVICES

This agreement does not include detailed engineering analysis, design, or construction engineering services. At the completion of project, an amendment to this agreement for design and construction administration services will be prepared for review and approval, if desired by the City.

CITY SUPPLIED SERVICES

The following will be supplied by the City:

- Historical drawings and City records of the reservoirs.
- Video, pictures, and reports from diver inspections.
- Any excavation required for field assessment of reservoirs.

SERVICES NOT INCLUDED

1. Field or office survey, ROW/easement acquisition, recorded survey, boundary line adjustment, or preparation of a plat document.
2. Cultural resource survey.
3. Detailed engineering analysis, design, bid and award, and construction engineering services.

4. Geotechnical investigation.

BUDGET

The maximum amount payable to the Engineer for completion of all work associated with this scope of work, including contingencies, salaries, overhead, direct non-salary costs, and net fee shall be as shown in the attached Exhibit B. This amount shall not be exceeded without the prior written authorization of the City.

EXHIBIT B

**ENGINEERING SERVICES
SCOPE AND ESTIMATED COST**

CITY OF MATTAWA - RESERVOIR INSPECTION

Tasks	Principal-In-Charge Hours	Project Manager Hours	Structural Engineer Hours	Engineer-In-Training Hours	AutoCAD Technician Hours
1 Project Management	2	8			
2 Reservoir Inspection		2	10	24	
3 Report	2	8	24	80	4
Hour Estimate:	4	18	34	104	4
Fully Burdened Billing Rate Range:*	\$170 to \$270	\$170 to \$270	\$120 to \$245	\$110 to \$180	\$70 to \$190
Estimated Fully Burdened Billing Rate:*	\$220	\$200	\$200	\$140	\$120
Fully Burdened Labor Cost:	\$880	\$3,600	\$6,800	\$14,560	\$480

Total Fully Burdened Labor Cost: \$ 26,320

Direct Non-Salary Cost:

Mileage & Expenses (Mileage @ current IRS rate) \$ 280

Submersible Remote Operated Vehicle Fee: \$ 500

TOTAL ESTIMATED COST: \$ 27,100

* Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.

**AMENDMENT NO. 11
TO
CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES**

THIS AMENDMENT, by and between the City of Mattawa, Washington, hereinafter referred to as the Agency, and Gray & Osborne, Inc., hereinafter referred to as the Engineer, hereby modifies the contract for On-Call Engineering Services dated (by Agency) July 17, 2025.

Pressure Zone Improvements Design

See attached Exhibits A and B for scope and fee. For a total not-to-exceed cost of \$286,000.

IN WITNESS WHEREOF, the parties hereto have executed, or cause to be executed by their duly authorized officials, this AMENDMENT to the Contract for Engineering Services in duplicate on the respective dates indicated below.

GRAY & OSBORNE, INC.

CITY OF MATTAWA

By: 
(Signature)

By: _____
(Signature)

Name: Michael B. Johnson, P.E., President
GRAY & OSBORNE, INC.

Name: _____
(Print)

Date: 1/29/26

Date: _____

"Equal Opportunity/Affirmative Action Employer"

EXHIBIT A

SCOPE OF WORK

CITY OF MATTAWA PRESSURE ZONE IMPROVEMENTS DESIGN

This scope of work presents the professional engineering services requested by the City of Mattawa (City) for the City's Pressure Zone Improvements Design. This project will install approximately 4,750 feet of new 8- to 12-inch water main. The purpose of this project is to create a new lower pressure zone in the City's water system and to convey water from the City's proposed Well 5 at its planned location between Blanca Court and SR 243 to the City's main pressure zone. The exact alignment and diameter of the proposed water mains will be determined as part of Task 4. It is anticipated that this project will include two water main crossings, one for each pressure zone, of SR 243. The crossings will be completed via the existing 20-inch diameter casing pipes previously installed under SR 243.

It is understood that this project design is funded by an EPA grant and that the construction will be funded by an EPA grant and DWSRF loan with partial grant subsidy.

SCOPE OF WORK

The project will include the following elements:

Task 1 – Project Management

Provide overall project management and oversight of resources and deliverables to ensure timely delivery and coordination of project elements. Work includes procuring and maintaining sufficient resources, overseeing budget and schedule, and assisting in timely delivery of engineering products per the contract.

Task 2 – Environmental Review

Work with the City to address EPA and DWSRF's environmental/cultural review process, including examination of the project relative to the State Environmental Policy Act (SEPA) and supporting EPA's completion of a National Environmental Policy Act (NEPA) analysis.

Note: This task does not include preparation of a cultural resource survey, inadvertent discovery plan, or critical areas assessment, as these items are assumed to be completed under a separate scope of work.

Note: If the Environmental Review requires more than 40 hours of effort from an environmental specialist, a supplemental scope of work will be processed and added to this agreement.

Task 3 – Survey

Obtain vertical and horizontal control necessary for the design of the project components. Design survey includes identifying existing utilities, topography, alignment, and other related site features, and delineating existing rights-of-way. This task includes the following items:

- A. Establish vertical and horizontal control for survey and mapping at a scale of 1"=20'.
- B. Acquire public records of survey, plat maps, assessor maps, land corner records, and record drawings as may be available.
- C. Identify existing utilities of record and delineate existing rights-of-way, recorded easements, and other related and pertinent site topography.
- D. Acquire topographic and planimetric survey of the site, including existing facilities, existing rights-of-way, and offsite detail required to establish the location of surface grades, pavement edges and elevations, gravel shoulder edges and elevations, existing utilities, and utility poles in sufficient detail to support design.

