City of Yelm
EST. 1924
WASHINGTON

CITY COUNCIL AGENDA

October 13, 2026 6:00 PM

Yelm City Council meetings are held in-person at 106 2nd St SE Yelm, WA 98597 and virtually on Zoom. Registration is required to attend virtually; please use the link below to register.

https://us06web.zoom.us/webinar/register/WN_WjRUlRFPS0qD0Jau1I6i0w

1. CALL TO ORDER/ROLL CALL
2. AGENDA APPROVAL
3. SPECIAL PRESENTATIONS
   a) None Scheduled
4. PUBLIC COMMENT—COMPLETE A BLUE SPEAKER'S CARD OR RAISE HAND VIRTUALLY
5. CONSENT AGENDA
   a) JULY 2026 CHECK REGISTER AND POSITION SUMMARY
   b) AUGUST 2026 CHECK REGISTER AND POSITION SUMMARY
6. NEW BUSINESS
   a) RESOLUTION NO. - 674 ESTABLISHING AN UPDATED SCHOOL IMPACT FEE

      Move to approve Resolution No. 674 establishing an updated school impact fee and endorsing the Yelm Community Schools 2026-2032 Capital Facilities plan pursuant to section 18.16.090 of the Yelm Municipal Code

   b) RESOLUTION NO. 675 - CITY OF YELM AND YELM MPC, LLC. DEVELOPMENT AGREEMENT

      Move to approve Resolution No. 675 approving the Development Agreement between the City of Yelm and Yelm MPC, LLC.

   c) RESOLUTION NO. 676 - SUPPORTING YELM COMMUNITY SCHOOLS PROPOSITION NO. 1 MAINTAIN EDUCATIONAL PROGRAMS AND OPERATIONS LEVY

      Move to approve Resolution No. 676 supporting Yelm Community Schools Proposition No. 1.

   d) LODGING TAX ADVIOSRY COMMITTEE AWARD RECOMMENDATIONS FOR 2027 FUNDING

      Move to approve the Lodging Tax Advisory Committee award recommendations for funding in 2027 as presented, totaling $45,500.

7. OLD BUSINESS
   a) None Scheduled

8. STANDING COUNCIL COMMITTEE REPORTS
    a) Public Safety Committee
    b) Public Services Committee
    c) Finance Committee
    d) General Government Committee
9. MAYOR/CITY ADMINISTRATOR/STAFF REPORTS
10. COUNCILMEMBER REPORTS
11. EXECUTIVE SESSION
    a) None Scheduled
12. ADJOURN

MEETING INFORMATION

All regular Yelm City Council meetings are recorded. Meetings can be viewed at www.yelmwa.gov or a copy may be purchased by contacting the City Clerk's office at 360.458.8816.

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you require reasonable accommodations to participate at a City Council meeting, please contact the City Clerk's office at 360.458.8816 at least four (4) working days prior to meeting. Information on the Americans with Disabilities Act and the Title VI Statement is available at www.yelmwa.gov/human-resources.

*The public comment portion of the agenda is an opportunity for the public to address the Council for items that are not on the published agenda. Comments are limited to three minutes and five speakers. Comment on matters listed on the published agenda are welcomed as part of the normal agenda.

Public Comment Guidelines: The City reserves up to five members of the public to address the Council at the beginning of regular business meetings on topics that are not on the agenda. Each speaker will be given 3 minutes and may be asked follow up questions by the Mayor or Council. Further public comment may be allowed on agenda topics as time permits. We ask that speakers use respectful language and remember they are speaking to fellow citizens of Yelm who are committed to listening and responding appropriately to citizens' concerns.

Members of the public engaging in disruptive behavior may be removed or blocked from the meeting.

VOUCHER APPROVAL FORM

The following is a list of payments approved at Tuesday, October 13, 2026 Council meeting:

Payroll Total Expense	$	882,981.18
A/P Checks, EFTs, & Drafts	$	1,460,588.87
Debt Service	$	-
TOTAL	**$**	**2,343,570.05**

Timberland Bank Checks Issued 07/01/2026 through 07/30/2026:

Voucher Check Numbers 15915-16083

Certification: I, the undersigned, do hereby certify under penalty of perjury that for any claim listed herein the materials have been furnished, the services rendered, or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for a full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Yelm, and that I am authorized to authenticate and certify said claim.

_____

Auditing Officer Date

The above checks approved and signed by a majority of the Yelm City Council, are hereby approved for payment passed on a motion by_____at a regular council meeting held this 13th day of October

_____ /_____/_____

Mayor - Joe DePinto Council member -Griselda Arias Council member - Tracey Wood

_____/_____/_____

Council member - Joseph Richardson Council member - Stephanie Kangiser Council member - Terry Kaminski

_____/_____

Council member - Brian G. Hess Council member - David Johnstone

CITY CLERK:_____ _____

ATTEST:

Attachments:

1. Monthly Check Register
2. Monthly Budget & Actual Revenues and Expenditures Report, by Fund

2026 BUDGET POSITION TOTALS

City Of Yelm | Months: 01 To: 07 | Time: 10:19:19 | Date: 09/23/2026 | Page: 1

Fund		Revenue	July	Received		Expenditures	July	Spent	
001	General Fund	9,999,668.25	973,786.77	6,980,929.66	30.2%	10,543,591.47	929,566.35	6,346,408.25	39.8%
101	Municipal Street Fund	681,851.00	16,195.78	466,373.57	31.6%	696,946.57	61,867.74	436,044.62	37.4%
104	Cumulative Reserve	505.00	197.06	6,516.27	0.0%	0.00	0.00	0.00	100.0%
107	Tourism Promotion	25,755.00	5,168.29	26,134.19	0.0%	95,400.00	20,600.00	27,600.00	71.1%
112	Affordable Housing Support	25,250.00	2,604.64	5,495.34	78.2%	25,000.00	0.00	9,960.17	60.2%
119	Deposts & Retainage	0.00	0.06	2.05	0.0%	0.00	0.00	0.00	100.0%
120	Transportation Facility Charge	89,132.50	7,747.22	767,755.89	0.0%	1,000,000.00	0.00	0.00	100.0%
200	LTGO Bond Redemption	133,265.50	13.19	578.12	99.6%	133,312.50	0.00	11,856.25	91.1%
202	Killion Road LID	0.00	0.00	2.82	0.0%	0.00	0.00	0.00	100.0%
203	Sewer Revenue Bonds	173,278.50	14.33	1,529.63	99.1%	173,026.00	0.00	86,513.00	50.0%
204	Sewer Revenue Bond Reserve	505.00	186.96	6,182.46	0.0%	0.00	0.00	0.00	100.0%
302	Municipal Building Fund	2,091,525.00	42,454.28	700,955.33	66.5%	1,975,000.00	17,307.87	561,323.28	71.6%
305	MPC Master Planned Community Fund	100,000.00	0.00	0.00	100.0%	100,000.00	0.00	0.00	100.0%
316	Road & Street Construction	4,964,100.00	65,538.07	598,176.00	87.9%	5,650,000.00	207,138.00	705,948.54	87.5%
400	Stormwater Utility Fund	444,807.57	46,697.27	315,543.19	29.1%	665,376.71	34,352.09	281,241.71	57.7%
401	Municipal Water Utility Fund	4,403,580.00	389,185.93	2,152,316.92	51.1%	3,193,776.77	216,251.37	1,503,416.51	52.9%
402	Utility Consumer Deposits	5,050.00	2,439.10	5,292.51	0.0%	5,000.00	0.00	3,038.24	39.2%
404	Water Capital Improvements	1,205,020.00	26,230.25	943,617.32	21.7%	2,415,000.00	50,437.41	208,264.51	91.4%
405	Water Revenue Debt Redemption	535,052.50	187.05	7,467.12	98.6%	535,100.00	0.00	105,250.00	80.3%
406	Water Revenue Debt Reserve	0.00	229.11	7,575.92	0.0%	0.00	0.00	0.00	100.0%
412	Sewer Utility Fund	4,333,130.00	411,729.84	2,901,035.08	33.0%	4,785,163.88	213,995.13	2,000,396.24	58.2%
413	Sewer/Reuse Capital Reserve	2,581,010.00	13,023.16	1,035,552.27	59.9%	3,405,000.00	580,702.53	2,196,966.49	35.5%
415	Sewer Bond Refi & Reserve	303.00	94.39	3,121.17	0.0%	0.02	0.00	0.00	100.0%
501	IT Equipment Rental & Repair	732,135.00	61,066.84	435,893.95	40.5%	745,670.12	77,162.02	557,647.53	25.2%
502	Equipment Rental & Repair	740,964.00	48,146.13	516,409.80	30.3%	1,031,501.94	26,091.19	844,175.08	18.2%
630	Yelm Fiduciary Fund	77,547.80	4,681.65	41,073.41	47.0%	58,080.00	10,427.54	39,445.24	32.1%
		33,343,435.62	2,117,617.37	17,925,529.99	46.2%	37,231,945.98	2,445,899.24	15,925,495.66	57.2%

CHECK REGISTER

City Of Yelm

Time: 10:13:14 Date: 09/23/2026

07/01/2026 To: 07/31/2026

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6622	07/05/2026	Payroll	1	EFT		4,641.61	June Hours 2026
6623	07/05/2026	Payroll	1	EFT		744.08	June Hours 2026
6624	07/05/2026	Payroll	1	EFT		6,400.40	June Hours 2026
6625	07/05/2026	Payroll	1	EFT		8,794.27	June Hours 2026
6626	07/05/2026	Payroll	1	EFT		3,341.28	June Hours 2026
6627	07/05/2026	Payroll	1	EFT		5,913.69	June Hours 2026
6629	07/05/2026	Payroll	1	EFT		8,352.10	June Hours 2026
6630	07/05/2026	Payroll	1	EFT		5,814.05	June Hours 2026
6631	07/05/2026	Payroll	1	EFT		5,671.22	June Hours 2026
6632	07/05/2026	Payroll	1	EFT		4,116.63	June Hours 2026
6633	07/05/2026	Payroll	1	EFT		4,107.17	June Hours 2026
6634	07/05/2026	Payroll	1	EFT		4,803.49	June Hours 2026
6635	07/05/2026	Payroll	1	EFT		5,930.58	June Hours 2026
6636	07/05/2026	Payroll	1	EFT		10,164.22	June Hours 2026
6637	07/05/2026	Payroll	1	EFT		2,390.50	June Hours 2026
6638	07/05/2026	Payroll	1	EFT		3,576.19	June Hours 2026
6639	07/05/2026	Payroll	1	EFT		7,200.43	June Hours 2026
6640	07/05/2026	Payroll	1	EFT		1,948.25	June Hours 2026
6641	07/05/2026	Payroll	1	EFT		4,330.00	June Hours 2026
6642	07/05/2026	Payroll	1	EFT		11,051.60	June Hours 2026
6643	07/05/2026	Payroll	1	EFT		2,652.81	June Hours 2026
6644	07/05/2026	Payroll	1	EFT		7,830.49	June Hours 2026
6645	07/05/2026	Payroll	1	EFT		4,012.66	June Hours 2026
6646	07/05/2026	Payroll	1	EFT		4,367.49	June Hours 2026
6647	07/05/2026	Payroll	1	EFT		6,432.89	June Hours 2026
6648	07/05/2026	Payroll	1	EFT		5,723.75	June Hours 2026
6649	07/05/2026	Payroll	1	EFT		1,985.89	June Hours 2026
6650	07/05/2026	Payroll	1	EFT		5,080.36	June Hours 2026
6651	07/05/2026	Payroll	1	EFT		3,290.52	June Hours 2026
6652	07/05/2026	Payroll	1	EFT		4,538.68	June Hours 2026
6653	07/05/2026	Payroll	1	EFT		4,269.76	June Hours 2026
6654	07/05/2026	Payroll	1	EFT		6,523.21	June Hours 2026
6655	07/05/2026	Payroll	1	EFT		8,207.42	June Hours 2026
6656	07/05/2026	Payroll	1	EFT		4,299.78	June Hours 2026
6657	07/05/2026	Payroll	1	EFT		6,713.34	June Hours 2026
6658	07/05/2026	Payroll	1	EFT		444.08	June Hours 2026
6659	07/05/2026	Payroll	1	EFT		3,985.50	June Hours 2026
6660	07/05/2026	Payroll	1	EFT		4,759.47	June Hours 2026
6661	07/05/2026	Payroll	1	EFT		5,678.05	June Hours 2026
6662	07/05/2026	Payroll	1	EFT		684.08	June Hours 2026
6663	07/05/2026	Payroll	1	EFT		7,274.25	June Hours 2026
6664	07/05/2026	Payroll	1	EFT		724.78	June Hours 2026
6665	07/05/2026	Payroll	1	EFT		744.08	June Hours 2026
6666	07/05/2026	Payroll	1	EFT		3,776.90	June Hours 2026
6667	07/05/2026	Payroll	1	EFT		3,075.80	June Hours 2026
6668	07/05/2026	Payroll	1	EFT		4,973.76	June Hours 2026
6669	07/05/2026	Payroll	1	EFT		7,120.90	June Hours 2026
6670	07/05/2026	Payroll	1	EFT		7,133.41	June Hours 2026
6671	07/05/2026	Payroll	1	EFT		3,956.50	June Hours 2026
6672	07/05/2026	Payroll	1	EFT		6,637.39	June Hours 2026
6673	07/05/2026	Payroll	1	EFT		4,073.62	June Hours 2026
6674	07/05/2026	Payroll	1	EFT		4,607.53	June Hours 2026
6676	07/05/2026	Payroll	1	EFT		294.07	June Hours 2026
6677	07/05/2026	Payroll	1	EFT		4,973.72	June Hours 2026
6678	07/05/2026	Payroll	1	EFT		8,543.21	June Hours 2026
6679	07/05/2026	Payroll	1	EFT		728.28	June Hours 2026
6680	07/05/2026	Payroll	1	EFT		9,702.26	June Hours 2026
6681	07/05/2026	Payroll	1	EFT		4,057.71	June Hours 2026
6682	07/05/2026	Payroll	1	EFT		7,983.36	June Hours 2026
6683	07/05/2026	Payroll	1	EFT		3,518.14	June Hours 2026

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6684	07/05/2026	Payroll	1	EFT		2,973.14	June Hours 2026
6685	07/05/2026	Payroll	1	EFT		4,647.61	June Hours 2026
6686	07/05/2026	Payroll	1	EFT		4,913.45	June Hours 2026
6687	07/05/2026	Payroll	1	EFT		5,667.34	June Hours 2026
6688	07/05/2026	Payroll	1	EFT		5,469.02	June Hours 2026
6689	07/05/2026	Payroll	1	EFT		6,757.87	June Hours 2026
6690	07/05/2026	Payroll	1	EFT		744.08	June Hours 2026
6691	07/05/2026	Payroll	1	EFT		4,057.49	June Hours 2026
6692	07/05/2026	Payroll	1	EFT		5,313.59	June Hours 2026
6693	07/05/2026	Payroll	1	EFT		5,278.93	June Hours 2026
6694	07/05/2026	Payroll	1	EFT		4,349.26	June Hours 2026
6695	07/05/2026	Payroll	1	EFT			June Hours 2026
6696	07/05/2026	Payroll	1	EFT		5,358.23	June Hours 2026
6697	07/05/2026	Payroll	1	EFT		13,386.71	June Hours 2026
6698	07/05/2026	Payroll	1	EFT		5,469.38	June Hours 2026
6699	07/05/2026	Payroll	1	EFT		7,375.48	June Hours 2026
6700	07/05/2026	Payroll	1	EFT		4,055.08	June Hours 2026
6701	07/05/2026	Payroll	1	EFT		2,492.37	June Hours 2026
6702	07/05/2026	Payroll	1	EFT		7,075.14	June Hours 2026
6703	07/05/2026	Payroll	1	EFT		6,021.49	June Hours 2026
6704	07/05/2026	Payroll	1	EFT		2,455.70	June Hours 2026
6705	07/05/2026	Payroll	1	EFT		2,380.80	June Hours 2026
6706	07/05/2026	Payroll	1	EFT		5,372.13	June Hours 2026
6707	07/05/2026	Payroll	1	EFT		744.08	June Hours 2026
6708	07/05/2026	Payroll	1	EFT		3,198.92	June Hours 2026
6753	07/02/2026	Claims	1	EFT	COPIERS NORTHWEST (EFT)	156.62	INVOICE - INV3206182

Invoices	Amount	For
INV3206182	156.62	COPIER RENTAL - PD - CONTRACT# NASPO-CN28347-01 - BASE RATE 2026 0623 - 0722

6754	07/02/2026	Claims	1	EFT	COPIERS NORTHWEST (EFT)	217.51	INVOICE - INV3207858

Invoices	Amount	For
INV3207858	217.51	200651-P - COPIER RENTAL - COURT, PD, PW - 2026 0726 INVOICE DATE - BILLING PERIOD 2026 0505 - 0617

6755	07/02/2026	Claims	1	EFT	PARAMETRIX INC (EFT)	38,006.26	INVOICE - 80247

Invoices	Amount	For
80247	38,006.26	PROJECT: 214-1781-047 SR 507/BALD HILL ROUNDABOUT - MORRIS RD - PROFESSIONAL SERVICES THROUGH 2026 0529

6756	07/02/2026	Claims	1	EFT	PARAMETRIX INC (EFT)	1,864.16	INVOICE - 80249

Invoices	Amount	For
80249	1,864.16	PROJECT: 214-1781-049 - RHOTON RD NW WATERMAIN RECONSTRUCTION - PROFESSIONAL SERVICES THROUGH 2026 0529

6757	07/02/2026	Claims	1	EFT	PARAMETRIX INC (EFT)	14,307.61	INVOICE - 80248

Invoices	Amount	For
80248	14,307.61	PROJECT: 214-1781-049 - RHOTON RD NW WATERMAIN RECONSTRUCTION - PROFESSIONAL SERVICES THROUGH 2026 0529