This task also includes preparation of up to three legal descriptions for the City's use in preparing and obtaining easements for the new water lines. It is assumed that the City will coordinate obtaining these easements with the private property owners.

Note: This scope of work excludes any costs associated with obtaining easements. If more than three legal descriptions for new easements are required, a supplemental scope of work will be processed and added to this agreement. This scope of work does not include any of the following tasks associated with right-of-way acquisition: appraisals, appraisal reviews, fair cost estimates of market value of properties, deeds, schematic exhibits, negotiations, and conveyance documents. If these tasks become necessary, a supplemental scope of work will be processed and added to this agreement.

Task 4 – 30 Percent Design

Provide engineering design services to prepare the 30-percent contract documents and cost estimate for the project, which includes the replacement of approximately 4,750 ft of water main, including associated valves, fire hydrants, appurtenances, and surface restoration. This task will include the following components:

- A. Complete a predesign memo outlining the project requirements and making the final selection of the diameter and alignment of the proposed water mains. The City's existing water model may be used to assist in the determination of proposed water mains' alignment and diameter.
- B. Incorporate available utility record drawing information, plat map (property line), and rights-of-way information.

- C. Prepare plans for preliminary design of 4,750 feet of new water main as included in the project scope.
- D. Prepare an engineer's construction cost estimate.
- E. Conduct a site visit to visually assess site conditions, obstacles, etc., and to assist in ongoing design efforts.
- F. Provide project coordination with affected regulatory agencies and utility purveyors including any private utility companies providing service in the area.
- G. Submit 30-percent contract documents and engineer's construction cost estimate to the City.

Task 5 – 60 Percent Design

Provide engineering design services to prepare the 60-percent contract documents and cost estimate for the project. This task will include the following components:

- A. Determine and describe local, State, and Federal permits and approvals required for construction. Prepare and submit said permits and approval applications prior to completion of design. The City will pay any permit and approval review fees.
- B. Prepare contract documents in City approved format, including plans, proposal, contract, specifications, order of work, quantities, and bonding requirements.
- C. Update project plans completed under Task 4, including incorporation of all previous City comments, permitting requirements, and Task 7 input.
- D. Prepare an engineer's construction cost estimate.
- E. Submit 60-percent contract documents and engineer's construction cost estimate to the City.

Task 6 – Final Design

Provide engineering design services to prepare the final contract documents and cost estimate for the City's use in bidding the project for construction. This task will include the following components:

- A. Finalize contract documents, including plans, proposal, contract, specifications, order of work, quantities, and bonding requirements, including incorporation of all previous City comments, permitting requirements, regulatory review comments, and Task 7 input.

- B. Submit final contract documents and engineer's construction cost estimate to the City.
- C. Conduct an on-site review of the final contract documents with the City.
- D. Submit final contract documents to the Department of Health (DOH) and funding agencies (if required) for review and approval. Provide responses to all comments received and make any necessary modifications in the final contract documents.

Task 7 – Quality Assurance/Quality Control

Conduct quality assurance/quality control (QA/QC) review of the design documents. Conduct periodic reviews (30 percent, 60 percent, and 90 percent completion levels) of the design documents to review critical project milestones, deliverables, permitting issues, regulatory approvals, cost, methods, and materials to be employed during construction, and environmental concerns. Provide this review by both project and non-project engineers, experienced in design of similar project facilities. Document the review comments and revise the design documents to incorporate these comments.

Task 9 – Bid and Award Services

Prepare the call for bids and distribute to the local paper of record and the Daily Journal of Commerce (publications costs will be billed directly to the City and are not included in this contract). Prepare and distribute bid documents to the City, regulatory agencies, funding agencies, and interested bidders. Maintain a plan holders list. Answer and record bid inquiries. Prepare and issue bid addenda, if required. Review bids, check references, prepare and distribute a certified bid tabulation, and prepare a letter of recommendation to award as applicable.

Note: This scope of work assumes that one bid and award process will be required for the project.

Task 10 – Funding Management Assistance

Provide assistance to the City throughout the project for complying with the requirements of the funding agencies and assist with tracking project costs.

SERVICES DURING CONSTRUCTION

This scope of work does not include services to be provided during construction. At the completion of design, an amendment to this agreement for construction administration and observation services will be prepared for review and approval by the City.

DELIVERABLES

The work described herein includes the preparation of submittals and applications for the required permits and approvals. The following deliverables shall be provided to the City and the appropriate agencies, as noted below, for review and approval:

- City of Mattawa – Predesign Memo.
- City of Mattawa – Contract documents at 30-percent completion.
- City of Mattawa – Contract documents at 60-percent completion.
- City of Mattawa – Final contract documents.
- City of Mattawa – Engineer’s construction cost estimate.
- Funding Agencies – Final contract documents.
- DOH – Final contract documents.

CITY SUPPLIED SERVICES

The following will be supplied by the City:

1. Record drawings and City records of existing facilities adjacent to the project.
2. Payment for all required permits, easements, approvals, regulatory reviews, and bid advertisements.

SERVICES NOT INCLUDED

The following services are not included in this scope of work. If desired by the City, they will be added via a supplemental scope of work.

1. Design of water main in excess of the 4,750 feet included herein.
2. ROW/easement acquisition tasks, other than preparation of three legal descriptions for the City’s use in preparing and obtaining easements.
3. Any work associated with rectifying discrepancies in existing rights-of-way, record surveys, easements, plat maps, etc.
4. Preparation of a record of survey.
5. More than 40 hours of environmental specialist effort for environmental review.

6. More than one bid and award process.
7. Construction administration and construction observation services.
8. Geotechnical investigation.
9. Preparation of a cultural resource survey, critical areas assessment, or inadvertent discovery plan, which are assumed to be completed under a separate scope of work.
10. Significant updates to the City's water model or fire flow testing for model calibration.

BUDGET

The maximum amount payable to the Engineer for completion of all work associated with this scope of work, including contingencies, salaries, overhead, direct non-salary costs, and net fee shall be as shown in the attached Exhibit B. This amount shall not be exceeded without prior written authorization of the City.

EXHIBIT B

**ENGINEERING SERVICES
SCOPE AND ESTIMATED COST**

CITY OF MATTAWA - PRESSURE ZONE IMPROVEMENTS DESIGN

Tasks	Principal-In-Charge Hours	Project Manager Hours	Civil Engineer Hours	Environmental Specialist Hours	Engineer-In-Training Hours	AutoCAD Technician Hours	Land Surveyor Hours	Field Survey Crew Member Hours
1 Project Management	10	30						
2 Environmental Review		2	4	40	4			
3 Survey		2	4		16	4	40	240
4 30 Percent Design	4	20	120		120	100		
5 60 Percent Design	4	20	100		100	120		
6 Final Design	4	30	120		160	150		
7 Quality Assurance/Quality Control	16	40	60		40	16		
8 Bid and Award Services	2	8	16		20	8		
9 Funding Management Assistance	2	4	16	40	16			
Hour Estimate:	42	156	440	80	476	398	40	240
Fully Burdened Billing Rate Range:*	\$170 to \$270	\$170 to \$270	\$140 to \$190	\$100 to \$190	\$110 to \$180	\$70 to \$190	\$140 to \$220	\$80 to \$160
Estimated Fully Burdened Billing Rate:*	\$220	\$200	\$160	\$150	\$140	\$140	\$210	\$120
Fully Burdened Labor Cost:	\$9,240	\$31,200	\$70,400	\$12,000	\$66,640	\$55,720	\$8,400	\$28,800

Total Fully Burdened Labor Cost: \$ 282,400

Direct Non-Salary Cost:
Mileage & Expenses (Mileage @ current IRS rate) \$ 3,600

TOTAL ESTIMATED COST: \$ 286,000

* Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.

EXHIBIT C

The following EPA Required clauses are hereby added to this Contract Amendment for engineering services according to the Code of Federal Regulations Title 2, Subtitle A, Chapter II, Part 200, Appendix II to Part 200 (B),(I)

Termination for Convenience: This Contract Amendment may be terminated by the City at any time by giving written notice at least (30) days in advance. In such event, Gray & Osborne, Inc. shall be paid under the terms of this contract for all services provided to and accepted by the City prior to the effective date of termination.

Termination for Cause: If for any cause, either party does not fulfill in a timely and proper manner its obligations under this Contract Amendment, or if either party violates any of the terms and conditions, the aggrieved party will give the other party written notice of such failure or violation. The responsible party will be given the opportunity to correct the violation or failure within 15 working days. If failure or violation is not corrected, this Contract Amendment may be terminated immediately by written notice of the aggrieved party to the other.

CERTIFICATION REGARDING LOBBYING

Certification for contracts, grants, loans and cooperative agreements:

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

**CITY OF MATTAWA
STAFF REPORT**

To: Mayor Celaya and City Council
From: Public Works Department
Date: February 5, 2026
Proceeding Type: New Business
Subject: Solids Handling Upgrades Project Loan Options

Legislative History:

- | | |
|------------------------|------------------|
| ▪ First Presentation: | February 5, 2026 |
| ▪ Second Presentation: | |
| ▪ Requested Action: | Motion Needed |
-

Staff Report Summary

The subject in front of City Council is to select a 30-year term or 20-year term loan option for the anticipated Solids Handling Upgrades Project.

Background

The Department of Ecology has provided two amortization scenarios for the Solids Handling Upgrades Project. The 30-year term option is based on an interest rate of 2.4 percent, while the 20-year term option carries a 2.0 percent interest rate. Loan repayment would begin in 2029.

At this time, the project has not been advertised for bid, and the final annual loan payment will ultimately be determined by the awarded bid amount. Given the potential for unexpended or out-of-scope costs as the project progresses, committing to a more aggressive annual debt service could be challenging.

For these reasons, the 30-year term option is recommended. This option results in a lower annual debt service, improves cash flow flexibility, and preserves capacity for future borrowing needs.