6758	07/02/2026	Claims	1	0	HD SUPPLY, INC. (D)	382.11	INVOICE - 9250601071

Invoices	Amount	For

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
	Invoices		Amount		For		
	9250601071		382.11		PERFORATED KITCHEN TOWELS QTY 2; TRASH LINERS QTY 5; BLEACH CONCNETRATE QTY 1; DUSTER QTY 1; DUSTER 12" PLUME WITH FEATHERS QTY 1		
6759	07/02/2026	Claims	1	0	O'REILLY AUTO PARTS (D)	130.26	INVOICE - 3742-113872
	Invoices		Amount		For		
	3742-13872		130.26		OIL FILTER QTY 1; OIL FILTER QTY 1; 2.5 GAL MOTOR OIL QTY 2		
6760	07/02/2026	Claims	1	0	O'REILLY AUTO PARTS (D)	75.54	INVOICE - 3742-113414
	Invoices		Amount		For		
	3742-113414		75.54		2.5 GAL MOTOR OIL QTY 1; OIL FILTER QTY 1; FILTER WRENCH QTY 1		
6761	07/02/2026	Claims	1	0	O'REILLY AUTO PARTS (D)	53.10	INVOICE - 3742-113900
	Invoices		Amount		For		
	3742-113900		53.10		5 QT MOTOR OIL QTY 1; TERMINAL KIT QTY 1; BPC QTY 2		
6944	07/05/2026	Payroll	1	EFT	TEAMSTERS (EFT)	2,379.00	Pay Cycle(s) 07/05/2026 To 07/05/2026 - Teamsters PW
6945	07/05/2026	Payroll	1	EFT	WAFOP LABOR COALITION	1,050.00	Pay Cycle(s) 07/05/2026 To 07/05/2026 - WAFOP
6946	07/05/2026	Payroll	1	EFT	YELM POLICE OFFICER'S GUILD	640.00	Pay Cycle(s) 07/05/2026 To 07/05/2026 - Police Guild Dues
6947	07/05/2026	Payroll	1	0	AFLAC	256.12	Pay Cycle(s) 07/05/2026 To 07/05/2026 - Aflac Pre Tax
6948	07/05/2026	Payroll	1	0	DEPT OF RETIREMENT SVCS (D)	38,963.01	Pay Cycle(s) 07/05/2026 To 07/05/2026 - PERS 2
6949	07/05/2026	Payroll	1	0	DEPT OF RETIREMENT SVCS (D)	8,658.70	Pay Cycle(s) 07/05/2026 To 07/05/2026 - PERS 3
6950	07/05/2026	Payroll	1	0	DEPT OF RETIREMENT SVCS (D)	25,360.57	Pay Cycle(s) 07/05/2026 To 07/05/2026 - LEOFF 2
6951	07/05/2026	Payroll	1	0	DEPT OF RETIREMENT SVCS (D)	4,938.12	Pay Cycle(s) 07/05/2026 To 07/05/2026 - Deferred Comp
6952	07/05/2026	Payroll	1	0	DEPT OF RETIREMENT SVCS (D)	1,289.19	Pay Cycle(s) 07/05/2026 To 07/05/2026 - Deferred Comp - Roth
6953	07/05/2026	Payroll	1	0	EMPLOYMENT SECURITY - PFMLA	7,389.72	Pay Cycle(s) 07/05/2026 To 07/05/2026 - WA PFMLA
6954	07/05/2026	Payroll	1	0	EMPLOYMENT SECURITY - PFMLA	2,421.89	Pay Cycle(s) 07/05/2026 To 07/05/2026 - WA Cares
6955	07/05/2026	Payroll	1	0	EMPLOYMENT SECURITY DEPT	1,294.21	3rd Quarter Unemployment: 07/01/2026 - 07/31/2026
6956	07/05/2026	Payroll	1	0	INTERNAL REVENUE SERVICE	156,005.39	941 Deposit for Pay Cycle(s) 07/05/2026 - 07/05/2026
6957	07/05/2026	Payroll	1	0	LABOR & INDUSTRIES	32,538.70	3RD Quarter L&I: 07/01/2026 - 07/31/2026
6958	07/05/2026	Payroll	1	0	WASHINGTON STATE SUPPORT REGISRY (D)	1,360.61	Pay Cycle(s) 07/05/2026 To 07/05/2026 - Garnishments
6959	07/05/2026	Payroll	1	0	WASHINGTON STATE SUPPORT REGISRY (D)	651.73	Pay Cycle(s) 07/05/2026 To 07/05/2026 - Garnishments 2
6960	07/05/2026	Payroll	1	0	WASHINGTON STATE SUPPORT REGISRY (D)	579.00	Pay Cycle(s) 07/05/2026 To 07/05/2026 - Garnishments 3
7011	07/09/2026	Claims	1	EFT	DILLE LAW, PLLC (EFT)	4,800.00	INVOICE - 27334
	Invoices		Amount		For		

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
	Invoices		Amount		For		
	27334		4,800.00		DILLE LAW LLC - MATTER: COY - PROSECUTER SERVICES: PROSECUTER COURT DAYS 2026 0604 & 2026 0618		
7012	07/09/2026	Claims	1	EFT	DILLE LAW, PLLC (EFT)	8,109.00	INVOICE - 27332
	Invoices		Amount		For		
	27332		8,109.00		CIVIL ADVISEMENTS - MATTER: COY - GENERAL BUSINESS - SERVICES THROUGH 2026 0629		
7013	07/09/2026	Claims	1	EFT	DILLE LAW, PLLC (EFT)	283.50	INVOICE - 27331
	Invoices		Amount		For		
	27331		283.50		COY - BLUE FERN PURCHASE - PROFESSIONAL SERVICES THROUGH 2026 0629		
7014	07/09/2026	Claims	1	EFT	PATRICK T. HUGHES, PE (EFT)	1,525.00	INVOICE - 2026-04
	Invoices		Amount		For		
	2026-04		1,525.00		ENGINEERING CONSULT PROFESSIONAL SERVICES PERFORMED DURING PERIOD 2026 0507 - 0630		
7015	07/09/2026	Claims	1	0	NAPA AUTO PARTS (D)	69.08	INVOICE - 308129
	Invoices		Amount		For		
	308129		69.08		XENON CAPSULES QTY 1		
7016	07/09/2026	Claims	1	0	PRIMO BRANDS (D)	209.98	INVOICE - 06F8750204054
	Invoices		Amount		For		
	06F8750204054		34.99		STOP 3 - CITY HALL- COOLER RENTAL 2026 0527 - 0626		
	06F8750204054		43.75		STOP 1 - WWTP - COOLER RENTAL 2026 0527 - 0626		
	06F8750204054		96.25		STOP 2 - PW - COOLER RENTAL 2026 0527 - 0626		
	06F8750204054		34.99		STOP 4 - PSB - COOLER RENTAL 2026 0527 - 0626		
7019	07/09/2026	Claims	1	0	XPRESS UT PMT (D)	2,917.19	INVOICE - INV-XPR037426
	Invoices		Amount		For		
	INV-XPR037426		2,917.19		XPRESS BILL PAY JUNE 2026 - INVOICE INV-XPR037426 DATED 2026 0630		
7137	07/16/2026	Claims	1	EFT	STELLAR J CORPORATION (W)	494,541.97	INVOICE - PAY ESTIMATE 41
	Invoices		Amount		For		
	PAY ESTIMATE 41		494,541.97				
7150	07/16/2026	Claims	1	EFT	COPIERS NORTHWEST (EFT)	128.78	INVOICE - INV3208082
	Invoices		Amount		For		
	INV3208082		128.78		CITY HALL COPIER OVERAGE CHARGES - NASPO-CN26252-01 - OVERAGE CHARGES BILLING PERIOD 2026 0527 - 0626		
7151	07/16/2026	Claims	1	EFT	DANIEL B. HAVIRCO, JR. (EFT)	11,750.00	INVOICE - 2026 0630
	Invoices		Amount		For		
	2026 0630		11,750.00		45 CASES @ $250.00 PER CASE PLUS $500.00 MONTHLY ARRAIGNMENT FEE		
7152	07/16/2026	Claims	1	EFT	PARAMETRIX INC (EFT)	22,028.96	INVOICE - 80692
	Invoices		Amount		For		

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	Invoices		Amount		For		
	80692		22,028.96		PROJECT: 214-1781-047 SR 507/BALD HILL ROUNDABOUT - MORRIS RD - PROFESSIONAL SERVICES THROUGH 2026 0630		
7153	07/16/2026	Claims	1	EFT	PARAMETRIX INC (EFT)	20,861.99	INVOICE - 80693
	Invoices		Amount		For		
	80693		20,861.99		PROJECT: 214-1781-049 - RHOTON RD NW RECONSTRUCTION - PROFESSIONAL SERVICES THROUGH 2026 0630		
7154	07/16/2026	Claims	1	EFT	PARAMETRIX INC (EFT)	2,326.28	INVOICE - 80694
	Invoices		Amount		For		
	80694		2,326.28		PROJECT: 214-1781-049 - RHOTON RD NW WATERMAIN RECONSTRUCTION - PROFESSIONAL SERVICES THROUGH 2026 0630		
7155	07/16/2026	Claims	1	EFT	ROCK TOP CONSTRUCTION LLC (EFT)	82,768.80	INVOICE - 1183
	Invoices		Amount		For		
	1183		82,768.80		VEHICLE STORAGE BUILDING - OFFICE BUILD OUT 2080 SQFT OFFICE SPACE QTY 644.8 @ @117.12 BILLED THROUGH 2026 0708		
7156	07/16/2026	Claims	1	0	HD SUPPLY, INC. (D)	224.04	INVOICE - 9251108842
	Invoices		Amount		For		
	9251108842		224.04		PERFORATED KITCHEN PAPER TOWEL 30/CS QTY 2; 2PLY JMB RLL RCYCLD FBR TLT PPR 12/CAR QTY 1; PCR LNR 60 G 2 MIL LW BLK 38X58 100/CS QTY 2		
7157	07/16/2026	Claims	1	0	HD SUPPLY, INC. (D)	854.49	INVOICE - 883141572
	Invoices		Amount		For		
	883141572		854.49		32FT FIBERGLASS D-RUNG EXTENSION LADDER QTY 1; SHIPPING QTY 1		
7158	07/16/2026	Claims	1	0	LEMAY - PACIFIC DISP (D)	626.94	INVOICE - 21377892S183
	Invoices		Amount		For		
	21377892S183		626.94		301 2ND ST SE (YCC) - LEMAY - GARBAGE BILL FOR YCC - BILLING PERIOD 2026 0601 - 0630		
7159	07/16/2026	Claims	1	0	LEMAY - PACIFIC DISP (D)	456.82	INVOICE - 21377546S183
	Invoices		Amount		For		
	21377546S183		456.82		GARBAGE BILL FOR CITY OF YELM PARK AT 16820 CANAL ROAD SE - BILLING PERIOD 2026 0601 - 0630		
7160	07/16/2026	Claims	1	0	LEMAY MOB SHRED (D)	69.31	INVOICE - 4936911S185
	Invoices		Amount		For		
	4936911S185		69.31		COURT DOCUMENT SHREDDING - BILLING PERIOD 2026 0601 - 0630		
7161	07/16/2026	Claims	1	0	LIGHTCURVE (D)	10.00	INVOICE - 2026 0701
	Invoices		Amount		For		
	2026 0701		10.00		LIGHTCURVE DOMAIN POINTER - ACCOUNT #9020611 - SERVICE DATE 2026 0701 - 0731		
7162	07/16/2026	Claims	1	0	O'REILLY AUTO PARTS (D)	97.33	INVOICE - 3742-117815

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	Invoices		Amount	For			
	3742-117815		97.33	OIL FILTER QTY 2; 5QTMOTOROIL SYN0-40-5QT QTY 1; 5QTMOTOROIL SYN0-40-5QT QTY 1 - INVOICED $99.32 PAID $97.33 WITH EARLY PAY DISCOUNT		
7163	07/16/2026	Claims	1	0	PITNEY BOWES INC. (D)	502.25	INVOICE - 2026 0703
	Invoices		Amount	For			
	2026 0703		502.25	PURCHASE POWER COURT - METER REFILL 2026 2026 0604; POSTAGE OVERAGE FEE 2026 0703			
7198	07/20/2026	Payroll	1	EFT		1,673.09	July Draw 2026
7199	07/20/2026	Payroll	1	EFT		1,847.00	July Draw 2026
7200	07/20/2026	Payroll	1	EFT		1,346.37	July Draw 2026
7201	07/20/2026	Payroll	1	EFT		1,467.03	July Draw 2026
7202	07/20/2026	Payroll	1	EFT		908.92	July Draw 2026
7203	07/20/2026	Payroll	1	EFT		1,848.09	July Draw 2026
7204	07/20/2026	Payroll	1	EFT		1,829.17	July Draw 2026
7205	07/20/2026	Payroll	1	EFT		527.40	July Draw 2026
7206	07/20/2026	Payroll	1	EFT		1,023.40	July Draw 2026
7207	07/20/2026	Payroll	1	EFT		461.75	July Draw 2026
7208	07/20/2026	Payroll	1	EFT		2,216.35	July Draw 2026
7209	07/20/2026	Payroll	1	EFT		1,172.96	July Draw 2026
7210	07/20/2026	Payroll	1	EFT		872.70	July Draw 2026
7211	07/20/2026	Payroll	1	EFT		1,811.23	July Draw 2026
7212	07/20/2026	Payroll	1	EFT		2,282.77	July Draw 2026
7213	07/20/2026	Payroll	1	EFT		907.37	July Draw 2026
7214	07/20/2026	Payroll	1	EFT		923.50	July Draw 2026
7215	07/20/2026	Payroll	1	EFT		3,220.47	July Draw 2026
7216	07/20/2026	Payroll	1	EFT		1,784.21	July Draw 2026
7217	07/20/2026	Payroll	1	EFT		1,385.25	July Draw 2026
7218	07/20/2026	Payroll	1	EFT		1,810.17	July Draw 2026
7219	07/20/2026	Payroll	1	EFT		1,280.45	July Draw 2026
7220	07/20/2026	Payroll	1	EFT		3,280.41	July Draw 2026
7221	07/20/2026	Payroll	1	EFT		2,101.89	July Draw 2026
7222	07/20/2026	Payroll	1	EFT		1,394.94	July Draw 2026
7223	07/20/2026	Payroll	1	EFT		923.50	July Draw 2026
7224	07/20/2026	Payroll	1	EFT		1,549.18	July Draw 2026
7225	07/20/2026	Payroll	1	EFT		1,773.76	July Draw 2026
7473	07/03/2026	Claims	1	EFT	PAYMENTECH	4,144.09	2026 06 - Credit Card Service Fees For 3 Merchant Service Accounts
7584	07/23/2026	Claims	1	EFT	COPIERS NORTHWEST (EFT)	262.91	INVOICE - INV3218540
	Invoices		Amount	For			
	INV3218540		262.91	200651-P - COPIER RENTAL - COURT, PD, PW - 2026 0716 INVOICE DATE - BILLING PERIOD 2026 0605 - 0717			
7585	07/23/2026	Claims	1	EFT	COPIERS NORTHWEST (EFT)	16.36	INVOICE - INV3218347
	Invoices		Amount	For			
	INV3218347		16.36	200651-P - WWTP - CONTRACT# NASPO-CN28261-01- CONTRACT OVERAGES PERIOD 2026 0616 - 0715			
7586	07/23/2026	Claims	1	EFT	LAND DEVELOPMENT CONSULTANTS, INC. (EFT)	17,307.87	INVOICE - 41583
	Invoices		Amount	For			
	41583		17,307.87	PROJECT: C25-180 YELM MEMORIAL PARK PROFESSIONAL SERVICES FOR PERIOD 2026 0510 - 0613			

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7587	07/23/2026	Claims	1	EFT	PARAMETRIX INC (EFT)	2,975.28	INVOICE - 80824
	Invoices		Amount		For		
	80824		2,975.28		PROJECT: 216-1781-048 SE RESERVOIR SCADA CONVERSION & INTEGRATION PROFESSIONAL SERVICES THROUGH 2026 0630		
7588	07/23/2026	Claims	1	EFT	RH2 ENGINEERING, INC. (EFT)	2,640.79	INVOICE - 107635
	Invoices		Amount		For		
	107635		2,640.79		PROJECT # 0210191.00 - WATER SYSTEM PLAN UPDATE & AWIA COMPLIANCE - PROFESSIONAL SERVICES THROUGH 2026 0628		
7589	07/23/2026	Claims	1	EFT	RH2 ENGINEERING, INC. (EFT)	833.84	INVOICE - 107645
	Invoices		Amount		For		
	107645		833.84		PROJECT: 0220046.01 SE 1.5 MG RESERVOIR - SDC PROFESSIONAL SERVICES THROUGH 2026 0628		
7590	07/23/2026	Claims	1	EFT	RH2 ENGINEERING, INC. (EFT)	42,338.98	INVOICE - 107681
	Invoices		Amount		For		
	107681		42,338.98		PROJECT: 0260063.00 WATER MAIN IMPROVEMENTS - PROFESSIONAL SERVICES THROUGH 2026 0628		
7591	07/23/2026	Claims	1	0	LIGHTCURVE (D)	2,091.23	INVOICE - 2026 0716
	Invoices		Amount		For		
	2026 0716		2,091.23		ACCOUNT 0100836792 ALL LINES - ACCOUNT 0100836792 ALL LINES - SERVICE DATES 2026 0716 - 0815		
7592	07/23/2026	Claims	1	0	PUGET SOUND ENERGY (D)	15,251.55	INVOICE - 2026 0707 (5276)
	Invoices		Amount		For		
	2026 0707 (5276)		15,251.55		PSE ACCOUNT STREET LIGHTING 5276 - SERVICE DATES 2026 0602 - 0701		
7593	07/23/2026	Claims	1	0	VERIZON WIRELESS (D)	3,873.08	INVOICE - 6147545005
	Invoices		Amount		For		
	6147545005		3,873.08		COMMUNICATIONS: ALL LINES 6147545005 - STATEMENT DATES 2026 0602 - 0701		
7594	07/23/2026	Claims	1	0	WEX BANK (D)	115.23	INVOICE - 113836498
	Invoices		Amount		For		
	113836498		115.23		CHEVRON TEXACO FUEL FOR PERIOD 2026 0616 - 0715 TRANASACTIONS ON 2026 0715		
7595	07/23/2026	Claims	1	0	YELM, CITY OF - WATER BILL (D)	21,012.41	WATER BILL - JUNE 2026
	Invoices		Amount		For		
	JUNE 2026		21,012.41		CITY OF YELM WATER BILL - ALL LOCATIONS 2026 JUNE		
7869	07/20/2026	Payroll	1	0	INTERNAL REVENUE SERVICE	10,682.98	941 Deposit for Pay Cycle(s) 07/20/2026 - 07/20/2026
7870	07/20/2026	Payroll	1	0	INTERNAL REVENUE SERVICE	0.05	2026 0720 Payroll Rounding Difference In BIAS To IRS 941
7876	07/24/2026	Payroll	1	0	LABOR & INDUSTRIES	6.19	2026 Q2 Rounding Difference In L&I System
7938	07/29/2026	Payroll	1	0	EMPLOYMENT SECURITY DEPT	-15.00	2026 Q2 Filing Difference - Unemployment
7990	07/30/2026	Claims	1	EFT	COPIERS NORTHWEST (EFT)	195.95	INVOICE - INV3221081