Fiscal and Policy Implications

Financial impacts are anticipated to range between \$189,273 and \$244,856 in annual debt service, which includes principal and interest. Loan repayment will be funded through sewer sales revenues and accumulated reserves in the sewer debt fund. Policy implications are governed by the terms and conditions set forth in the Department of Ecology loan agreement. To accommodate the loan repayment, a new budget line item would be created.

FUND	BARS	LINE ITEM	AMOUNT BUDGETED	CURRENT EXPENDITURE	REMAINING AMOUNT	

Options

1. Approve the Solids Handling Upgrades Project Loan option of 30-year term option is based on an interest rate of 2.4%.

2. Approve the Solids Handling Upgrades Project Loan option of 20-year term option is based on an interest rate of 2.0%.

Staff Recommendation

1. Approve the Solids Handling Upgrades Project Loan option of 30-year term option is based on an interest rate of 2.4%

Attachments

A.	Amortization Schedules Table Summary
B.	Amortization Schedules

The following documents are attached and subject for review:

Review by:	Type of Document	Title of Document	Date Reviewed	Comment:
Engineering	▪ PDF			
Legal	▪ WORD	Staff Report		
Financial	▪ WORD	Staff Report	2/2/26	Initials: <i>JKL</i>
Comment:				

Amortization Schedule Table Summary

Amortization Schedule	Interest Rate	Number of Payments	Annual Payment	Total Principle	Total Interest Paid	TOTAL
30-year term	2.4%	60	\$189,283	\$3,976,760	\$1,701,423	\$5,978,483
20-year term	2.0%	40	\$244,856	\$3,976,760	\$920,353	\$4,897,113

20-year term Interest rate of 2.0%

Payment no.	Payment date	Beginning balance	Scheduled payment	Principal	Interest
1	10/31/2029	3,976,760.00	122,427.83	42,159.49	80,268.34
2	4/30/2030	3,934,600.51	122,427.83	82,917.52	39,510.31
3	10/30/2030	3,851,682.99	122,427.83	83,750.16	38,677.67
4	4/30/2031	3,767,932.83	122,427.83	84,591.16	37,836.67
5	10/30/2031	3,683,341.67	122,427.83	85,440.60	36,987.23
6	4/30/2032	3,597,901.07	122,427.83	86,298.57	36,129.26
7	10/30/2032	3,511,602.50	122,427.83	87,165.16	35,262.67
8	4/30/2033	3,424,437.34	122,427.83	88,040.45	34,387.38
9	10/30/2033	3,336,396.89	122,427.83	88,924.54	33,503.29
10	4/30/2034	3,247,472.35	122,427.83	89,817.49	32,610.34
11	10/30/2034	3,157,654.86	122,427.83	90,719.42	31,708.41
12	4/30/2035	3,066,935.44	122,427.83	91,630.40	30,797.43
13	10/30/2035	2,975,305.04	122,427.83	92,550.53	29,877.30
14	4/30/2036	2,882,754.51	122,427.83	93,479.90	28,947.93
15	10/30/2036	2,789,274.61	122,427.83	94,418.61	28,009.22
16	4/30/2037	2,694,856.00	122,427.83	95,366.73	27,061.10
17	10/30/2037	2,599,489.27	122,427.83	96,324.38	26,103.45
18	4/30/2038	2,503,164.89	122,427.83	97,291.65	25,136.18
19	10/30/2038	2,405,873.24	122,427.83	98,268.63	24,159.20
20	4/30/2039	2,307,604.61	122,427.83	99,255.42	23,172.41
21	10/30/2039	2,208,349.19	122,427.83	100,252.12	22,175.71
22	4/30/2040	2,108,097.07	122,427.83	101,258.83	21,169.00
23	10/30/2040	2,006,838.24	122,427.83	102,275.64	20,152.19
24	4/30/2041	1,904,562.60	122,427.83	103,302.67	19,125.16
25	10/30/2041	1,801,259.93	122,427.83	104,340.01	18,087.82
26	4/30/2042	1,696,919.92	122,427.83	105,387.77	17,040.06
27	10/30/2042	1,591,532.15	122,427.83	106,446.05	15,981.78
28	4/30/2043	1,485,086.10	122,427.83	107,514.95	14,912.88
29	10/30/2043	1,377,571.15	122,427.83	108,594.59	13,833.24
30	4/30/2044	1,268,976.56	122,427.83	109,685.07	12,742.76
31	10/30/2044	1,159,291.49	122,427.83	110,786.50	11,641.33
32	4/30/2045	1,048,504.99	122,427.83	111,899.00	10,528.83
33	10/30/2045	936,605.99	122,427.83	113,022.66	9,405.17
34	4/30/2046	823,583.33	122,427.83	114,157.60	8,270.23
35	10/30/2046	709,425.73	122,427.83	115,303.95	7,123.88
36	4/30/2047	594,121.78	122,427.83	116,461.80	5,966.03
37	10/30/2047	477,659.98	122,427.83	117,631.28	4,796.55
38	4/30/2048	360,028.70	122,427.83	118,812.51	3,615.32
39	10/30/2048	241,216.19	122,427.83	120,005.60	2,422.23
40	4/30/2049	121,210.59	122,427.76	121,210.59	1,217.17
TOTAL				4,897,113	

30-year term Interest rate of 2.4%

Payment no.	Payment date	Beginning balance	Scheduled payment	Principal	Interest	Administration charge	Ending balance
1	10/31/2029	3,976,760.00	94,636.38	-1,862.76	96,499.14	0.00	3,978,622.76
2	4/30/2030	3,978,622.76	94,636.38	46,653.55	47,982.83	0.00	3,931,969.21
3	10/30/2030	3,931,969.21	94,636.38	47,216.20	47,420.18	0.00	3,884,753.01
4	4/30/2031	3,884,753.01	94,636.38	47,785.64	46,850.74	0.00	3,836,967.37
5	10/30/2031	3,836,967.37	94,636.38	48,361.94	46,274.44	0.00	3,788,605.43
6	4/30/2032	3,788,605.43	94,636.38	48,945.19	45,691.19	0.00	3,739,660.24
7	10/30/2032	3,739,660.24	94,636.38	49,535.48	45,100.90	0.00	3,690,124.76
8	4/30/2033	3,690,124.76	94,636.38	50,132.88	44,503.50	0.00	3,639,991.88
9	10/30/2033	3,639,991.88	94,636.38	50,737.49	43,898.89	0.00	3,589,254.39
10	4/30/2034	3,589,254.39	94,636.38	51,349.40	43,286.98	0.00	3,537,904.99
11	10/30/2034	3,537,904.99	94,636.38	51,968.68	42,667.70	0.00	3,485,936.31
12	4/30/2035	3,485,936.31	94,636.38	52,595.43	42,040.95	0.00	3,433,340.88
13	10/30/2035	3,433,340.88	94,636.38	53,229.74	41,406.64	0.00	3,380,111.14
14	4/30/2036	3,380,111.14	94,636.38	53,871.70	40,764.68	0.00	3,326,239.44
15	10/30/2036	3,326,239.44	94,636.38	54,521.40	40,114.98	0.00	3,271,718.04
16	4/30/2037	3,271,718.04	94,636.38	55,178.94	39,457.44	0.00	3,216,539.10
17	10/30/2037	3,216,539.10	94,636.38	55,844.40	38,791.98	0.00	3,160,694.70
18	4/30/2038	3,160,694.70	94,636.38	56,517.90	38,118.48	0.00	3,104,176.80
19	10/30/2038	3,104,176.80	94,636.38	57,199.51	37,436.87	0.00	3,046,977.29
20	4/30/2039	3,046,977.29	94,636.38	57,889.35	36,747.03	0.00	2,989,087.94
21	10/30/2039	2,989,087.94	94,636.38	58,587.50	36,048.88	0.00	2,930,500.44
22	4/30/2040	2,930,500.44	94,636.38	59,294.08	35,342.30	0.00	2,871,206.36
23	10/30/2040	2,871,206.36	94,636.38	60,009.17	34,627.21	0.00	2,811,197.19
24	4/30/2041	2,811,197.19	94,636.38	60,732.89	33,903.49	0.00	2,750,464.30
25	10/30/2041	2,750,464.30	94,636.38	61,465.34	33,171.04	0.00	2,688,998.96
26	4/30/2042	2,688,998.96	94,636.38	62,206.62	32,429.76	0.00	2,626,792.34
27	10/30/2042	2,626,792.34	94,636.38	62,956.84	31,679.54	0.00	2,563,835.50
28	4/30/2043	2,563,835.50	94,636.38	63,716.11	30,920.27	0.00	2,500,119.39
29	10/30/2043	2,500,119.39	94,636.38	64,484.54	30,151.84	0.00	2,435,634.85
30	4/30/2044	2,435,634.85	94,636.38	65,262.23	29,374.15	0.00	2,370,372.62
31	10/30/2044	2,370,372.62	94,636.38	66,049.31	28,587.07	0.00	2,304,323.31
32	4/30/2045	2,304,323.31	94,636.38	66,845.87	27,790.51	0.00	2,237,477.44
33	10/30/2045	2,237,477.44	94,636.38	67,652.04	26,984.34	0.00	2,169,825.40
34	4/30/2046	2,169,825.40	94,636.38	68,467.94	26,168.44	0.00	2,101,357.46
35	10/30/2046	2,101,357.46	94,636.38	69,293.67	25,342.71	0.00	2,032,063.79
36	4/30/2047	2,032,063.79	94,636.38	70,129.37	24,507.01	0.00	1,961,934.42
37	10/30/2047	1,961,934.42	94,636.38	70,975.14	23,661.24	0.00	1,890,959.28
38	4/30/2048	1,890,959.28	94,636.38	71,831.11	22,805.27	0.00	1,819,128.17
39	10/30/2048	1,819,128.17	94,636.38	72,697.40	21,938.98	0.00	1,746,430.77
40	4/30/2049	1,746,430.77	94,636.38	73,574.15	21,062.23	0.00	1,672,856.62
41	10/30/2049	1,672,856.62	94,636.38	74,461.46	20,174.92	0.00	1,598,395.16
42	4/30/2050	1,598,395.16	94,636.38	75,359.48	19,276.90	0.00	1,523,035.68
43	10/30/2050	1,523,035.68	94,636.38	76,268.33	18,368.05	0.00	1,446,767.35
44	4/30/2051	1,446,767.35	94,636.38	77,188.13	17,448.25	0.00	1,369,579.22
45	10/30/2051	1,369,579.22	94,636.38	78,119.04	16,517.34	0.00	1,291,460.18
46	4/30/2052	1,291,460.18	94,636.38	79,061.16	15,575.22	0.00	1,212,399.02
47	10/30/2052	1,212,399.02	94,636.38	80,014.65	14,621.73	0.00	1,132,384.37
48	4/30/2053	1,132,384.37	94,636.38	80,979.64	13,656.74	0.00	1,051,404.73
49	10/30/2053	1,051,404.73	94,636.38	81,956.27	12,680.11	0.00	969,448.46
50	4/30/2054	969,448.46	94,636.38	82,944.68	11,691.70	0.00	886,503.78
51	10/30/2054	886,503.78	94,636.38	83,945.00	10,691.38	0.00	802,558.78
52	4/30/2055	802,558.78	94,636.38	84,957.39	9,678.99	0.00	717,601.39
53	10/30/2055	717,601.39	94,636.38	85,981.99	8,654.39	0.00	631,619.40
54	4/30/2056	631,619.40	94,636.38	87,018.95	7,617.43	0.00	544,600.45
55	10/30/2056	544,600.45	94,636.38	88,068.41	6,567.97	0.00	456,532.04
56	4/30/2057	456,532.04	94,636.38	89,130.53	5,505.85	0.00	367,401.51
57	10/30/2057	367,401.51	94,636.38	90,205.46	4,430.92	0.00	277,196.05
58	4/30/2058	277,196.05	94,636.38	91,293.35	3,343.03	0.00	185,902.70
59	10/30/2058	185,902.70	94,636.38	92,394.36	2,242.02	0.00	93,508.34
60	4/30/2059	93,508.34	94,636.07	93,508.34	1,127.73	0.00	0.00
TOTAL				5,678,182.49			