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	Invoices		Amount		For		
	INV3221081		195.95		COPIER RENTAL - PD - CONTRACT# NASPO-CN28347-01 - BASE RATE 2026 0723 - 0822		
7991	07/30/2026	Claims	1	EFT	COPIERS NORTHWEST (EFT)	91.58	INVOICE - INV3221954
	Invoices		Amount		For		
	INV3221954		91.58		CITY HALL COPIER OVERAGE CHARGES - NASPO-CN26252-01 - OVERAGE CHARGES BILLING PERIOD 2026 0627 - 0726		
7992	07/30/2026	Claims	1	EFT	HYUNGJUN KIM (EFT)	22.10	10-8505.0 - 14457 LOCKWOOD LN SE - REPLACEMENT FOR CHECK #14671
	Invoices		Amount		For		
	14671 REPLACEMI		22.10		10-8505.0 - 14457 LOCKWOOD LN SE - REPLACEMENT FOR CHECK #14671		
7993	07/30/2026	Claims	1	0	HD SUPPLY, INC. (D)	52.04	INVOICE - 9251799821
	Invoices		Amount		For		
	9251799821		52.04		PCR LNR 60 G 2MIL LW BLK 38X58 100/CS QTY 2		
8013	07/30/2026	Payroll	1	0	EMPLOYMENT SECURITY - PFMLA	2.64	2026 Q2 - PFMLA Differential Of Payment From Bias To ESD
8014	07/30/2026	Payroll	1	0	EMPLOYMENT SECURITY - PFMLA	-9.58	2026 Q2 - WA CARES Differential Of Payment From Bias To ESD
8789	07/27/2026	Claims	1	EFT	WA STATE DEPT OF REVENUE (D)	28,033.05	2026 06 USE/EXCISE/RETAIL TAX*** DRAFT 2026 0727
	Invoices		Amount		For		
	2026 06		28,033.05		2026 06 USE/EXCISE/RETAIL TAX*** DRAFT 2026 0727		
9720	07/03/2026	Claims	1	0	TIMBERLAND (D)	2,443.04	2026 0614 - TIMBERLAND VISA CLOSE - COLT
	Invoices		Amount		For		
	2026 0514		141.00		GRC EPAY		
	2026 0518		40.22		WSU EXTENSION PUBLICAT		
	2026 0519		1,559.51		TRACTOR SUPPLY CO #194		
	2026 0522		19.71		CANVA*		
	2026 0527		24.48		WSU EXTENSION PUBLICAT		
	2026 0529		446.49		HARBOR FREIGHT TOOLS32		
	2026 0602		73.63		TRACTOR SUPPLY CO #194		
	2026 0604		30.00		PLANASSOCOFWA		
	2026 0610		108.00		PSI EXAMS		
9721	07/03/2026	Claims	1	0	TIMBERLAND (D)	567.12	2026 0614 - TIMBERLAND VISA CLOSE - DEPINTO
	Invoices		Amount		For		
	2026 0528		567.12		PRICELN*DAVENPORT HOTE		
9722	07/03/2026	Claims	1	0	TIMBERLAND (D)	361.12	2026 0614 - TIMBERLAND VISA CLOSE - CARLSON
	Invoices		Amount		For		
	2026 0602		264.00		SQ*NATIONAL TACTICAL		
	2026 0604		47.12		MR DOUGS FAMILY RESTAU		
	2026 0604		50.00		LEIRA		

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
9723	07/03/2026	Claims	1	0	TIMBERLAND (D)	485.10	2026 0614 - TIMBERLAND VISA CLOSE - BENNETT

Invoices	Amount	For
2026 0522	485.10	SAFELITE STORES

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
9724	07/03/2026	Claims	1	0	TIMBERLAND (D)	1,389.24	2026 0614 - TIMBERLAND VISA CLOSE - HARDY

Invoices	Amount	For
2026 0526	32.00	MXTOOLBOX
2026 0601	54.00	PLAY DIGITAL SIGNAGE
2026 0601	18.39	GOOGLE WORKSPACE
2026 0602	453.11	WWW.UI.COM
2026 0603	439.73	ULINE*SHIP SUPPLIES
2026 0603	109.50	MAILCHIMP
2026 0606	32.85	MSFT*E0500ZNF0H
2026 0606	249.66	MURF.AI

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
9725	07/03/2026	Claims	1	0	TIMBERLAND (D)	637.73	2026 0614 - TIMBERLAND VISA CLOSE - ROY

Invoices	Amount	For
2026 0518	59.83	MINUTEMAN PRESS
2026 0528	114.91	LEGO
2026 0602	25.00	YELMCHAMBER.COM
2026 0606	437.99	LEGO

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9726	07/03/2026	Claims	1	0	TIMBERLAND (D)	1,055.14	2026 0614 - TIMBERLAND VISA CLOSE - LINNEMEYER

Invoices	Amount	For
2026 0518	357.18	WINDEMERE VACATION REN
2026 0605	271.50	ASSOCIATION OF WASHING
2026 0605	271.50	ASSOCIATION OF WASHING
2026 0608	34.96	GROCERY OUTLET OF Y
2026 0609	120.00	YELM CHAMBER OF COMMER

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6675	07/05/2026	Payroll	1	15915		3,427.77	June Hours 2026
6628	07/05/2026	Payroll	1	15916		2,345.71	June Hours 2026
6716	07/02/2026	Claims	1	15917	AMAZON CAPITAL SERVICES INC	861.15	INVOICE - 149Q-P1XV-XYW4; INVOICE - 14KL-CDQJ-DXWF; INVOICE - 1JV1-J9YD-P4H7; INVOICE - 1LLK-C11J-FCG9; INVOICE - 1W9Q-CQ4C-D4V1; INVOICE - 1HJT-VKYN-L7HY; INVOICE - 1TD3-XN7M-KFQF; INVOICE - 1TD3-XN7

Invoices	Amount	For
149Q-P1XV-XYW4	213.15	TYGER AUTO 6" RISER RUNNING BOARDS FOR CHEVY SILVERADO QTY 1
14KL-CDQJ-DXWF	63.48	HAMMERMILL PRINTER PAPER QTY 1; SCOTCH HEAVY DUTY PACKING TAPE QTY 2;
1JV1-J9YD-P4H7	154.91	ANOBELL 2 PK DETOUR SIGN WITH LEFT ARROW QTY 3; ANOBELL 2 PK DETOUR SIGN QTY 3
1LLK-C11J-FCG9	94.70	HYGLOSS BOOK LOG CHILDRENS JOURNALS QTY 1; LOETERE 36 PCS READING BOOK QTY 1; BIC SMOOTH MECHANICAL PENCILS QTY 1; SUPLA 36 SETS 4 STYLE MAGIC SCRATCH BOOKMARK; ANIMAL BOOKISH STICKERS QTY 1; READING

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	Invoices		Amount		For		
	1W9Q-CQ4C-D4V		160.40		FIBC BULK BAGS QTY 1; DOUBLE FILL PRESSURE WASHER GUN QTY 1; HELIWOO PRESSURE WASHER QTY 1		
	1HJT-VKYN-L7HY		10.50		TAYLOR TECHNOLOGIES PH INDICATOR QTY 1		
	1TD3-XN7M-KFQF		12.80		36V 48V TO 12V STEP DOWN CONVERTER QTY 1		
	1TD3-XN7M-RDN		151.21		AMAZON BASICS PLATES 10" QTY 2; 24 PK ADDING MACHINE QTY 1; AMAZON BASICS MULTIPURPOSE COPY PAPER QTY 2; AMAZON BASICS HEAVY FOIL QTY 2		
6717	07/02/2026	Claims	1	15918	ANSWERING SERVICE CARE	407.85	INVOICE - 260603183
	Invoices		Amount		For		
	260603183		407.85		C34655 - REMOTE RECEPTIONIST - SERVICE DATES 2026 0624 - 0721		
6718	07/02/2026	Claims	1	15919	AQUAFIX, INC.	25.10	INVOICE - IN023134
	Invoices		Amount		For		
	IN023134		25.10		FREIGHT CHARGED ON SAMPLES ORDERED		
6719	07/02/2026	Claims	1	15920	ASPHALT PATCH SYSTEMS	97,893.00	INVOICE - 57733
	Invoices		Amount		For		
	57733		97,893.00		ASPHALT REPAIR - 301 EAST YELM AVE - INVOICE INCLUDES TRAFFIC CONTROL, REMOVAL AND RELEVELING OF AREA, REPLACEMENT OF ASPHALT 22632 TOTAL SQ FT		
6720	07/02/2026	Claims	1	15921	KAREN T BENNETT	17.27	REIMBURSEMENT - 2026 0701
	Invoices		Amount		For		
	2026 0701		17.27		REIMBURSEMENT FOR PARKING FEE INCCURRED WHILE ATTENDING AWC ANNUAL CONFERENCE - PARKING FEES ONLY		
6721	07/02/2026	Claims	1	15922	ROBERT A CARLSON	650.00	REIMBURSEMENT - 2026 0701
	Invoices		Amount		For		
	2026 0701		650.00		REIMBURSEMENT FOR HOTEL PAID FOR BY EMPLOYEE - PER DIEM RATES PER DAY - HOTEL ONLY - FBI LEEDA LEADERSHIP TRAINING		
6722	07/02/2026	Claims	1	15923	CONSOLIDATED SUPPLY CO	37,183.00	INVOICE - S012840902.001
	Invoices		Amount		For		
	S012840902.001		37,183.00		HERSEY METER BRONZE BODY QTY 12; HERSEY WATER METER 18" QTY 2; HERSEY METER NICOR QTY 10; HERSEY RADIO WATER MIU QTY 88; HERSEY RADIO HANGER QTY 88; HERSEY WATER METER QTY 48		
6723	07/02/2026	Claims	1	15924	CONTOUR ENGINEERING LLC	2,362.50	INVOICE - 26-0822
	Invoices		Amount		For		
	26-0822		2,362.50		INVOICE DATE 2026 0615 CITY OF YELM ON CALL CONTRACT - 24-186 - TASK 9 MICHAELS LANDING		
6724	07/02/2026	Claims	1	15925	JASON P CONTRERAS	108.00	REIMBURSEMENT - 2026 0625
	Invoices		Amount		For		
	2026 0625		108.00		EXAM FEE - CROSS CONNECTION SPECIALIST EXAM		
6725	07/02/2026	Claims	1	15926	DAILY JOURNAL OF COMMERCE	594.00	INVOICE - 3421103
	Invoices		Amount		For		

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
	Invoices		Amount		For		
	3421103		594.00		LEGAL ADVERTISING - RUN DATES 2026 0618 & 0625 - REQUEST FOR BIDS VETERANS MEMORIAL		
6726	07/02/2026	Claims	1	15927	DATABAR	1,017.72	INVOICE - 275323
	Invoices		Amount		For		
	275323		1,017.72		STATEMENT PRODUCTION: LATE AND DELINQUENT JUNE 2026 - QTY 892 @ .39, ADDITIONAL STATEMENTS QTY 79 @ .39 & POSTAGE $537.83 AND DIGITAL FILE		
6727	07/02/2026	Claims	1	15928	JOEY D DEPINTO	201.00	PER DIEM - 2026 0623
	Invoices		Amount		For		
	2026 0623		201.00		PER DIEM - AWC ANNUAL CONVENTION - 2026 0623 - 0626 - MEALS NOT COVERED BY EVENT		
6728	07/02/2026	Claims	1	15929	DUNI SANITATION, LLC	595.00	INVOICE - I751
	Invoices		Amount		For		
	I751		595.00		PORT A POTTY RENTAL - ADA UNIT QTY 1; STANDARD UNIT QTY 2 ; DELIVERY FEE		
6729	07/02/2026	Claims	1	15930	FAY FULLER BLDG CONDO ASSC	4,443.89	INVOICE - 708; INVOICE - 710
	Invoices		Amount		For		
	708		2,177.91		LIBRARY UTILITIES AND DUES - ASSOCIATION DUES JULY 2026		
	710		2,265.98		LIBRARY UTILITIES AND DUES - UTILITIES BILLING FOR MAY 2026		
6730	07/02/2026	Claims	1	15931	ANDREW GREULICH	143.11	10-7017.0 - 15159 DURANT DR SE
	Invoices		Amount		For		
	2026-24898		143.11				
6731	07/02/2026	Claims	1	15932	DANIEL AND EMILY HART	197.89	03-2065.0 - 15811 90TH AVE SE
	Invoices		Amount		For		
	2026-24897		197.89				
6732	07/02/2026	Claims	1	15933	HD FOWLER COMPANY	20,052.89	CREDIT MEMO - C667513; INVOICE - I7295930; INVOICE - I7344871; INVOICE - I7351287; INVOICE - I7351315
	Invoices		Amount		For		
	C667513		-829.99		RETURN ON INVOICE I7182443 - MATERIAL WAS DETERMINED TO BE DEFECTIVE - 1/2HP 115V 2 WIRE SINGLE PHASE 4" MOTOR W/LEAD QTY 1		
	I7295930		302.22		2" PLATED BOLT & NUT KIT X30		
	I7344871		1,701.13		30" PERMALOCK KORFLO RISER QTY 3; 30" PVC RIB RISER QTY 72; 24" ULTRA RIB PLAIN QTY 6; 24" RISER COUPLER INTERNAL QTY 3; ECLECTIC ADHESIVE QTY 1		
	I7351287		16,862.28		1" SCH 40 IPS SOLVENT QTY 100; 1/2 HP 115 V SINGLE PHASE MOTOR QTY 10; REBUILD KIT FOR OSI TURBINE QTY 10; MECANICAL N/O SIGNAL MASTER FLOAT QTY 50; 1" SPEARS BALL VALVE QTY 10; 1" SCH 40 PVC FEMALE A		
	I7351315		2,017.25		ADADP20, IMPORT 20 SIGMA FLG ADPT SLV QTY 1		
6733	07/02/2026	Claims	1	15934	J & I POWER EQUIPMENT	2,085.91	INVOICE - 867990; INVOICE - 868193
	Invoices		Amount		For		
	867990		799.29		BR 600-Z BACKPACK BLOWER QTY 1; FS 56 RCE TRIMMER QTY 1		
	868193		1,286.62		TS 420 14" CUT-OFF SAW ; SET UP FEE		

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6734	07/02/2026	Claims	1	15935	K & L SUPPLY INC	1,144.28	INVOICE - 47716

Invoices	Amount	For
47716	1,144.28	CASE 1000 CT 7 MIL QTY 2; CASE PFB XLG QTY 2; KITCHEN ROLL TOWELS 30 CT QTY 5

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6735	07/02/2026	Claims	1	15936	MILES SAND & GRAVEL CO	1,684.05	INVOICE - 2100942

Invoices	Amount	For
2100942	1,684.05	UTILITY SAND 30.85 & 31.19 - FUEL SURCHARGE

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6736	07/02/2026	Claims	1	15937	MOUNTAIN LUMBER	94.81	INVOICE - 2606-310148; INVOICE - 2606-308705; INVOICE - 2606-310385; INVOICE - 2606-310593; INVOICE - 2606-311735; INVOICE - 2606-311817; INVOICE - 2606-311962

Invoices	Amount	For
2606-310148	27.77	ACE HOBBY HACKSAW QTY 1; PRIMER CMNT PRPL/CLR 2 PK QTY 1; ADAPTER SCH40 QTY 2
2606-308705	8.08	MISC BOLT QTY 1; MISC BOLT QTY 1
2606-310385	6.99	TORX BIT T27 QTY 1; INSERT BIT TRX QTY 1
2606-310593	5.21	ADAPTER TERMINAL PVC QTY 2; BUSHING PLSTC 3/4 QTY 1; CONDUIT LOCKNUT 3/4 QTY 1
2606-311735	14.43	UTILITY LIGHTER SURESTRT QTY 2
2606-311817	15.31	TRAPSTIK FOR FLIES QTY 2
2606-311962	17.02	CLAMP 1-1/16" TO 2" SS ACE QTY 6

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6737	07/02/2026	Claims	1	15938	NISQUALLY VALLEY NEWS	1,332.32	INVOICE - 311092 (137467); INVOICE - 310985 (137446); INVOICE - 310986 (137445); INVOICE - 311093 (137469); INVOICE - 2026 0612; INVOICE - 311480 (137539); INVOICE - 311678 (137613)

Invoices	Amount	For
311092 (137467)	224.81	LEGAL ADVERTISING: 137467 RUN DATE 2026 0604 - NOTICE OF PUBLIC HEARING REGARDING THE AMENDMENT TO THE CITY OF YELM UNIFIED DEVELOPMENT CODE
310985 (137446)	49.58	LEAGAL ADVERTISING: AD #137446 RUN DATE 2026 0611 - ORDINANCE 1145 - UPDATING ANIMAL REGULATIONS
310986 (137445)	56.03	LEAGAL ADVERTISING - AD#137445 RUN DATE 2026 0611 - ORDINANCE 1148 ADOPTION OF THE 2025 COMP PLAN
311093 (137469)	214.06	LEGAL ADVERTISING - AD#137469 RUN DATE 2026 0604 - NOTICE OF APPLICATION PROJECT NAME LAUEL RIDGE ADMINISTRATIVE SUBDIVISION
2026 0612	52.00	ACCOUNT #151132 - PREFERRED SUBSCRIBER RENEWAL FOR 1 YEAR - NEWS PAPER DELIVERT PUBLIC SERVICES
311480 (137539)	547.80	LEGAL ADVERTISING - RUN DATES 2026 0618 & 0625 - REQUEST FOR BIDS VETERANS MEMORIAL
311678 (137613)	188.04	LEGAL ADVERTISING - RUN DATE 2026 0618 - HEARING EXAMINER BUDDIST TEMPLE