Revenue from
Sewer Sales



Sewer
Operating
Fund



406 Sewer
Debt. Fund



Payment for:
1. WWTF Improvements
2. Sewer Improvements
(Portage Liftstation)
3. Solids Handling
Updrages



January 29, 2026

Ms. Anabel Martinez
Clerk - Treasurer
City of Mattawa
521 East Government Road
Mattawa, Washington 99349

SUBJECT: PROGRESS ESTIMATE 4, SEWER SYSTEM IMPROVEMENTS
CITY OF MATTAWA, GRANT COUNTY, WASHINGTON
G&O #24817.00

Dear Ms. Martinez:

We have enclosed Progress Estimate 4 for this project. Please retain a copy for the City files and also provide a copy to the Contractor with the payment. The amount due the Contractor is indicated below. Because the City has accepted the Contractor's retainage bond, no funds are to be retained.

Payment to Contractor: \$52,854.65

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

Sincerely,

GRAY & OSBORNE, INC.

A handwritten signature in blue ink that reads 'Jamin Ankney'.

Jamin Ankney, P.E.

JA/js
Encl.
By email

PROGRESS ESTIMATE 4
JANUARY 29, 2026

CITY OF MATTAWA
 GRANT COUNTY
 WASHINGTON

PROGRESS ESTIMATE PERIOD
 JANUARY 10, 2026 TO JANUARY 28, 2026

PROJECT:
 CITY OF MATTAWA
 SEWER SYSTEM IMPROVEMENTS
 G&O JOB NUMBER #24817

CONTRACTOR:
 DW EXCAVATING, INC.
 P.O. BOX 1089
 DAVENPORT, WA 99122

BID ITEMS				QUANTITIES		PROJECT COSTS		PERCENT OF CONTRACT QUANTITY
NO.	DESCRIPTION	QUANTITY UNIT	UNIT PRICE	TOTAL THIS PERIOD	TOTAL TO DATE	AMOUNT THIS PERIOD	AMOUNT TO DATE	
SCHEDULE A: SEWER IN CITY LIMITS								
1	Mobilization and Demobilization	1 LS	\$19,000.00	0.00%	75.00%	\$0.00	\$14,250.00	75%
2	Minor Change	1 CALC	\$25,000.00	24.86%	30.84%	\$6,214.10	\$7,709.26	31%
3	SPCC and Erosion Control	1 LS	\$3,400.00	10.00%	100.00%	\$340.00	\$3,400.00	100%
4	Trench Excavation Safety Systems	1 LS	\$5,400.00	10.00%	100.00%	\$540.00	\$5,400.00	100%
5	Temporary Traffic Control	1 LS	\$46,800.00	0.00%	95.00%	\$0.00	\$44,460.00	95%
6	Abandon Lift Station and Force Main	1 LS	\$13,300.00	100.00%	100.00%	\$13,300.00	\$13,300.00	100%
7	Temporary Bypass Pumping	1 LS	\$6,300.00	0.00%	100.00%	\$0.00	\$6,300.00	100%
8	PVC Sanitary Sewer Pipe and Fittings, 12 In. Diam. (Incl. Bedding Material)	825 LF	\$87.32	0.00	825.00	\$0.00	\$72,039.00	100%
9	Manhole, 48 In. Diam.	4 EA	\$7,300.00	0.00	4.00	\$0.00	\$29,200.00	100%
10	Manhole, 48 In. Diam., Additional Height	13 FT	\$57.00	5.00	17.00	\$285.00	\$969.00	131%
11	Rock Excavation	220 CY	\$91.00	0.00	105.00	\$0.00	\$9,555.00	48%
12	Quarry Spalls	70 TN	\$64.00	0.00	70.00	\$0.00	\$4,480.00	100%
13	Foundation Gravel	30 CY	\$29.00	0.00	0.00	\$0.00	\$0.00	0%
14	Bank Run Gravel for Trench Backfill	1,500 CY	\$26.00	0.00	1,100.00	\$0.00	\$28,600.00	73%
15	Crushed Surfacing Repair	80 SY	\$125.00	0.00	73.00	\$0.00	\$9,125.00	91%
16	Commercial HMA Pavement Repair, Type 1	800 SY	\$79.00	0.00	0.00	\$0.00	\$0.00	0%
17	Commercial HMA Pavement Repair, Type 2	100 SY	\$151.00	0.00	70.00	\$0.00	\$10,570.00	70%
18	Cement Concrete Sidewalk Repair	10 SY	\$122.00	0.00	0.00	\$0.00	\$0.00	0%