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6738	07/02/2026	Claims	1	15939	NORTH CENTRAL LABORATORIES/NCL OF WISCON	674.41	INVOICE - 537266

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
	Invoices		Amount		For		
	537266		674.41		Customer #52537 - TYPE A-E GLASS FIBER FILTERS QTY 2; NCL GLASS FIBER FILTERS QTY 2; PH ELECTRODE STORAGE SOLUTION QTY 2		
6739	07/02/2026	Claims	1	15940	MYRNA PORTER	250.00	YCC REFUND - 2026 0614
	Invoices		Amount		For		
	2026 0614		250.00		YCC REFUND FOR EVENT HELD 2026 0614 - DAMAGE DEPOSIT ONLY		
6740	07/02/2026	Claims	1	15941	SE THURSTON FIRE AUTHORITY	27,518.04	FIRE IMPACT FEES - 2026 04
	Invoices		Amount		For		
	2026 04		27,518.04		FIRE IMPACT FEES COLLECTED APRIL 2026		
6741	07/02/2026	Claims	1	15942	SECURITAS TECHNOLOGY CORP	67.01	INVOICE - 6500058319
	Invoices		Amount		For		
	6500058319		67.01		YCC 301 2ND AVE NE MAINTENANCE SERVICES - SERVICE DATE 2026 0701 - 0930		
6742	07/02/2026	Claims	1	15943	SOUNDBUILT HOMES	155.20	10-00367.0 - 10019 MERRICK ST SE
	Invoices		Amount		For		
	2026-24831		155.20				
6743	07/02/2026	Claims	1	15944	ROBERT STOWE DBA: STOWE DEVELOPMENT STRATEGIES	4,271.25	INVOICE - 001
	Invoices		Amount		For		
	001		4,271.25		YELM DEVELOPMENT SERVICES - INVOICE DATED 2026 0628 - PROFESSIONAL SERVICES THROUGH 2026 0528		
6744	07/02/2026	Claims	1	15945	TAGS AWARDS & SPECIALTIES	21.35	INVOICE - 242543
	Invoices		Amount		For		
	242543		21.35		CYELM - NAME PLATE ENGRAVED 2X10 WOODGRAIN WHITE - R. HELEAN		
6745	07/02/2026	Claims	1	15946	THURSTON 911 COMMUNICATIONS	276.50	INVOICE - INV0727
	Invoices		Amount		For		
	INV0727		276.50		TCOMM 911 - QUARTERLY COMMUNICATIONS SERVICE - 2026 QUARTER 3		
6746	07/02/2026	Claims	1	15947	TK ELEVATOR CORPORATION	6,841.28	INVOICE - 3009616061
	Invoices		Amount		For		
	3009616061		6,841.28		CONTRACT #US51616 - SERVICE DATE 2026 0701 - 2027 0630 - PLATINUM FULL MAINTENANCE OVERTIME PORTION NOT COVERED ELEVATOR WITH PHONE MONITORING - TIMBERLAND REGIONAL LIBRARY		
6747	07/02/2026	Claims	1	15948	USA BLUEBOOK	1,027.56	INVOICE - INV01079006; INVOICE - INV01079073; INVOICE - INV01081584; INVOICE - INV01084343
	Invoices		Amount		For		
	INV01079006		806.99		HACH DPD 1 QTY 2; 10X14" DANGER SIGN QTY 1; DISPOSABLE ALUMINUM WEIGHING DISHES QTY 1; TOTALCHLORINE REAGENT SET QTY 2		
	INV01079073		17.85		RIGHT-TO-KNOW DECAL SULFURIC ACID QTY 2		

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
	Invoices		Amount		For		
	INV01081584		17.08		THREE PARAMETER TEST STRIP QTY 1		
	INV01084343		185.64		LASER LITE EAR PLUGS QTY 1; LAMOTTE CHLORINE BLEACH TE KIT QTY 1		
6748	07/02/2026	Claims	1	15949	WATER MANAGEMENT LAB INC	1,395.00	INVOICE - 238579; INVOICE - 238640; INVOICE - 238620
	Invoices		Amount		For		
	238579		131.00		AY282R - TEST DATE 2026 0528 - FECAL & TOTAL SOLIDS QTY 1		
	238640		690.00		AY282R - TEST DATES 2026 0604 0609 0611 - TSS & BOD QTY 2		
	238620		574.00		AY282R - TEST DATE 2026 0602 - HARDNESS; TOTAL NITROGEN; TDS; ALKALINITY; CONDUCTIVITY; CHLORIDE; FLUORIDE; SULFATE; AMMONIA NITROGEN; LEAD; ACID DIGESTED QTY 1		
6749	07/02/2026	Claims	1	15950	WCMA	424.32	INVOICE - E1556
	Invoices		Amount		For		
	E1556		424.32		EARLY BIRD MEMBER - T. STANCIL - 2026 WCMA SUMMER CONFERENCE KENNEWICK WA		
6750	07/02/2026	Claims	1	15951	WEST COAST MECHANICAL SOLUTIONS, LLC	14,237.19	INVOICE - 22975; INVOICE - 23021
	Invoices		Amount		For		
	22975		624.15		LOCATION - CITY OF YELM LIBRARY - TEMPERATURE INCONSISTANCIES - INVOICE INCLUDES LABOR, SERVICE & INTENT AND AFFIDAVIT		
	23021		13,613.04		LOCATION - YELM PD - REPLACED FAILED EXSISTING MITSUBISHI 18K SPLIT SYSTESM WITH MITSUBISHI 18K P SERIES		
6751	07/02/2026	Claims	1	15952	YELM CHAMBER OF COMMERCE	8,000.00	2026 LTAC FUNDS - 2026 0630
	Invoices		Amount		For		
	2026 0630		8,000.00		2026 LTAC FUNDS - SPRING EXPO - YELM CHAMBER OF COMMERCE		
6752	07/02/2026	Claims	1	15953	YELM COMMUNITY SCHOOLS	98,300.00	SCHOOL IMPACT FEES - 2026 04
	Invoices		Amount		For		
	2026 04		98,300.00		SCHOOL IMPACT FEES COLLECTED APRIL 2026		
6968	07/09/2026	Claims	1	15954	AMAZON CAPITAL SERVICES INC	51.72	INVOICE - 161J-CY11-HPXM
	Invoices		Amount		For		
	161J-CY11-HPXM		51.72		TAYLOR TECH R-0870-I-DPD POWDER FOR SWIMMING POOL 10GM WHITE QTY 3		
6969	07/09/2026	Claims	1	15955	ANIMAL SERVICES	3,750.00	INVOICE - 2026 0701
	Invoices		Amount		For		
	2026 0701		3,750.00		ANIMAL CARE - SERVICES FOR THE CITY OF YELM - JUNE 2026		
6970	07/09/2026	Claims	1	15956	JEFF ARGUBRIGHT	36.87	08-0200.0 - 14905 PRAIRIE VISTA LP SE
	Invoices		Amount		For		
	2026-24959		36.87				
6971	07/09/2026	Claims	1	15957	BIO RECYCLING CORPORATION	5,356.92	INVOICE - 35344
	Invoices		Amount		For		

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
	Invoices		Amount		For		
	35344		5,356.92		SEPTAGE DISPOSAL - PUMPED BY CITY TRUCK - 27,613 @ $.0194 PER GALLON - INVOICE DATED 2026 0630		
6972	07/09/2026	Claims	1	15958	CARSTAR PREMIER COLLISION YELM	495.03	INVOICE - 103700247
	Invoices		Amount		For		
	103700247		495.03		2023 FORD POLICE INTERCEPTOR VIN 33874 PLATE 77542D - LOWER DEFLECTOR SCREW QTY 2; LOWER DEFLECTOR QTY 1; LOWER DEFLECTOR RETAINER QTY 10; LABOR QTY .3		
6973	07/09/2026	Claims	1	15959	CENTRIFUGE-SYSTEMS LLC	238.33	INVOICE - PSI-39252
	Invoices		Amount		For		
	PSI-39252		238.33		GREASE NIPPLE FITTING SHORT 1/8PTF QTY 3; MINI AIR VENT PLUG 1/8" QTY 6; V-BELT QTY 3		
6974	07/09/2026	Claims	1	15960	ARTHUR BALDWIN OR CHRISTINA HAGEN	8.32	02-0717.0 - 903 CRYSTAL SPR RD NW 5
	Invoices		Amount		For		
	2026-24936		8.32				
6975	07/09/2026	Claims	1	15961	CONSOLIDATED SUPPLY CO	5,946.40	INVOICE - S012981344.001
	Invoices		Amount		For		
	S012981344.001		5,946.40		HERSEY MSW-NODE5-1P-05 MI.NODE M RADIO WATER MIU 1 PORT METER INTERFACE UNITY MUELLER QTY 50		
6976	07/09/2026	Claims	1	15962	ALEXANDRA CROMIE	5.71	08-9002.0 - 14708 91ST AVE SE
	Invoices		Amount		For		
	2026-24945		5.71				
6977	07/09/2026	Claims	1	15963	DANIEL NICHOLSON DBA D ZINES	120.46	INVOICE - 7124; INVOICE - 7155
	Invoices		Amount		For		
	7124		60.23		MILITARY BANNERS PROGRAM - 2X4 POLE BANNER QTY 1		
	7155		60.23		MILITARY BANNER PROGRAM - 2X4 POLE BANNER QTY 1		
6978	07/09/2026	Claims	1	15964	STEFAN ENGLAND	153.36	04-1710.0 - 16416 SUNDANCE AVE SE
	Invoices		Amount		For		
	2026-24902		153.36				
6979	07/09/2026	Claims	1	15965	ANDREW AND MIKAYLA FARINA	292.12	03-5061.0 - 15287 KAYLA ST SE
	Invoices		Amount		For		
	2026-24949		292.12				
6980	07/09/2026	Claims	1	15966	KAE AND BOBBY HARRINGTON	401.88	04-8870.0 - 9997 GREENLEAF LP SE
	Invoices		Amount		For		
	2026-24961		401.88				

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6981	07/09/2026	Claims	1	15967	NICOLE HAYMAN	47.08	12-00058.0 - 15117 PRESCOTT LOOP SE

Invoices	Amount	For
2026-24957	47.08	

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6982	07/09/2026	Claims	1	15968	HD FOWLER COMPANY	560.75	INVOICE - I7353309

Invoices	Amount	For
I7353309	560.75	STYLE SCC 1"X6" REPAIR CLAMP STAINLESS STEEL FOR COPPER TUBE QTY 4

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6983	07/09/2026	Claims	1	15969	HWY 95 EVENTS LLC	6,936.30	INVOICE - 1137

Invoices	Amount	For
1137	6,936.30	YELM PARTY ON THE PRAIRIE 2026 0626 CONCERT AUDIO/LIGHTING 5:30-10:30 RUN SOUND FOR DAKOTA POORMAN & OLSON BROTHERS; 2026 0627 8-3 PARADE AND PARK SYSTEM; SOUND AND ANNOUNCING MUSHBALL 9-6 LONGMIRE PA

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6984	07/09/2026	Claims	1	15970	J & I POWER EQUIPMENT	79.82	INVOICE - 868420

Invoices	Amount	For
868420	79.82	FC EDGER BLADE 2.4MM QTY 10; DYNAMIC HEARING PROTE QTY 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6985	07/09/2026	Claims	1	15971	LGI HOMES WASHINGTON LLC	231.18	06-3035.0 - 9745 HAY ST SE

Invoices	Amount	For
2026-24950	231.18	

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6986	07/09/2026	Claims	1	15972	LGI HOMES WASHINGTON LLC	163.42	06-3370.0 - 9726 HAY ST SE

Invoices	Amount	For
2026-24954	163.42	

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6987	07/09/2026	Claims	1	15973	LGI HOMES WASHINGTON LLC	163.42	06-3060.0 - 9715 HAY ST SE

Invoices	Amount	For
2026-24955	163.42	

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6988	07/09/2026	Claims	1	15974	MOUNTAIN LUMBER	77.16	INVOICE - 2606-313101; INVOICE - 2607-313531

Invoices	Amount	For
2606-313101	21.34	MISC BOLTS QTY 1
2607-313531	55.82	5/8X50' SOFT & SUPPL HOSE QTY 1; HD HOS NOZL 9PYR BLK/GRY QTY 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6989	07/09/2026	Claims	1	15975	MUELLER CO., LLC	2,332.62	INVOICE -- 66480814

Invoices	Amount	For
66480814	2,332.62	MOBILE TRANSCEIVER YEARLY MAINTANCE QTY 1 ANNUAL MAINTANCE RENEWAL 2026 0628 - 2027 0627

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6990	07/09/2026	Claims	1	15976	ODP BUSINESS SOLUTIONS, LLC	61.50	INVOICE - 472669695001; INVOICE - 472673443001

Invoices	Amount	For
472669695001	35.35	ENVELOPE CAT 100BX 9X12 QTY 1; DISPENSER TAPE DSKTOP 3/4" QTY 1; POST IT POP UP 3X3 6PK QTY 1
472673443001	26.15	NOTES SS CUBE AQUA 3X3 QTY 1; NOTES CAPE TOWN 1.5X2 24 PK QTY 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6991	07/09/2026	Claims	1	15977	PCI PEST CONTROL INC	165.70	INVOICE - 310841
	Invoices		Amount		For		
	310841		165.70		ALL SEASONS PROTECTION PLAN - 106 2ND ST SE INVOICE DATED 2026 0701		
6992	07/09/2026	Claims	1	15978	SHERRILL PRATT	164.53	10-8680.0 - 9957 JUSTMAN ST SE
	Invoices		Amount		For		
	2026-24917		164.53				
6993	07/09/2026	Claims	1	15979	RICHARD MCCARTNEY DBA RAM ELECTRIC LLC	3,829.76	INVOICE - 6535; INVOICE - 6536
	Invoices		Amount		For		
	6535		438.00		WASTE WATER 202 LONGMIRE - TROUBLE SHOOT SEPTIC POWER, FOUND MISSING PHASE TO SEPTIC, SWAPPED LEADS AND RESTORED POWER		
	6536		3,391.76		IT DEPT 931 NP RD - ADD OUTLETS AND LOW VOLTAGE CONDUITS IN NEW SHOP PER WALK THROUGH, LNI PERMITTING AND INSPECTION		
6994	07/09/2026	Claims	1	15980	LESTER REICHEL	164.53	01-1161.0 - 413 MCKENZIE AVE SW
	Invoices		Amount		For		
	2026-24946		164.53				
6995	07/09/2026	Claims	1	15981	KYLE ROCKE	179.02	02-3860.0 - 15941 QUAIL MEADOWS CT SE
	Invoices		Amount		For		
	2026-24925		179.02				
6996	07/09/2026	Claims	1	15982	SAN DIEGO POLICE EQUIP CO	3,710.91	INVOICE - 668753
	Invoices		Amount		For		
	668753		3,710.91		FED-AE223-CF5 223 55GR FMJ BT 500/CT QTY 16		
6997	07/09/2026	Claims	1	15983	SOUNDBUILT HOMES	165.17	08-1060.0 - 14774 88TH WAY SE
	Invoices		Amount		For		
	2026-24953		165.17				
6998	07/09/2026	Claims	1	15984	SOUNDBUILT HOMES	304.99	10-00348.0 - 9990 MERRICK ST SE
	Invoices		Amount		For		
	2026-24948		304.99				
6999	07/09/2026	Claims	1	15985	SOUNDBUILT HOMES	147.40	08-1030.0 - 14738 88TH WAY SE
	Invoices		Amount		For		
	2026-24956		147.40				
7000	07/09/2026	Claims	1	15986	SOUNDBUILT HOMES	24.03	10-00371.0 - 9981 MERRICK ST SE
	Invoices		Amount		For		
	2026-24960		24.03				
7001	07/09/2026	Claims	1	15987	SOUNDBUILT HOMES	192.61	10-00373.0 - 9967 MERRICK ST SE
	Invoices		Amount		For		
	2026-24951		192.61				

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7002	07/09/2026	Claims	1	15988	SOUNDBUILT HOMES	358.12	08-1035.0 - 14744 88TH WAY SE
	Invoices		Amount		For		
	2026-24947		358.12				
7003	07/09/2026	Claims	1	15989	SOUNDBUILT HOMES	191.83	08-1090.0 - 14721 88TH WAY SE
	Invoices		Amount		For		
	2026-24952		191.83				
7004	07/09/2026	Claims	1	15990	SOUNDBUILT HOMES	10.05	02-5235.0 - 9432 CHIEF LESCHI ST SE
	Invoices		Amount		For		
	2026-24977		10.05				
7005	07/09/2026	Claims	1	15991	STANDING ROOM ONLY	9,600.00	LTAC REIMBURSEMENT - 2026 0707
	Invoices		Amount		For		
	2026 0707		9,600.00		2026 LTAC REIMBURSEMENT FOR STANDING ROOM ONLY MURDER MYSTERY DINNER EVENT DATE 2026 0501 - 0516		
7006	07/09/2026	Claims	1	15992	CLINTON OR AGNIESZKA TOMYN	24.35	04-8620.0 - 16568 GREENLEAF AVE SE
	Invoices		Amount		For		
	2026-24958		24.35				
7007	07/09/2026	Claims	1	15993	UTILITIES UNDERGROUND	126.96	INVOICE - 6060265
	Invoices		Amount		For		
	6060265		126.96		Acct: 104040 - EXCAVATION NOTIFICATIONS FOR JUNE 2026 - 92 NOTIFICATIONS		
7008	07/09/2026	Claims	1	15994	WEST COAST MECHANICAL SOLUTIONS, LLC	1,248.50	INVOICE - 23153
	Invoices		Amount		For		
	23153		1,248.50		CITY OF YELM LIBRARY 210 PRAIRIE PARK ST NE - 2026 0622 LABOR AND MATERIALS 1 1/2" ABS ELBOW SMALL LEAK FROM CEILING QTY 1; TRUCK CHARGE QTY 1; ADMIN FEE QTY 1		
7009	07/09/2026	Claims	1	15997	YELM COMMUNITY SCHOOLS	9,919.27	INVOICE - 6527
	Invoices		Amount		For		
	6527		9,919.27		FUEL INVOICE - ALL DEPARTMENTS - YCS PUMPS - JUNE 2026		
7010	07/09/2026	Claims	1	15998	YELM SENIOR CENTER	2,000.00	INVOICE - 2026 0626
	Invoices		Amount		For		
	2026 0626		2,000.00		CONTRACT FEES FOR YELM SENIOR CENTER - MAY 2026		
6939	07/05/2026	Payroll	1	15999	AWC	124,482.64	Pay Cycle(s) 07/05/2026 To 07/05/2026 - Medical Benefits; Pay Cycle(s) 07/05/2026 To 07/05/2026 - Supplemental Life
6940	07/05/2026	Payroll	1	16000	WA STATE COUNCIL OF COUNTY & CITY EMPL	888.81	Pay Cycle(s) 07/05/2026 To 07/05/2026 - AFSCME