PROGRESS ESTIMATE 4
JANUARY 29, 2026

CITY OF MATTAWA
 GRANT COUNTY
 WASHINGTON

PROGRESS ESTIMATE PERIOD
 JANUARY 10, 2026 TO JANUARY 28, 2026

PROJECT:
 CITY OF MATTAWA
 SEWER SYSTEM IMPROVEMENTS
 G&O JOB NUMBER #24817

CONTRACTOR:
 DW EXCAVATING, INC.
 P.O. BOX 1089
 DAVENPORT, WA 99122

BID ITEMS				QUANTITIES		PROJECT COSTS		PERCENT OF CONTRACT QUANTITY
NO.	DESCRIPTION	QUANTITY UNIT	UNIT PRICE	TOTAL THIS PERIOD	TOTAL TO DATE	AMOUNT THIS PERIOD	AMOUNT TO DATE	
19	Cement Concrete Traffic Curb and Gutter Repair	15 LF	\$146.00	0.00	0.00	\$0.00	\$0.00	0%
20	Restoration and Cleanup	1 LS	\$7,900.00	0.00%	75.00%	\$0.00	\$5,925.00	75%
Subtotal, Schedule A						\$20,679.10	\$265,282.26	
SCHEDULE B: SEWER OUTSIDE CITY LIMITS								
1	Mobilization and Demobilization	1 LS	\$73,900.00	0.00%	75.00%	\$0.00	\$55,425.00	75%
2	Minor Change	1 CALC	\$25,000.00	9.57%	9.57%	\$2,391.70	\$2,391.70	10%
3	SPCC and Erosion Control	1 LS	\$1,300.00	0.00%	90.00%	\$0.00	\$1,170.00	90%
4	Trench Excavation Safety Systems	1 LS	\$13,600.00	0.00%	90.00%	\$0.00	\$12,240.00	90%
5	PVC Sanitary Sewer Pipe and Fittings, 12 In. Diam. (Incl. Bedding Material)	4,350 LF	\$75.00	0.00	4,330.00	\$0.00	\$324,750.00	100%
6	Manhole, 48 In. Diam.	11 EA	\$7,500.00	0.00	15.00	\$0.00	\$112,500.00	136%
7	Manhole, 48 In. Diam., Additional Height	57 FT	\$57.00	0.00	64.00	\$0.00	\$3,648.00	112%
8	Sewer Cleanout	3 EA	\$6,300.00	0.00	0.00	\$0.00	\$0.00	0%
9	Rock Excavation	1,150 CY	\$91.00	0.00	646.00	\$0.00	\$58,786.00	56%
10	Foundation Gravel	130 CY	\$29.00	0.00	0.00	\$0.00	\$0.00	0%
11	Bank Run Gravel for Trench Backfill	1,400 CY	\$29.00	0.00	0.00	\$0.00	\$0.00	0%
12	Crushed Surfacing Repair	660 SY	\$39.00	660.00	660.00	\$25,740.00	\$25,740.00	100%
13	Restoration and Cleanup	1 LS	\$31,300.00	0.00%	90.00%	\$0.00	\$28,170.00	90%
Change Order 1								
14	Side Sewer Stub	14 EA	\$2,500.00	0.00	14.00	\$0.00	\$35,000.00	100%
Subtotal, Schedule B						\$28,131.70	\$659,820.70	