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6941	07/05/2026	Payroll	1	16001	WACOPS	225.00	Pay Cycle(s) 07/05/2026 To 07/05/2026 - WACOPS
6942	07/05/2026	Payroll	1	16002	WESTERN STATES POLICE MEDICAL TRUST	986.00	Pay Cycle(s) 07/05/2026 To 07/05/2026 - Western States Police Trust
6943	07/05/2026	Payroll	1	16003	YELM, CITY OF	329.73	Pay Cycle(s) 07/05/2026 To 07/05/2026 - Police Car Use
7164	07/16/2026	Claims	1	16004	2M COMPANY INC.	380.80	INVOICE - 214064187-00

Invoices	Amount	For
214064187-00	380.80	12.5% CHLORINE 15 GAL QTY 2

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7165	07/16/2026	Claims	1	16005	ADOBE INC.	124.78	INVOICE - 3451949369

Invoices	Amount	For
3451949369	124.78	ACROBAT PRO SUBSCRPT ALL MLP LICENSE - SERVICE DATES 2026 050 8 - 2026 1007

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7166	07/16/2026	Claims	1	16006	AMAZON CAPITAL SERVICES INC	4,295.54	INVOICE - 1NVL-FFRL-N6VX; INVOICE - 13QP-3C9Y-LXK3; INVOICE - 1PQR-TTX9-QG1T; INVOICE - 1HT9-WGM9-VKPM; INVOICE - 1YKH-93DH-R693; INVOICE - 14LR-WMF4-9Q4N; INVOICE - 1NLN-9CKP-VH6W; INVOICE - 1CVJ-461

Invoices	Amount	For
1NVL-FFRL-N6VX	216.81	TRIPP LITE 24 OUTLET HORIZONTAL 1U 15 AMP 120V 15FT CORD POWER STRIP QTY 1
13QP-3C9Y-LXK3	746.17	DUOGALIA LC-SM 24 DUPLEX 48 PORT RACK MOUNT ENCLOSURE BOX WITH SPLICE TRAYS QTY 1
1PQR-TTX9-QG1T	1,433.21	UBIQUITI NETWORKS UNIFI PRO USW PRO 48 POE 48 PORT GB QTY 1; TRUE CABLE SIMPLEX LC UPC OS2 SINGLE MODE PVC .9MM FIBER OPTIC PIGTAIL 6 PACK QTY 1; TRUE CABLE UNSHIELDED KEYSTONE JACK 12 PACK QTY 1
1HT9-WGM9-VKP	806.46	UBIQUITI UNIFI PRO 24 POE LAYER 3 SWITCH QTY 1
1YKH-93DH-R693	494.29	ARMOR SUIT 3 PACK SAMSUNG GALAXY S25 SCREEN PROTECTOR QTY 4; SPIGEN FOR IPHONE 17E QTY 19; SPIGEN FOR GALAXY S25 FE CASE QTY 7
14LR-WMF4-9Q4I	165.60	AURORA PROFESSIONAL GRADE HIGH SECURITY 12 SHEET MICRO CUT PAPER AND CREDIT CARD SHREDDER QTY 1; HEAVY DUTY TIRE PRESSURE GAUGE QTY 1
1NLN-9CKP-VH6V	71.11	KLEENEX PROFESSIONAL NATURALS FACIAL TISSUE CUBE BOXED 36 BOXES QTY 1
1CVJ-461P-3XQ7	8.98	4 BOXES 11" FIREPLACE MATCHES LONG REACH 160 MATCHES TOTAL QTY 1
1GNH-P7NM-94T(	41.38	FIBERCABLES DIRECT ST 0S2 FIBER PATCH CABLE 10GB 50/125 QTY 2; FIBERCABLES DIRECT OS2 SINGLE MODE FIBER PATCH CABLE QTY 2
1GNH-P7NM-FW\	120.34	ARMOR SUIT 2 PACK SCREEN PROTECTOR FOR IPHONE 16E QTY 11
1H47-GM7Y-NWL	33.97	SCOTCH THERMAL LAMINATING POUCHES 200 COUNT 3MIL QTY 1; SELF INKING STAMPS SMILEY FACE RED QTY 1
1WXT-PXMP-NTL4	157.22	SUNDAE EVENT - ICE CREAM PARTY GAME QTY 1; ICE CREAM WIND CHIME KIT QTY 3; ICE CREAM TOSS GAME QTY 1; 59X47 LARGE ICE CREAM TRUCK CUTOUT QTY 1; ICE CREAM GIFT BAGS QTY 2

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7167	07/16/2026	Claims	1	16007	CONFLUENCE ENVIRONMENTAL COMPANY	20,219.33	INVOICE - 20044

Invoices	Amount	For
20044	20,219.33	PROJECT: YELM HCP - ADDITIONAL SERVICES - INV DATE 2026 0707 - PROFESSIONAL SERVICES THROUGH 2026 0630

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7168	07/16/2026	Claims	1	16008	DATABAR	2,924.38	INVOICE - 275451; INVOICE - 275452

Invoices	Amount	For
275451	2,717.66	STATEMENT PRODUCTION: MONTHLY UTILITY STATEMENTS 2,486 @ $0.39; ADDL STMT 243 @ $0.39: POSTAGE $1485.90: DIGITAL FILE $59.56 - JUNE 2026
275452	206.72	STATEMENT PRODUCTION: STORMWATER LATE FEES 86 @ $0.78: ADDIATIONAL STMTS 5 @ $0.78; INVOICE INCLUDES POSTAGE $63.64 DIGITAL FILE FELD FOR REVIEW

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7169	07/16/2026	Claims	1	16009	DESIGN N SIGNS	102.89	INVOICE - 8549

Invoices	Amount	For
8549	102.89	EVENT SIGNAGE - A FRAME INSERTS LARGE 24" X 36" ONE SIDED SIGN FACES QTY 2; DESIGN INITIAL LAYOUT QTY 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7170	07/16/2026	Claims	1	16010	FLOCK SAFETY	22,930.34	INVOICE - INV-98541

Invoices	Amount	For
INV-98541	22,930.34	FLOCK SAFETY LPR FKA FALCON QTY 4; FLOCK SAFETY LPR FKA FALCON QTY 4; FLOCK SAFETY PLATFORM QTY 1; YELM PD CO-TERM 2.0 YEAR 1 OF 24 MONTH TERM 2026 -2027

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7171	07/16/2026	Claims	1	16011	INDUSTRIAL SOFTWARE SOLUTIONS	17,717.10	INVOICE - SIN013581

Invoices	Amount	For
SIN013581	17,717.10	27 CUSTOMER FIRST STANDARD RENEWAL WW HMI SCADA QTY 1; CUSTOMER FIRST STANDARD RENEWAL HISTORIAN QTY 1; CUSTOMER FIRST REINSTATEMENT FEE QTY 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7172	07/16/2026	Claims	1	16012	JUDICIAL CONFERENCE REGISTRAR	45.00	INVOICE - 0034

Invoices	Amount	For
0034	45.00	2026 CLJ LINE STAFF REGISTRATON IN PERSON INCIDENTAL D, BURNHAM

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7173	07/16/2026	Claims	1	16013	CARCHRICAM INC. DBA: MINUTEMAN PRESS		NEEDS VENDOR CORRECTION
7174	07/16/2026	Claims	1	16014	MOUNTAIN LUMBER	18.05	CREDIT MEMO - 2607-517548; INVOICE - 2607-316113

Invoices	Amount	For
2607-517548	-1.67	CREDIT MEMO FOR INVOICE PAID VIA CC 2604-285078
2607-316113	19.72	FAC PLAT LITE CONTROL WP QTY 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7175	07/16/2026	Claims	1	16015	SCJ ALLIANCE	11,677.68	INVOICE - 85743

Invoices	Amount	For
85743	11,677.68	PROJECT: 22-000630 YELM WASHINGTON & MCKENZIE COUPLET PROFESSIONAL SERVICES FROM 2026 0530 - 0630

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7176	07/16/2026	Claims	1	16016	SOUTH PUGET SOUND SALMON ENHANCEMENT GRO	98.87	INVOICE - 189Y-063026

Invoices	Amount	For
189Y-063026	98.87	DESCHUTES RIVER MITIGATION PROJECT PSA - PAYROLL & EXPENSED THROUGH 2026 0630 - EXPENSES SPLIT BETWEEN YELM, OLYMPIA, AND LACEY

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7177	07/16/2026	Claims	1	16017	THURSTON CO ENVIRONMENTAL HEALTH	480.00	INVOICE - 2026 0708

Invoices	Amount	For
2026 0708	480.00	WATER BACTERIA SAMPLE TESTING ON 2026 0602 QTY 8; 2026 0609 QTY 7

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7178	07/16/2026	Claims	1	16018	TOWNZEN & ASSOCIATES, INC	288.00	INVOICE - 26-056

Invoices	Amount	For
26-056	288.00	2026 0707 - FIRE ALARM PLAN REVIEW PANDA EXPRESS; 2026 0707 FIRE ALARM PLAN REVIEW YELM HS PORTABLE

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7179	07/16/2026	Claims	1	16019	USA BLUEBOOK	15.85	INVOICE - INV01091675

Invoices	Amount	For
INV01091675	15.85	10"X14" DANGER SIGN SULFURIC ACID QTY 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7180	07/16/2026	Claims	1	16020	WATER MANAGEMENT LAB INC	690.00	INVOICE - 238981; INVOICE - 239100

Invoices	Amount	For
238981	460.00	AY282R INVOICE DATED 2026 0702 TEST DATE 2026 0616 BOD & TSS QTY 2; 2026 0618 BOD & TSS QTY 2
239100	230.00	AY282R INVOICE DATE 2026 0710 TEST DATE 2026 0623 BOD & TSS QTY 2

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7181	07/16/2026	Claims	1	16021	YOUNGLOVE & COKER, PLLC	5,445.00	INVOICE - 07932

Invoices	Amount	For
07932	5,445.00	CITY OF YELM PRO YEM JUDGE SERVICES - 2026 0604 YELM MUNICIPAL COURT PRE TRIALS; 2026 0609 IN CUSTODY ARRAIGNMENTS; 2026 0610 REVIEW & COVER IN CUSTODY ARRAIGNMENTS; 2026 0615 IN CUSTODY ARRAIGNMENTS;

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7182	07/16/2026	Claims	1	16022	ZOOM VIDEO COMMUNICATIONS INC.	5,259.71	INVOICE - INV360669053

Invoices	Amount	For
INV360669053	5,259.71	MONTHLY AUDIO/DEDICATED DIAL IN 0623 - 0721 2024; STANDARD BIZ ANNUAL/ROOM CONNECTOR ANNUAL/WEBINAR 500 ANNUAL 2026 0703 - 0702 2027

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7606	07/23/2026	Claims	1	16023	AMAZON CAPITAL SERVICES INC	746.64	INVOICE - 1V6W-TX4D-LHVT; INVOICE - 1TDV-TVTP-RGL1; INVOICE - 1H77-CHWG-KP46; INVOICE - 1KF3-FWLV-PFQ6; INVOICE - 1H36-Q6G4-Q4JK; INVOICE - 1LVF-Y1TQ-1K4J; INVOICE - 1JW1-FFRX-7KFT

Invoices	Amount	For
1V6W-TX4D-LHV1	238.42	AMERICAN DPS SINGLE PHASE TO 3 PHASE CONVERTER 10HP 30A INPUT/OUTPUT 200V - 240V QTY 1
1TDV-TVTP-RGL1	15.40	GARDEN HOW WITH CULTIVATOR RAKE 2-1 HEAVY DUTY QTY 1
1H77-CHWG-KP4(	87.67	LONDON LABS HEAVY DUTY 6MIL BLACK NITRILE GLOVES BULK CASE OF 1000
1KF3-FWLV-PFQ6	6.40	MR PEN SMALL MAGNETIC DRY ERASE BOARD SHEET FOR REFRIGERATOR 8X12 QTY 1
1H36-Q6G4-Q4JK	129.32	PYLE WIRELESS BLUETOOTH HOME STEREO AMPLIFIER MULTI CHANNEL 200W QTY 1
1LVF-Y1TQ-1K4J	6.10	AMAZON BASICS SOFT GRIP RETRACTABLE UTILITY KNIFE WITH 3 CARBON STEEL BLADES QTY 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
	Invoices		Amount		For		
	1JW1-FFRX-7KFT		263.33		"BOILER ROOM AUTHORIZED PERSONNEL ONLY" SIGN QTY 1; " DANGER SULFURIC ACID" OSHA SIGN QTY 2;"NFPS DANGER SODIUM HYPOCHLORITE" SIGN QTY 1; 10PK 600VAC TIME DELAY FUSE QTY 1; 10PK NEW EDCC DELAY FUSE QT		
7607	07/23/2026	Claims	1	16024	BIO RECYCLING CORPORATION	5,430.84	INVOICE - 35364
	Invoices		Amount		For		
	35364		5,430.84		SEPTAGE DISPOSAL - PUMPED BY CITY TRUCK - 27,994 @ $.0194 PER GALLON - INVOICE DATED 2026 0715		
7608	07/23/2026	Claims	1	16025	CHEHALIS SHEET METAL & ROOFING CO. INC.	3,285.00	INVOICE - R26-144
	Invoices		Amount		For		
	R26-144		3,285.00		WORK ORDER #4308 - ROOFING REPAIRS TWO TORCH PATCHES, EXTENDING GUTTERS CLOSER TO ROOF DRAINS QTY 1		
7609	07/23/2026	Claims	1	16026	DESIGN N SIGNS	75.81	INVOICE - 8574
	Invoices		Amount		For		
	8574		75.81		BRUNCH WITH THE BEATLES EVENT SIGNAGE A FRAME INSERTS 24"X36" ONE SIDED FACES QTY 2		
7610	07/23/2026	Claims	1	16027	ENTERPRISE FM TRUST	16,293.69	INVOICE - 2026 0703
	Invoices		Amount		For		
	2026 0703		2,727.08		ENTERPRISE MONTHLY LEASE CHARGES - ADMIN SPLIT - JULY 2026		
	2026 0703		13,566.61		ENTERPRISE MONTHLY LEASE CHARGES - ALL DEPARTMENTS - JULY 2026		
7611	07/23/2026	Claims	1	16028	KARI FAHOUM	72.00	REFUND - 2026 0721
	Invoices		Amount		For		
	2026 0721		72.00		REC DESK REFUND FOR OVERPAYMENT - INVOICE 0000085 PAYMENT $96.00 DATE 2026 0530		
7612	07/23/2026	Claims	1	16029	J & I POWER EQUIPMENT	140.27	INVOICE - 870683
	Invoices		Amount		For		
	870683		140.27		TRIMMER LINE CF3 PRO QTY 2		
7613	07/23/2026	Claims	1	16030	JOHN'S PLUMBING & PUMPS, INC.	368.26	INVOICE - 63694726
	Invoices		Amount		For		
	63694726		368.26		115 SE MOSMAN AVE - DIAGNOSED 7.5HP POOL PUMP NOT PRODUCING WATER MOTOR SEIZED UP; RECOMMENDED REPLACING MOTOR - DIAGNOSIS QTY 1; $38 DISCOUNT TRIP CHARGE QTY 1		
7614	07/23/2026	Claims	1	16031	K & L SUPPLY INC	492.75	INVOICE - 47739
	Invoices		Amount		For		
	47739		492.75		100# CALCIUM HYPOCHLORITE QTY 1		
7615	07/23/2026	Claims	1	16032	DARWIN ZAPATA-CRUZ, KAREN ZELAYA	168.22	07-1325.0 - 16320 VANCIL CT SE
	Invoices		Amount		For		

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
	Invoices		Amount		For		
	2026-25077		168.22				
7616	07/23/2026	Claims	1	16033	CARCHRICAM INC. DBA: MINUTEMAN PRESS		CORRECT VENDOR INFO
7617	07/23/2026	Claims	1	16034	MOUNTAIN LUMBER	54.79	INVOICE - 2607-318557
	Invoices		Amount		For		
	2607-318557		54.79		RECIPROCATING BLADE 3PK QTY 1		
7618	07/23/2026	Claims	1	16035	NATIONAL EVENT PROS	5,430.15	INVOICE - 57082177
	Invoices		Amount		For		
	57082177		5,430.15	24	FINAL PAYMENT FOR SERVICES: PRAIRIE DAYS 2026 0627 10:00 - 3:00 YELM COMMUNITY CENTER/YELM CITY PARK - MECHANICAL RIDES GRAVITRON, MIND WINDER, SWING CHAIR RIDE; MATERIALS AN		
7619	07/23/2026	Claims	1	16036	ELI PALACIOS	75.00	REFUND - 2026 0721
	Invoices		Amount		For		
	2026 0721		75.00		MILITARY BANNER REFUND RECEIPT 60212; 2025 1112		
7620	07/23/2026	Claims	1	16037	PAPE MACHINERY INC.	141.47	INVOICE - 17035515
	Invoices		Amount		For		
	17035515		141.47		UC23697 V-BELT QTY 2		
7621	07/23/2026	Claims	1	16038	PCI PEST CONTROL INC	52.08	INVOICE - 309782
	Invoices		Amount		For		
	309782		52.08		PEST CONTROL - COMMUNITY CENTER 301 2ND ST SE - ALL SEASONS PROTECTION DATE OF SERVICE 2026 0701		
7622	07/23/2026	Claims	1	16039	PNW KITCHEN PROS LLC	695.30	INVOICE - 1563
	Invoices		Amount		For		
	1563		695.30		2026 0609 - YELM COMMUNITY CENTER - COMPLETE KITCHEN EXHAUST CLEANING PER NFPA 96; CLEAN HOODS, DUCTS, FANS; COMPLIANCE REPORTING; FUEL SURCHARGE; SUPPLIES/DISPOSAL		
7623	07/23/2026	Claims	1	16040	PUBLIC SAFETY TESTING	276.00	INVOICE - PST26-770
	Invoices		Amount		For		
	PST26-770		276.00		SUBSCRIPTION FEES - Q2 - APRIL - JUNE 2026 - RECRUITING ASSISTANCE, APPLICATION PROCESSING, WRITTEN & PHYSICAL ABILITY TESTING: POLICE OFFICER		
7624	07/23/2026	Claims	1	16041	RAINIER LIGHTING & ELECTRIC SUPPLY	240.02	INVOICE - 617128-1; INVOICE - 616864-1; INVOICE - 617269-1
	Invoices		Amount		For		
	617128-1		73.98		SYLVANIA 20881 CF26DT/E/IN/835 QTY 5		
	616864-1		133.16		SYLVANIA 20881 CF26DT/E/IN/835 QTY 9		
	617269-1		32.88		100W HPS MOG S1931 QTY 3		
7625	07/23/2026	Claims	1	16042	RICHARD MCCARTNEY DBA RAM ELECTRIC LLC	1,752.00	INVOICE - 6546

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
	Invoices		Amount		For		
	6546		1,752.00		CITY OF YELM WASTE WATER - REPLACE SEPTIC CONTROLLERS WITH CITY SUPPLIED CONTROLERS - 212 STEVENS ST; 206 NE 4TH ST		
7626	07/23/2026	Claims	1	16043	MATTHEW M. SCOTT	226.45	02-1880.0 - 15630 92ND WAY SE
	Invoices		Amount		For		
	2026-25071		226.45				
7627	07/23/2026	Claims	1	16044	SHUR-KLEEN CAR WASH, INC.	507.00	INVOICE - 06.30.26.141; INVOICE - 06.30.26.142
	Invoices		Amount		For		
	06.30.26.141		403.00		BASIC CAR WASH QTY 31 JUNE 2026 - POLICE VEHICLES		
	06.30.26.142		104.00		BASIC CAR WASH QTY 8 JUNE 2026 - PUBLIC SERVICES		
7628	07/23/2026	Claims	1	16045	ROBERT STOWE DBA: STOWE DEVELOPMENT STRATEGIES	4,857.50	INVOICE - 002
	Invoices		Amount		For		
	002		4,857.50		YELM DEVELOPMENT SERVICES - INVOICE DATED 2026 0628 - PROFESSIONAL SERVICES THROUGH 2026 0630		
7629	07/23/2026	Claims	1	16046	TK ELEVATOR CORPORATION	109.60	INVOICE - 4800091656
	Invoices		Amount		For		
	4800091656		109.60		TIMBERLAND REGIONAL LIBRARY 210 PRAIRIE PARK ST - FUEL SURCHARGE		
7630	07/23/2026	Claims	1	16047	ULINE, INC	341.72	INVOICE - 209760902
	Invoices		Amount		For		
	209760902		341.72		ULINE TOILET TISSUE 96RL/CT QTY 3; ULINE MULTIFOLD TOWELS 4000/CT QTY 4		
7631	07/23/2026	Claims	1	16048	WA STATE TREASURER - REMITTANCES	3,911.21	2026 05 - A8 REMITTANCE DOC#85002650
	Invoices		Amount		For		
	2026 05-A8		3,911.21		YELM COURT REMITTANCE - 2026 MAY		
7632	07/23/2026	Claims	1	16049	WATER MANAGEMENT LAB INC	2,189.00	INVOICE - 239148; INVOICE - 239147
	Invoices		Amount		For		
	239148		690.00		AY282R INVOICE DATE 2026 0715 TEST DATE 2026 0625 BOD & TSS QTY 2; 2026 0630 BOD & TSS QTY 2; 2026 0701 BOD & TSS QTY 2		
	239147		1,499.00		AY282R INVOICE DATE 2026 0715 TEST DATE 2026 0602 FECAL COLIFORM, TOTAL SOLIDS, PH, POTASSIUM, TOTAL NITRO, TOTAL PHOSPH; 2026 0610 AS, CD, CU, PB, HG, MO, NI, SE, TOTAL SOLIDS, BE, CR, ZN, ACID DIGES		
7633	07/23/2026	Claims	1	16050	WEST COAST MECHANICAL SOLUTIONS, LLC	9,562.07	INVOICE - 23234
	Invoices		Amount		For		
	23234		9,562.07		LONGMIRE COMMUNITY PARK 16820 CANAL RD SE - LOW WATER PRESSURE TOILETS NOT FLUSHING HAS AIR ASSIST PUMP AND IT IS NOT MAKING NORMAL NOISES - LABOR AND MATERIALS QTY 1; TRUCK CHARGE QTY 6; FUEL SURCHAR		
7634	07/23/2026	Claims	1	16051	YELM JAZZ IN THE PARK	3,000.00	LTAC FUNDS - 2025 0930

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo

Invoices	Amount	For
2025 0930	3,000.00	LTAC FUNDS REIMBURSEMENT FOR YELM JAZZ IN THE PARK FOR EVENT HELD 2025 0801 - 0802

7958	07/30/2026	Claims	1	16052	ADOBE INC.	52.59	INVOICE - 3526293108

Invoices	Amount	For
3526293108	52.59	ACROBAT PRO SUBSCRIPTION 2026 0808 - 1007 QTY 1

7959	07/30/2026	Claims	1	16053	AMAZON CAPITAL SERVICES INC	1,045.60	INVOICE - 1P4W-R6GL-GF61; INVOICE - 1P4W-R6GL-H7CV; INVOICE - 1N6Y-H97L-KWHK; INVOICE - 1MML-4T6Q-RX39; INVOICE - 1N71-FKGT-4HWY; INVOICE - 1T3Q-RFY9-KWVR; INVOICE - 1YXM-MLGR-HXFX; INVOICE - 1V46-YW6

Invoices	Amount	For
1P4W-R6GL-GF61	21.19	TYLENOL EXTRA STRENGTH CAPLETS 500MG 100CT QTY 1; HEALTH A2Z IBUPROFEN 200MG 500CT QTY 1
1P4W-R6GL-H7CV	13.09	AMAZON BASICS HARDBOARD CLIPBOARD 9X12.5 6 PACK QTY 1
1N6Y-H97L-KWHK	34.90	32"X48" SWIFTGLIMPSE 2026 WALL CALENDAR ERASABLE JUMBO XL WET/DRY 12 MONTH ANNUAL YEARLY WALL PLANNER QTY 1; WALL CALENDAR 2027 ERASABLE WET/DRY LARGE HANGING CALENDAR 12 MONTH ANNUAL WALL QTY 1
1MML-4T6Q-RX39	92.66	STORAGE SHELVES 45.3" WIRE SHELVING UNIT 4 TIER METAL SHELVES FOR STORAGE RACK 45.3"X63"X17.7" QTY 1
1N71-FKGT-4HWY	7.62	MAGNETIC HOOKS 30LBS STRONG MAGNETIC HOOKS 6 PACK QTY 1
1T3Q-RFY9-KWVR	7.62	MAGNETIC HOOKS 30LBS STRONG MAGNETIC HOOKS 6 PACK QTY 1
1YXM-MLGR-HXFX	303.10	DINOSAUR DAY SUPPLIES - 24 SET DINO HEADBANDS QTY 4; 120PCS SCRATCH DINO CRAFT ART KIT QTY 4; DINO RING TOSS GAME SET QTY 1; 24PC DINO PARTY FAVOR BAGS QTY 4; 32 SET DINO SUNCATCHERS QTY 3; 4.2FT DINO
1V46-YW6V-1X6T	8.75	BOOKS & BLING - 40000 RESIN JELLY RHINESTRONES FOR BEDAZZLING QTY 1
1QPX-YL46-GNV6	260.29	ZERO WASTE USA RUST PROOF ALUMINUM DOG WASTE STATION FREE 400 WASTE ROLL BAGS AND 25 CAN LINERS QTY 1
1PG4-NPV1-JFGV	65.19	SAVOGRAN 10621 TRISODIUM PHOSPHATE 1LB PACK OF 12 QTY 1
1D4R-L6NM-4THV	27.39	STAND UP 2 IN 1 HANDHELD OFFICE STAPLER WITH 2000 STAPLES 2 PACK QTY 1; 8 PACK LINED STICKY NOTES 4X6 8 BRIGHT COLORS 40 SHEETS QTY 1
1FH6-9LMR-7VGW	39.45	24X36 THICK 3 PACK 0.04 PLEXIGLASS SHEETS 1MM PLASTIC SHEET QTY 1
1FQX-NQWC-JNQ	87.67	LONDON LABS HEAVY DUTY 6MIL BLACK NITRILE GLOVES 1000CT QTY 1
1YQ4-3V1K-7NK4	66.83	WIRE CUTTERS PACK OF 2 QTY 1; LOGITECH S150USB SPEAKERS WITH DIGITAL SOUND QTY 3
11XK-4P47-3LXY	9.85	2026 - 2028 WALL CALENDAR JULY 2026 - JUNE 2028 3 MONTH WALL CALENDAR QTY 1

7960	07/30/2026	Claims	1	16054	ANSWERING SERVICE CARE	422.50	INVOICE - 260703143

Invoices	Amount	For
260703143	422.50	C34655 - REMOTE RECEPTIONIST - SERVICE DATES 2026 0722 - 0818

7961	07/30/2026	Claims	1	16055	ADRIANA AVELAR	500.00	YCC REFUND - 2026 0711

Invoices	Amount	For
2026 0711	500.00	YCC ALCOHOL DAMAGE DEPOSIT REFUND FOR EVENT HELD ON 2026 0711

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7962	07/30/2026	Claims	1	16056	MATTHEW WESLEY & CORTNEY BAILEY	304.56	05-5130.0 - 15775 YELM TERRA WAY SE - REPLACEMENT FOR CHECK #14156

Invoices	Amount	For
14156 REPLACEMI	304.56	05-5130.0 - 15775 YELM TERRA WAY SE - REPLACEMENT FOR CHECK #14156

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7963	07/30/2026	Claims	1	16057	MITCHELL BAIRD	250.00	YCC REFUND - 2026 0620

Invoices	Amount	For
2026 0620	250.00	YCC STANDARD DAMAGE DEPOSIT REFUND FOR EVENT HELD ON 2026 0620

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7964	07/30/2026	Claims	1	16058	CHRISTOPHER BITWINSKI	40.09	10-2023.0 - 14970 101ST WAY SE

Invoices	Amount	For
2026-25090	40.09	

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7965	07/30/2026	Claims	1	16059	CORAL SALES COMPANY	2,436.96	INVOICE - INV-84085

Invoices	Amount	For
INV-84085	2,436.96	AQUAPHALT MATERIAL AQUAPHALT 6.0 MEDIUM AGGREGATE 3.5 GALLON BUCKET QTY 36

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7966	07/30/2026	Claims	1	16060	DATABAR	1,061.93	INVOICE - 275618

Invoices	Amount	For
275618	1,061.93	STATEMENT PRODUCTION: LATE AND DELINQUENT JUNE 2026 - QTY 900 @ .40, ADDITIONAL STATEMENTS QTY 72 @ .40 & POSTAGE $568.43 AND DIGITAL FILE

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7967	07/30/2026	Claims	1	16061	E.H. WACHS	5,748.64	INVOICE - INV244678

Invoices	Amount	For
INV244678	5,748.64	VALVE CONTROL BOARD & BT PROGRAMMED ERV-TM QTY 1; TC-110 VITALS CONTROLLER QTY 1; MOUNT TC-100-110 QTY 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7968	07/30/2026	Claims	1	16062	FANNY CORDERO	120.00	INVOICE - 2026 0717

Invoices	Amount	For
2026 0717	120.00	2026 0716 - REMOTE COURT INTERPRETATION SPANISH $60 PER HOUR 2 HR MINIMUM; J. RODOLFO MORELOS SILES

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7969	07/30/2026	Claims	1	16063	FAY FULLER BUILDING CONDO ASSOC	4,830.53	INVOICE - 712

Invoices	Amount	For
712	4,830.53	LIBRARY UTILITIES AND DUES - UTILITIES BILLING FOR JUNE 2026 - ASSOCIATION DUES AUGUST 2026

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7970	07/30/2026	Claims	1	16064	LILLIAN GOODWIN	250.00	YCC REFUND - 2026 0712

Invoices	Amount	For
2026 0712	250.00	YCC STANDARD DAMAGE DEPOSIT REFUND FOR EVENT HELD ON 2026 0712

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7971	07/30/2026	Claims	1	16065	J & I POWER EQUIPMENT	88.73	INVOICE - 871692

Invoices	Amount	For
871692	88.73	1/5 FILE BOX OF 4 QTY 1; 12" 1/4 MINI .043 QTY 2; 12" 1/4 MINI .043 QTY 1; FILE HANDLE QTY 1; COMBO WRENCH QTY 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7972	07/30/2026	Claims	1	16066	LAKESIDE INDUSTRIES INC	125.66	INVOICE - 370193

Invoices	Amount	For
370193	125.66	2026 0714 TICKET 226906 DURGIN RD EZ ST SALE EZ STREET ASPHALT .72/TON

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7973	07/30/2026	Claims	1	16067	KATHY LINNEMEYER	135.00	PER DIEM - 2026 0728

Invoices	Amount	For
2026 0728	135.00	PER DIEM K. LINNEMEYER AWC BUDGET ACADEMY 2026 0804 - 0806 LEAVENWORTH, WA

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7974	07/30/2026	Claims	1	16068	GRACYNN MALONE	138.17	04-8880.0 - 9989 GREENLEAF LP SE - REPLACEMENT FOR CHECK #15038

Invoices	Amount	For
15038 REPLACEMI	138.17	04-8880.0 - 9989 GREENLEAF LP SE - REPLACEMENT FOR CHECK #15038

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7975	07/30/2026	Claims	1	16069	MELISSA AND JOHN MCDONALD	240.29	04-8650.0 - 16614 GREENLEAF AVE SE

Invoices	Amount	For
2026-25151	240.29	

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7976	07/30/2026	Claims	1	16070	MOUNTAIN LUMBER	124.94	INVOICE - 2607-320631; INVOICE - 2607-321554; INVOICE - 2607-321686; INVOICE - 2607-323179

Invoices	Amount	For
2607-320631	39.32	PROPANE GALLONS QTY 12
2607-321554	26.29	BALL VALVE 2" SOLVE PVC80 QTY 1
2607-321686	38.52	BALL VALVE 2" SOLV PVC80 QTY 1; ADAPTER SCH40PVC 2"SL2" MPT ACE QTY 2; COUPLE 2" SXS SXH40 QTY 2
2607-323179	20.81	CEMENT RAIN-R-SHINE 16OZ QTY 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7977	07/30/2026	Claims	1	16071	STEPHANIE A NANAVICH	135.00	PER DIEM - 2026 0728

Invoices	Amount	For
2026 07285	135.00	PER DIEM FOR MEALS WHILE TRAVELLING - AWC BUDGET ACADEMY 2026

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7978	07/30/2026	Claims	1	16072	NISQUALLY POLICE DEPT	24,008.42	CREDIT MEMO - 6093; INVOICE - 6321

Invoices	Amount	For
6093	-2.00	PRISONER CARE - NISQUALLY JAIL - INMATE PHARMACEUTICAL REIMBURSEMENT FOR FEBRUARY 2026 CREDIT
6321	24,010.42	PRISONER CARE - NISQUALLY JAIL - INCARCERATION & BOOKING FEES JUNE 2026

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7979	07/30/2026	Claims	1	16073	PAPE MACHINERY INC.	141.47	INVOICE - 17035566

Invoices	Amount	For
17035566	141.47	UC23697 V-BELT QTY 2

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7980	07/30/2026	Claims	1	16074	BRANDI PORTER	250.00	YCC REFUND - 2026 0619

Invoices	Amount	For
2026 0619	250.00	YCC STANDARD DAMAGE DEPOSIT REFUND FOR EVENT HELD 2026 0619

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7981	07/30/2026	Claims	1	16075	RICHARD MCCARTNEY DBA RAM ELECTRIC LLC	2,753.93	INVOICE - 6553; INVOICE - 6558

Invoices	Amount	For
6553	722.70	LONGMIRE PARK - TROUBLESHOOT OUTSIDE LIGHTS NOT WORKING, FOUND LOOSE CONNECTION IN J BOX, MOST LIGHTS NOT WORKING - LABOR INCLUDES SERVICE WORK, TRAVEL, AND MATERIALS
6558	2,031.23	CITY OF YELM SPLASH PAD - INSTALL OWNER SUPPLIED VFD TO RUN PUMP UNTIL PROPER PUMP CAN BE SUPPLIED, ADD PROPER SIZED BREAKER, ADD JBOX, TEST MOTOR AND AMP PROBE - LABOR AND MATERIALS

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7982	07/30/2026	Claims	1	16076	FRANKLYN AND KRISTIN RAMOS	205.23	05-7240.0 - 15350 104TH WAY SE

Invoices	Amount	For
2026-25091	205.23	

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7983	07/30/2026	Claims	1	16077	JAMES RICHARDS	154.64	01-2529.0 - 9439 PRAIRIE WIND ST SE - REPLACEMENT FOR CHECK #14513

Invoices	Amount	For
14513 REPLACEMI	154.64	01-2529.0 - 9439 PRAIRIE WIND ST SE - REPLACEMENT FOR CHECK #14513

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7984	07/30/2026	Claims	1	16078	TODD A STANCIL	175.00	PER DIEM - 2026 0729