PROGRESS ESTIMATE 4
JANUARY 29, 2026

CITY OF MATTAWA
 GRANT COUNTY
 WASHINGTON

PROGRESS ESTIMATE PERIOD
 JANUARY 10, 2026 TO JANUARY 28, 2026

PROJECT:
 CITY OF MATTAWA
 SEWER SYSTEM IMPROVEMENTS
 G&O JOB NUMBER #24817

CONTRACTOR:
 DW EXCAVATING, INC.
 P.O. BOX 1089
 DAVENPORT, WA 99122

BID ITEMS				QUANTITIES		PROJECT COSTS		PERCENT OF CONTRACT QUANTITY	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL THIS PERIOD	TOTAL TO DATE	AMOUNT THIS PERIOD		AMOUNT TO DATE
SCHEDULE C: WATER MAIN CASING									
1	Mobilization and Demobilization	1	LS	\$5,900.00	0.00%	100.00%	\$0.00	\$5,900.00	100%
2	Minor Change	1	CALC	\$10,000.00	0.00%	0.00%	\$0.00	\$0.00	0%
3	Trench Excavation Safety Systems	1	LS	\$680.00	0.00%	100.00%	\$0.00	\$680.00	100%
4	Steel Casing, 20 In. Diam. (Incl. Bedding Material)	220	LF	\$200.00	0.00	220.00	\$0.00	\$44,000.00	100%
5	Bank Run Gravel for Trench Backfill	70	CY	\$31.00	0.00	70.00	\$0.00	\$2,170.00	100%
6	Commercial HMA Pavement Repair, Type 2	60	SY	\$155.00	0.00	30.00	\$0.00	\$4,650.00	50%
Subtotal, Schedule C							\$0.00	\$57,400.00	

PROGRESS ESTIMATE 4
JANUARY 29, 2026

CITY OF MATTAWA
 GRANT COUNTY
 WASHINGTON

PROGRESS ESTIMATE PERIOD
 JANUARY 10, 2026 TO JANUARY 28, 2026

PROJECT:
 CITY OF MATTAWA
 SEWER SYSTEM IMPROVEMENTS
 G&O JOB NUMBER #24817

CONTRACTOR:
 DW EXCAVATING, INC.
 P.O. BOX 1089
 DAVENPORT, WA 99122

	PROJECT COSTS	
	AMOUNT THIS PERIOD	AMOUNT TO DATE
SUBTOTAL EARNED TO DATE	\$48,810.80	\$982,502.96
SALES TAX (SCHEDULES A AND C ONLY) 8.40%	\$1,737.04	\$27,105.31
SALES TAX (SCHEDULE B ONLY) 8.20%	\$2,306.81	\$54,105.30
MATERIALS ON HAND	\$0.00	\$0.00
TOTAL	\$52,854.65	\$1,063,713.57
CONTRACTOR HAS RETAINAGE BOND	\$0.00	\$0.00
TOTAL EARNED TO DATE LESS RETAINAGE		\$1,063,713.57
LESS AMOUNTS PREVIOUSLY PAID		
PROGRESS ESTIMATE 1		\$492,099.71
PROGRESS ESTIMATE 2		\$200,043.01
PROGRESS ESTIMATE 3		\$318,716.20
TOTAL PAYMENT NOW DUE:	\$52,854.65	\$52,854.65
ORIGINAL CONTRACT AMOUNT (WITHOUT TAX)	\$1,207,969.00	
CONTRACT AMOUNT WITH CHANGE ORDER 1	\$1,242,969.00	
CONTRACT PERCENTAGE TO DATE	79%	

PROGRESS ESTIMATE 4
JANUARY 29, 2026

CITY OF MATTAWA
 GRANT COUNTY
 WASHINGTON

PROGRESS ESTIMATE PERIOD
 JANUARY 10, 2026 TO JANUARY 28, 2026

PROJECT:
 CITY OF MATTAWA
 SEWER SYSTEM IMPROVEMENTS
 G&O JOB NUMBER #24817

CONTRACTOR:
 DW EXCAVATING, INC.
 P.O. BOX 1089
 DAVENPORT, WA 99122

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

I HEREBY CERTIFY THAT THE WAGES HAVE BEEN PAID IN ACCORDANCE WITH RCW 39.12 (PREVAILING WAGES) AND THE FEDERAL DAVIS-BACON AND RELATED ACTS (DBRA).

GRAY & OSBORNE, INC.

DW EXCAVATING, INC.


 1/30/2026
 JAMIN ANKNEY, P.E.


 Lars Hendrickson
 Digitally signed by Lars Hendrickson
 DN: cn=US, e=lars@dwexcavating.net, o=DW
 Excavating, Inc., c=Lars Hendrickson
 Location: Davenport, WA
 Date: 2026.01.30 13:21:28-0800
 CONTRACTOR'S REPRESENTATIVE

SUMMARY AND DISTRIBUTION OF PAYMENTS

PAY EST NO.	PROGRESS ESTIMATE PERIOD DATES	TOTAL			TOTAL PAYMENT
		EARNED PER PERIOD	SALES TAX AMOUNT	MATERIALS ON HAND	
1	OCTOBER 9, 2025 TO NOVEMBER 13, 2025	\$404,355.40	\$33,661.64	\$54,082.67	\$492,099.71
2	NOVEMBER 14, 2025 TO NOVEMBER 24, 2025	\$184,870.00	\$15,173.01	\$0.00	\$200,043.01
3	NOVEMBER 24, 2025 TO JANUARY 9, 2026	\$344,466.76	\$28,332.11	(\$54,082.67)	\$318,716.20
4	JANUARY 10, 2026 TO JANUARY 28, 2026	\$48,810.80	\$4,043.85	\$0.00	\$52,854.65
TOTAL:		\$982,502.96	\$81,210.61	\$0.00	\$1,063,713.57