Invoices	Amount	For
2026 0729	175.00	PER DIEM FOR MEALS NOT COVERED WHILE TRAVELLING - WCMA 2026 CONFERENCE

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7985	07/30/2026	Claims	1	16079	DBA: MINUTEMAN PRESS STREAMLINE LEGACY PRINTING	108.40	INVOICE - 3783

Invoices	Amount	For
3783	108.40	1 BANNER 13OZ 2X5 JOB #10742

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7986	07/30/2026	Claims	1	16080	WA STATE TREASURER - REMITTANCES	3,987.60	2026 06 - A8 REMITTANCE DOC#85002650

Invoices	Amount	For
2026 06 - A8	3,987.60	YELM COURT REMITTANCE - 2026 JUNE

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7987	07/30/2026	Claims	1	16081	ELIZABETH OR KYLE WARD	294.14	09-0970.0 - 10414 BRIGHTON ST SE - REPLACEMENT FOR CHECK #14959

Invoices	Amount	For
14959 REPLACEMI	294.14	09-0970.0 - 10414 BRIGHTON ST SE - REPLACEMENT FOR CHECK #14959

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7988	07/30/2026	Claims	1	16082	WATER MANAGEMENT LAB INC	1,784.00	INVOICE - 239497; INVOICE - 239453

Invoices	Amount	For
239497	1,015.00	AY282R INVOICE DATE 2026 0724 TEST DATE 2026 0618 FECAL COLIFORM, AS, CD, CU, PD, HG, MO, NI, SE, PH, ZN, K, PHOSP, SOLIDS, NIRTO, ACID DIGEST QTY 1; 2026 0625/ 0630 FECAL COLIFORM, TOTAL SOLIDS QTY 2
239453	769.00	AY282R INVOICE DATE 2026 0723 TEST DATE 2026 0707 HARDNESS, TOTAL NITRO, TDS, ALKALINITY, CONDUCT, CL, F, SULFATE, PB, AMMONIA NITRO QTY 1 BOD & TSS QTY 2

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
7989	07/30/2026	Claims	1	16083	STEPHANIE OR TODD WINDEMUTH	323.03	REIMBURSEMENT - 2026 0728

Invoices	Amount	For
2026 0728	323.03	REIMBURSEMENT 15346 BERRY VALLEY DR SE CUSTOMER PAID FOR PLUMBING SERVICES ON CITY SIDE OF LINE

001 General Fund	862,657.62		
101 Municipal Street Fund	57,600.34		
107 Tourism Promotion	20,600.00		
302 Municipal Building Fund	17,307.87		
316 Road & Street Construction	207,138.00		
400 Stormwater Utility Fund	30,860.91		
401 Municipal Water Utility Fund	202,637.19		
404 Water Capital Improvements	50,437.41		
412 Sewer Utility Fund	201,825.32		
413 Sewer/Reuse Capital Reserve	580,702.53		
501 IT Equipment Rental & Repair	75,277.89		
502 Equipment Rental & Repair	26,091.19		
630 Yelm Fiduciary Fund	10,433.78		
		Claims:	1,460,588.87
* Transaction Has Mixed Revenue And Expense Accounts	2,343,570.05	Payroll:	882,981.18

VOUCHER APPROVAL FORM

The following is a list of payments approved at Tuesday, October 13, 2026 Council meeting:

Payroll Total Expense	$	902,398.35
A/P Checks, EFTs, & Drafts	$	966,499.45
Debt Service	$	-
TOTAL	**$**	**1,868,897.80**

Timberland Bank Checks Issued 08/01/2026 through 08/31/2026:

Voucher Check Numbers 16084-16165

Certification: I, the undersigned, do hereby certify under penalty of perjury that for any claim listed herein the materials have been furnished, the services rendered, or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for a full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Yelm, and that I am authorized to authenticate and certify said claim.

_____

Auditing Officer Date

The above checks approved and signed by a majority of the Yelm City Council, are hereby approved for payment passed on a motion by_____at a regular council meeting held this 13th day of October

_____ /_____/_____

Mayor - Joe DePinto Council member -Griselda Arias Council member - Tracey Wood

_____/_____/_____

Council member - Joseph Richardson Council member - Stephanie Kangiser Council member - Terry Kaminski

_____/_____

Council member - Brian G. Hess Council member - David Johnstone

CITY CLERK:_____ _____

ATTEST:

Attachments:

1. Monthly Check Register
2. Monthly Budget & Actual Revenues and Expenditures Report, by Fund

2026 BUDGET POSITION TOTALS

City Of Yelm | Months: 01 To: 08 | Time: 10:34:20 | Date: 09/23/2026 | Page: 1

Fund		Revenue	August	Received		Expenditures	August	Spent	
001	General Fund	14,960,149.25	615,449.95	11,958,650.43	20.1%	10,543,591.47	849,675.56	7,196,083.81	31.7%
101	Municipal Street Fund	688,285.00	18,317.34	604,434.67	12.2%	696,946.57	56,466.55	492,511.17	29.3%
104	Cumulative Reserve	475,928.00	-137.78	517,766.34	0.0%	0.00	0.00	0.00	100.0%
107	Tourism Promotion	269,564.00	1,139.69	363,399.57	0.0%	95,400.00	0.00	27,600.00	71.1%
112	Affordable Housing Support	25,250.00	2,722.25	15,287.14	39.5%	25,000.00	0.00	9,960.17	60.2%
119	Deposts & Retainage	148.36	-0.05	161.95	0.0%	0.00	0.00	0.00	100.0%
120	Transportation Facility Charge	948,407.50	24,318.41	2,080,560.32	0.0%	1,000,000.00	0.00	0.00	100.0%
200	LTGO Bond Redemption	161,073.50	-9.22	46,514.68	71.1%	133,312.50	0.00	11,856.25	91.1%
202	Killion Road LID	0.00	0.00	1,436.67	0.0%	0.00	0.00	0.00	100.0%
203	Sewer Revenue Bonds	284,494.50	-10.02	124,160.05	56.4%	173,026.00	0.00	86,513.00	50.0%
204	Sewer Revenue Bond Reserve	451,177.00	-130.73	491,244.04	0.0%	0.00	0.00	0.00	100.0%
302	Municipal Building Fund	3,016,045.00	37,997.64	2,186,263.62	27.5%	1,975,000.00	9,300.00	570,623.28	71.1%
305	MPC Master Planned Community Fund	100,000.00	0.00	0.00	100.0%	100,000.00	0.00	0.00	100.0%
316	Road & Street Construction	5,587,692.00	129,181.14	2,605,156.24	53.4%	5,650,000.00	9,937.13	715,885.67	87.3%
400	Stormwater Utility Fund	1,186,485.57	43,474.73	1,300,546.20	0.0%	665,376.71	53,427.39	334,669.10	49.7%
401	Municipal Water Utility Fund	6,475,430.00	417,071.03	6,718,577.25	0.0%	3,193,776.77	170,197.73	1,673,614.24	47.6%
402	Utility Consumer Deposits	5,050.00	-27.98	108,194.24	0.0%	5,000.00	800.00	3,838.24	23.2%
404	Water Capital Improvements	1,999,991.00	49,933.73	2,699,847.56	0.0%	2,415,000.00	87,781.99	296,046.50	87.7%
405	Water Revenue Debt Redemption	1,073,704.50	-130.78	596,690.04	44.4%	535,100.00	0.00	105,250.00	80.3%
406	Water Revenue Debt Reserve	553,265.00	-160.19	601,963.35	0.0%	0.00	0.00	0.00	100.0%
412	Sewer Utility Fund	5,355,886.00	425,038.14	5,794,793.77	0.0%	4,785,163.88	326,629.05	2,327,025.29	51.4%
413	Sewer/Reuse Capital Reserve	4,440,841.00	174,449.71	2,421,538.13	45.5%	3,405,000.00	224,637.07	2,421,603.56	28.9%
415	Sewer Bond Refi & Reserve	227,868.00	-65.99	247,999.28	0.0%	0.02	0.00	0.00	100.0%
501	IT Equipment Rental & Repair	1,238,956.00	-92.81	906,405.09	26.8%	745,670.12	46,028.97	603,676.50	19.0%
502	Equipment Rental & Repair	2,178,920.00	72.06	1,693,198.44	22.3%	1,031,501.94	31,529.26	875,704.34	15.1%
630	Yelm Fiduciary Fund	77,547.80	4,176.34	53,900.80	30.5%	58,080.00	1.31	39,446.55	32.1%
		51,782,158.98	1,942,576.61	44,138,689.87	14.8%	37,231,945.98	1,866,412.01	17,791,907.67	52.2%

CHECK REGISTER

City Of Yelm

Time: 10:29:01 Date: 09/23/2026

08/01/2026 To: 08/31/2026

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
8154	08/05/2026	Payroll	1	EFT		4,571.23	July Hours 2026
8155	08/05/2026	Payroll	1	EFT		744.08	July Hours 2026
8156	08/05/2026	Payroll	1	EFT		10,506.67	July Hours 2026
8157	08/05/2026	Payroll	1	EFT		8,770.33	July Hours 2026
8158	08/05/2026	Payroll	1	EFT		3,468.80	July Hours 2026
8159	08/05/2026	Payroll	1	EFT		6,328.35	July Hours 2026
8160	08/05/2026	Payroll	1	EFT		3,608.06	July Hours 2026
8161	08/05/2026	Payroll	1	EFT		8,351.47	July Hours 2026
8162	08/05/2026	Payroll	1	EFT		6,035.44	July Hours 2026
8163	08/05/2026	Payroll	1	EFT		5,619.69	July Hours 2026
8164	08/05/2026	Payroll	1	EFT		3,922.74	July Hours 2026
8165	08/05/2026	Payroll	1	EFT		4,620.98	July Hours 2026
8166	08/05/2026	Payroll	1	EFT		4,803.80	July Hours 2026
8167	08/05/2026	Payroll	1	EFT		5,842.02	July Hours 2026
8168	08/05/2026	Payroll	1	EFT		10,164.22	July Hours 2026
8169	08/05/2026	Payroll	1	EFT		2,150.31	July Hours 2026
8170	08/05/2026	Payroll	1	EFT		3,576.96	July Hours 2026
8171	08/05/2026	Payroll	1	EFT		7,198.74	July Hours 2026
8172	08/05/2026	Payroll	1	EFT		4,158.89	July Hours 2026
8173	08/05/2026	Payroll	1	EFT		4,260.00	July Hours 2026
8174	08/05/2026	Payroll	1	EFT		11,051.60	July Hours 2026
8175	08/05/2026	Payroll	1	EFT		2,680.16	July Hours 2026
8176	08/05/2026	Payroll	1	EFT		7,831.52	July Hours 2026
8177	08/05/2026	Payroll	1	EFT		4,001.07	July Hours 2026
8178	08/05/2026	Payroll	1	EFT		4,370.23	July Hours 2026
8179	08/05/2026	Payroll	1	EFT		7,199.60	July Hours 2026
8180	08/05/2026	Payroll	1	EFT		5,727.07	July Hours 2026
8181	08/05/2026	Payroll	1	EFT		1,985.89	July Hours 2026
8182	08/05/2026	Payroll	1	EFT		4,838.98	July Hours 2026
8183	08/05/2026	Payroll	1	EFT		3,299.80	July Hours 2026
8184	08/05/2026	Payroll	1	EFT		4,733.39	July Hours 2026
8185	08/05/2026	Payroll	1	EFT		4,253.26	July Hours 2026
8186	08/05/2026	Payroll	1	EFT		6,525.12	July Hours 2026
8187	08/05/2026	Payroll	1	EFT		8,213.56	July Hours 2026
8188	08/05/2026	Payroll	1	EFT		4,162.15	July Hours 2026
8189	08/05/2026	Payroll	1	EFT		5,926.49	July Hours 2026
8190	08/05/2026	Payroll	1	EFT		444.08	July Hours 2026
8191	08/05/2026	Payroll	1	EFT		3,972.85	July Hours 2026
8192	08/05/2026	Payroll	1	EFT		4,758.70	July Hours 2026
8193	08/05/2026	Payroll	1	EFT		5,701.35	July Hours 2026
8194	08/05/2026	Payroll	1	EFT		684.08	July Hours 2026
8195	08/05/2026	Payroll	1	EFT		7,262.44	July Hours 2026
8196	08/05/2026	Payroll	1	EFT		724.78	July Hours 2026
8197	08/05/2026	Payroll	1	EFT		744.08	July Hours 2026
8198	08/05/2026	Payroll	1	EFT		3,773.52	July Hours 2026
8199	08/05/2026	Payroll	1	EFT		3,071.71	July Hours 2026
8200	08/05/2026	Payroll	1	EFT		4,976.45	July Hours 2026
8201	08/05/2026	Payroll	1	EFT		7,122.56	July Hours 2026
8202	08/05/2026	Payroll	1	EFT		7,770.68	July Hours 2026
8203	08/05/2026	Payroll	1	EFT		4,280.74	July Hours 2026
8204	08/05/2026	Payroll	1	EFT		6,637.39	July Hours 2026
8205	08/05/2026	Payroll	1	EFT		4,087.53	July Hours 2026
8206	08/05/2026	Payroll	1	EFT		4,463.67	July Hours 2026
8207	08/05/2026	Payroll	1	EFT		799.12	July Hours 2026
8208	08/05/2026	Payroll	1	EFT		4,739.37	July Hours 2026
8209	08/05/2026	Payroll	1	EFT		7,808.82	July Hours 2026
8210	08/05/2026	Payroll	1	EFT			July Hours 2026
8211	08/05/2026	Payroll	1	EFT		9,706.10	July Hours 2026
8212	08/05/2026	Payroll	1	EFT		4,060.25	July Hours 2026
8213	08/05/2026	Payroll	1	EFT		8,786.08	July Hours 2026

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8214	08/05/2026	Payroll	1	EFT		3,527.84	July Hours 2026
8215	08/05/2026	Payroll	1	EFT		3,076.21	July Hours 2026
8216	08/05/2026	Payroll	1	EFT		4,589.40	July Hours 2026
8217	08/05/2026	Payroll	1	EFT		4,783.71	July Hours 2026
8218	08/05/2026	Payroll	1	EFT		5,668.11	July Hours 2026
8219	08/05/2026	Payroll	1	EFT		5,465.23	July Hours 2026
8220	08/05/2026	Payroll	1	EFT		6,131.93	July Hours 2026
8221	08/05/2026	Payroll	1	EFT		744.08	July Hours 2026
8222	08/05/2026	Payroll	1	EFT		3,294.19	July Hours 2026
8223	08/05/2026	Payroll	1	EFT		4,474.45	July Hours 2026
8224	08/05/2026	Payroll	1	EFT		5,281.55	July Hours 2026
8225	08/05/2026	Payroll	1	EFT		4,269.63	July Hours 2026
8226	08/05/2026	Payroll	1	EFT		1,900.38	July Hours 2026
8227	08/05/2026	Payroll	1	EFT		5,544.37	July Hours 2026
8228	08/05/2026	Payroll	1	EFT		13,393.61	July Hours 2026
8229	08/05/2026	Payroll	1	EFT		4,630.11	July Hours 2026
8230	08/05/2026	Payroll	1	EFT		10,374.97	July Hours 2026
8231	08/05/2026	Payroll	1	EFT		4,059.51	July Hours 2026
8232	08/05/2026	Payroll	1	EFT		2,491.52	July Hours 2026
8233	08/05/2026	Payroll	1	EFT		7,088.84	July Hours 2026
8234	08/05/2026	Payroll	1	EFT		6,387.00	July Hours 2026
8235	08/05/2026	Payroll	1	EFT		2,994.59	July Hours 2026
8236	08/05/2026	Payroll	1	EFT		4,178.44	July Hours 2026
8237	08/05/2026	Payroll	1	EFT		5,368.04	July Hours 2026
8238	08/05/2026	Payroll	1	EFT		744.08	July Hours 2026
8239	08/05/2026	Payroll	1	EFT		3,808.81	July Hours 2026
8263	08/05/2026	Payroll	1	EFT	TEAMSTERS (EFT)	2,343.00	Pay Cycle(s) 08/05/2026 To 08/05/2026 - Teamsters PW
8264	08/05/2026	Payroll	1	EFT	WAFOP LABOR COALITION	1,008.00	Pay Cycle(s) 08/05/2026 To 08/05/2026 - WAFOP
8265	08/05/2026	Payroll	1	EFT	YELM POLICE OFFICER'S GUILD	600.00	Pay Cycle(s) 08/05/2026 To 08/05/2026 - Police Guild Dues
8266	08/05/2026	Payroll	1	0	AFLAC	256.12	Pay Cycle(s) 08/05/2026 To 08/05/2026 - Aflac Pre Tax
8267	08/05/2026	Payroll	1	0	DEPT OF RETIREMENT SVCS (D)	39,882.38	Pay Cycle(s) 08/05/2026 To 08/05/2026 - PERS 2
8268	08/05/2026	Payroll	1	0	DEPT OF RETIREMENT SVCS (D)	8,874.67	Pay Cycle(s) 08/05/2026 To 08/05/2026 - PERS 3
8269	08/05/2026	Payroll	1	0	DEPT OF RETIREMENT SVCS (D)	26,647.70	Pay Cycle(s) 08/05/2026 To 08/05/2026 - LEOFF 2
8270	08/05/2026	Payroll	1	0	DEPT OF RETIREMENT SVCS (D)	4,876.62	Pay Cycle(s) 08/05/2026 To 08/05/2026 - Deferred Comp
8271	08/05/2026	Payroll	1	0	DEPT OF RETIREMENT SVCS (D)	1,451.40	Pay Cycle(s) 08/05/2026 To 08/05/2026 - Deferred Comp - Roth
8272	08/05/2026	Payroll	1	0	EMPLOYMENT SECURITY - PFMLA	7,589.39	Pay Cycle(s) 08/05/2026 To 08/05/2026 - WA PFMLA
8273	08/05/2026	Payroll	1	0	EMPLOYMENT SECURITY - PFMLA	2,530.25	Pay Cycle(s) 08/05/2026 To 08/05/2026 - WA Cares
8274	08/05/2026	Payroll	1	0	EMPLOYMENT SECURITY DEPT	1,330.55	3rd Quarter Unemployment: 08/01/2026 - 08/31/2026
8275	08/05/2026	Payroll	1	0	EXPERTPAY	1,000.00	Pay Cycle(s) 08/05/2026 To 08/05/2026 - Garnishments 4
8276	08/05/2026	Payroll	1	0	INTERNAL REVENUE SERVICE	161,447.12	941 Deposit for Pay Cycle(s) 08/05/2026 - 08/05/2026
8277	08/05/2026	Payroll	1	0	LABOR & INDUSTRIES	32,367.68	3RD Quarter L&I: 08/01/2026 - 08/31/2026
8278	08/05/2026	Payroll	1	0	WASHINGTON STATE SUPPORT REGISRY (D)	1,360.61	Pay Cycle(s) 08/05/2026 To 08/05/2026 - Garnishments

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8279	08/05/2026	Payroll	1	0	WASHINGTON STATE SUPPORT REGISRY (D)	651.73	Pay Cycle(s) 08/05/2026 To 08/05/2026 - Garnishments 2
8280	08/05/2026	Payroll	1	0	WASHINGTON STATE SUPPORT REGISRY (D)	579.00	Pay Cycle(s) 08/05/2026 To 08/05/2026 - Garnishments 3
8289	08/06/2026	Claims	1	EFT	LAND DEVELOPMENT CONSULTANTS, INC. (EFT)	9,300.00	INVOICE - 41776
8290	08/06/2026	Claims	1	EFT	PARAMETRIX INC (EFT)	41,002.50	INVOICE - 80822
8291	08/06/2026	Claims	1	EFT	PARAMETRIX INC (EFT)	35,438.75	INVOICE - 80823
8292	08/06/2026	Claims	1	0	O'REILLY AUTO PARTS (D)	850.88	INVOICE - 3742-122961
8293	08/06/2026	Claims	1	0	O'REILLY AUTO PARTS (D)	66.09	INVOICE - 3742-122816
8410	08/12/2026	Claims	1	EFT	STELLAR J CORPORATION (W)	80,861.55	INVOICE - PAY APP 42
8450	08/13/2026	Claims	1	EFT	DANIEL B. HAVIRCO, JR. (EFT)	11,250.00	INVOICE - 2026 0731
8451	08/13/2026	Claims	1	EFT	DILLE LAW, PLLC (EFT)	162.00	INVOICE - 27721
8452	08/13/2026	Claims	1	EFT	DILLE LAW, PLLC (EFT)	11,296.50	INVOICE - 27722
8453	08/13/2026	Claims	1	EFT	DILLE LAW, PLLC (EFT)	4,800.00	INVOICE - 27723
8454	08/13/2026	Claims	1	EFT	EMERGENCY VEHICLE SOLUTIONS LLC (EFT)	34,263.56	INVOICE - 4093
8455	08/13/2026	Claims	1	EFT	EMERGENCY VEHICLE SOLUTIONS LLC (EFT)	1,645.50	INVOICE - INV-4327
8456	08/13/2026	Claims	1	EFT	EMERGENCY VEHICLE SOLUTIONS LLC (EFT)	987.30	INVOICE - INV-4326
8457	08/13/2026	Claims	1	EFT	PATRICK T. HUGHES, PE (EFT)	1,325.00	INVOICE - 2026-05
8458	08/13/2026	Claims	1	EFT	RH2 ENGINEERING, INC. (EFT)	79,898.65	INVOICE - 107926
8459	08/13/2026	Claims	1	0	HD SUPPLY, INC. (D)	170.53	INVOICE - 9252229849
8460	08/13/2026	Claims	1	0	HD SUPPLY, INC. (D)	163.79	INVOICE - 9252229848
8461	08/13/2026	Claims	1	0	LEMAY - PACIFIC DISP (D)	669.91	INVOICE - 21461225S183
8462	08/13/2026	Claims	1	0	LEMAY - PACIFIC DISP (D)	33.17	INVOICE - 21458906S183
8463	08/13/2026	Claims	1	0	LEMAY - PACIFIC DISP (D)	444.43	INVOICE - 21460880S183
8464	08/13/2026	Claims	1	0	LEMAY - PACIFIC DISP (D)	832.56	INVOICE - 21461932S183
8465	08/13/2026	Claims	1	0	LEMAY MOB SHRED (D)	69.31	INVOICE - 4941356S185
8466	08/13/2026	Claims	1	0	PRIMO BRANDS (D)	267.12	INVOICE - 06G8750204054
8467	08/13/2026	Claims	1	0	XPRESS UT PMT (D)	3,323.36	INVOICE - INV-XPR038453
8468	08/13/2026	Claims	1	0	YELM, CITY OF - WATER BILL (D)	19,310.61	WATER BILL - JULY 2026
8471	08/13/2026	Claims	1	0	LEMAY MOB SHRED (D)	69.31	INVOICE - 4940514S185
8472	08/13/2026	Claims	1	0	LIGHTCURVE (D)	10.00	INVOICE - 2026 0801
8505	08/04/2026	Claims	1	EFT	PAYMENTECH	4,519.09	2026 07 - Credit Card Service Fees For 3 Merchant Service Accounts
8554	08/20/2026	Payroll	1	EFT		1,673.09	August 2026
8555	08/20/2026	Payroll	1	EFT		1,847.00	August 2026
8556	08/20/2026	Payroll	1	EFT		1,346.37	August 2026
8557	08/20/2026	Payroll	1	EFT		1,467.03	August 2026
8558	08/20/2026	Payroll	1	EFT		908.92	August 2026
8559	08/20/2026	Payroll	1	EFT		2,107.61	August 2026
8560	08/20/2026	Payroll	1	EFT		1,829.17	August 2026
8561	08/20/2026	Payroll	1	EFT		527.40	August 2026
8562	08/20/2026	Payroll	1	EFT		1,023.40	August 2026
8563	08/20/2026	Payroll	1	EFT		461.75	August 2026
8564	08/20/2026	Payroll	1	EFT		2,216.35	August 2026
8565	08/20/2026	Payroll	1	EFT		1,172.96	August 2026
8566	08/20/2026	Payroll	1	EFT		872.70	August 2026
8567	08/20/2026	Payroll	1	EFT		1,811.23	August 2026
8568	08/20/2026	Payroll	1	EFT		2,282.77	August 2026
8569	08/20/2026	Payroll	1	EFT		1,064.43	August 2026
8570	08/20/2026	Payroll	1	EFT		923.50	August 2026
8571	08/20/2026	Payroll	1	EFT		3,220.47	August 2026
8572	08/20/2026	Payroll	1	EFT		1,784.21	August 2026

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8573	08/20/2026	Payroll	1	EFT		1,385.25	August 2026
8574	08/20/2026	Payroll	1	EFT		1,810.17	August 2026
8575	08/20/2026	Payroll	1	EFT		1,280.45	August 2026
8576	08/20/2026	Payroll	1	EFT		3,280.41	August 2026
8577	08/20/2026	Payroll	1	EFT		2,101.89	August 2026
8578	08/20/2026	Payroll	1	EFT		1,394.94	August 2026
8579	08/20/2026	Payroll	1	EFT		923.50	August 2026
8580	08/20/2026	Payroll	1	EFT		1,549.18	August 2026
8581	08/20/2026	Payroll	1	EFT		1,773.76	August 2026
8611	08/20/2026	Payroll	1	0	INTERNAL REVENUE SERVICE	10,820.06	941 Deposit for Pay Cycle(s) 08/20/2026 - 08/20/2026
8775	08/27/2026	Claims	1	EFT	COPIERS NORTHWEST (EFT)	276.98	INVOICE - INV3231492
8776	08/27/2026	Claims	1	EFT	COPIERS NORTHWEST (EFT)	13.89	INVOICE - INV3232680
8777	08/27/2026	Claims	1	EFT	DREAMTIME VISUAL COMMUNICATIONS (EFT)	380.63	INVOICE - 3381
8778	08/27/2026	Claims	1	EFT	DREAMTIME VISUAL COMMUNICATIONS (EFT)	269.46	INVOICE - 3380
8779	08/27/2026	Claims	1	EFT	SKILLINGS, INC. (EFT)	44,752.04	INVOICE - 15229
8780	08/27/2026	Claims	1	EFT	SKILLINGS, INC. (EFT)	32,896.49	INVOICE - 15200
8781	08/27/2026	Claims	1	0	LIGHTCURVE (D)	2,088.71	INVOICE - 2026 0816
8782	08/27/2026	Claims	1	0	PITNEY BOWES INC. (D)	202.98	INVOICE - 3323031177
8783	08/27/2026	Claims	1	0	PITNEY BOWES INC. (D)	340.22	INVOICE - 3323029131
8784	08/27/2026	Claims	1	0	PUGET SOUND ENERGY (D)	23,803.07	INVOICE - 2026 0709 (4915)
8785	08/27/2026	Claims	1	0	PUGET SOUND ENERGY (D)	52,980.34	INVOICE - 2026 0806 (4915)
8786	08/27/2026	Claims	1	0	PUGET SOUND ENERGY (D)	21,817.17	INVOICE - 2026 0807 (4915)
8787	08/27/2026	Claims	1	0	PUGET SOUND ENERGY (D)	14,782.42	INVOICE - 2026 0805 (5276)
8788	08/27/2026	Claims	1	0	VERIZON WIRELESS (D)	3,873.05	INVOICE - 6150055710
9716	08/25/2026	Claims	1	EFT	WA STATE DEPT OF REVENUE (D)	31,276.07	2026 07 USE/EXCISE/RETAIL TAX*** DRAFT 2026 0825
8258	08/05/2026	Payroll	1	16084	AWC	123,911.76	Pay Cycle(s) 08/05/2026 To 08/05/2026 - Medical Benefits; Pay Cycle(s) 08/05/2026 To 08/05/2026 - Supplemental Life
8259	08/05/2026	Payroll	1	16085	WA STATE COUNCIL OF COUNTY & CITY EMPL	1,184.39	Pay Cycle(s) 08/05/2026 To 08/05/2026 - AFSCME
8260	08/05/2026	Payroll	1	16086	WACOPS	212.50	Pay Cycle(s) 08/05/2026 To 08/05/2026 - WACOPS
8261	08/05/2026	Payroll	1	16087	WESTERN STATES POLICE MEDICAL TRUST	986.00	Pay Cycle(s) 08/05/2026 To 08/05/2026 - Western States Police Trust
8262	08/05/2026	Payroll	1	16088	YELM, CITY OF	297.89	Pay Cycle(s) 08/05/2026 To 08/05/2026 - Police Car Use
8294	08/06/2026	Claims	1	16089	2M COMPANY INC.	519.14	INVOICE - 214064679-00
8295	08/06/2026	Claims	1	16090	AMAZON CAPITAL SERVICES INC	2,622.64	INVOICE - 1TTP-T47P-1RGQ; INVOICE - 1QMM-WVDQ-TYPN; INVOICE - 1J7M-4Y9L-DDXT; INVOICE - 1FQV-VPCG-GTYN; INVOICE - 1R7M-D3K1-1VXY; INVOICE - 19JM-W7K6-V4JJ
8296	08/06/2026	Claims	1	16091	ERIC JOHN BENSON	174.95	10-00395.0 - 14380 98TH WAY SE
8297	08/06/2026	Claims	1	16092	CONTOUR ENGINEERING LLC	1,050.00	INVOICE - 26-0902
8298	08/06/2026	Claims	1	16093	CUMMINS INC	2,751.06	INVOICE - 01-260789058
8299	08/06/2026	Claims	1	16094	GLOBAL SECURITY & COMMUNICATIONS, INC.	92.06	INVOICE - 4736162
8300	08/06/2026	Claims	1	16095	HD FOWLER COMPANY	166.85	INVOICE - I7384026
8301	08/06/2026	Claims	1	16096	JSA CIVIL, LLC	9,625.00	INVOICE - 2509
8302	08/06/2026	Claims	1	16097	K & L SUPPLY INC	1,363.28	INVOICE - 47776

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8303	08/06/2026	Claims	1	16098	KENNEDY/JENKS CONSULTANTS, INC.	6,727.50	INVOICE - 189254
8304	08/06/2026	Claims	1	16099	SVETLANA KRASNOPEROV	167.60	01-0420.0 - 515 VAN TRUMP ST NW
8305	08/06/2026	Claims	1	16100	ERIC K LARSON JR	198.13	10-8735.0 - 9970 JUSTMAN ST SE
8306	08/06/2026	Claims	1	16101	LGI HOMES WASHINGTON LLC	384.38	06-3070.0 - 9703 HAY ST SE
8307	08/06/2026	Claims	1	16102	MOUNTAIN LUMBER	236.77	INVOICE - 2607-323467; INVOICE - 2607-323591; INVOICE - 2607-323930; INVOICE - 2607-324131; INVOICE - 2607-324355; INVOICE - 2607-324474; CREDIT MEMO - 2607-324610; INVOICE - 2607-324345
8308	08/06/2026	Claims	1	16103	MTN2COAST LLC	970.00	INVOICE - 26-176-01
8309	08/06/2026	Claims	1	16104	NISQUALLY VALLEY NEWS	683.15	INVOICE - 312333 (137821); INVOICE - 312369 (137825); INVOICE - 312389 (137840); INVOICE - 312397 (137845)
8310	08/06/2026	Claims	1	16105	PCI PEST CONTROL INC	107.32	INVOICE - 313741
8311	08/06/2026	Claims	1	16106	CATHERINE & ERIC PETRI	273.08	03-1270.0 - 15730 ORDWAY DR SE
8312	08/06/2026	Claims	1	16107	SCJ ALLIANCE	7,727.25	INVOICE - 85810; INVOICE - 85598
8313	08/06/2026	Claims	1	16108	SE THURSTON FIRE AUTHORITY	18,587.16	FIRE IMPACT FEES - 2026 05
8314	08/06/2026	Claims	1	16109	TK ELEVATOR CORPORATION	1,208.43	INVOICE - 1000779501
8315	08/06/2026	Claims	1	16110	ULINE, INC	794.95	INVOICE - 210930754; INVOICE - 210916476
8316	08/06/2026	Claims	1	16111	USA BLUEBOOK	751.47	INVOICE - INV01113136; INVOICE - INV01116674; INVOICE - INV01117354; INVOICE - INV01117586
8317	08/06/2026	Claims	1	16112	WA STATE DEPT OF ECOLOGY	3,954.00	INVOICE - 27-WAR313960-1
8318	08/06/2026	Claims	1	16113	WA STATE DEPT OF TRANSPORTATION	131.78	INVOICE - AUTO2605140000287
8319	08/06/2026	Claims	1	16114	WATER MANAGEMENT LAB INC	945.00	INVOICE - 239547; INVOICE - 239566; INVOICE - 239722
8320	08/06/2026	Claims	1	16115	DAWN WORKMAN	198.44	10-4151.0 - 14839 99TH WAY SE
8321	08/06/2026	Claims	1	16116	YELM COMMUNITY SCHOOLS	85,500.00	SCHOOL IMPACT FEES - 2026 05
8322	08/06/2026	Claims	1	16117	YELM SENIOR CENTER	2,000.00	INVOICE - 2026 0626.2
8421	08/13/2026	Claims	1	16118	AMAZON CAPITAL SERVICES INC	1,026.67	INVOICE - 1CVH-JJL7-14JY; INVOICE - 1DQQ-31DD-7PGV; INVOICE - 14WC-KGVL-QLXF; INVOICE - 1TMT-6L3C-FHMT
8422	08/13/2026	Claims	1	16119	ANIMAL SERVICES	3,750.00	INVOICE - 2026 0804
8423	08/13/2026	Claims	1	16120	ASPHALT PATCH SYSTEMS	16,440.00	INVOICE - 57922
8424	08/13/2026	Claims	1	16121	BEV REINHOLD	274.25	INVOICE - 2451
8425	08/13/2026	Claims	1	16122	BIO RECYCLING CORPORATION	8,082.04	INVOICE - 35414
8426	08/13/2026	Claims	1	16123	CHASE L BREMGARTNER	58.00	REIMBURSEMENT - 2026 0811
8427	08/13/2026	Claims	1	16124	CRIMINAL JUSTICE TRAINING COMMISSION	8,053.16	INVOICE - 201143261
8428	08/13/2026	Claims	1	16125	DATABAR	2,823.53	INVOICE - 275741
8429	08/13/2026	Claims	1	16126	FAST ADAM'S HOME SERVICES LLC	739.27	INVOICE - I35
8470	08/13/2026	Claims	1	16127	GLOBAL SECURITY & COMMUNICATIONS, INC.	67,334.27	INVOICE - 4718030; INVOICE - 4718031; INVOICE - 4732526; INVOICE - 4732525
8430	08/13/2026	Claims	1	16128	HD FOWLER COMPANY	166.85	INVOICE - I7387447
8431	08/13/2026	Claims	1	16129	HOBART SERVICE	2,164.30	INVOICE - 37347142
8432	08/13/2026	Claims	1	16130	JULIE'S CONSTRUCTION, INC	172.91	INVOICE - 2026 0730 8:11
8433	08/13/2026	Claims	1	16131	LAKESIDE INDUSTRIES INC	92.50	INVOICE - 371872

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8434	08/13/2026	Claims	1	16132	MOUNTAIN LUMBER	13.14	INVOICE - 2608-325724
8435	08/13/2026	Claims	1	16133	MULLINAX FORD OF OLYMPIA	50,692.00	INVOICE - 30001
8436	08/13/2026	Claims	1	16134	PCI PEST CONTROL INC	422.75	INVOICE - 314678; INVOICE - 316819; INVOICE - 316835
8437	08/13/2026	Claims	1	16135	PROFORCE LAW ENFORCEMENT	4,377.37	INVOICE - 605919; INVOICE - 607921
8438	08/13/2026	Claims	1	16136	MELISSA OR BOBBY REGAN	389.89	10-8995.0 - 14401 98TH WAY SE
8439	08/13/2026	Claims	1	16137	SE THURSTON FIRE AUTHORITY	100.00	INVOICE - 2026-7
8440	08/13/2026	Claims	1	16138	ROBERT STOWE DBA: STOWE DEVELOPMENT STRATEGIES	8,040.00	INVOICE - 003
8441	08/13/2026	Claims	1	16139	THURSTON CO ENVIRONMENTAL HEALTH	512.00	INVOICE - 2026 0805
8442	08/13/2026	Claims	1	16140	JOSEPH AND KAYLA TOLMICH	181.73	04-1730.0 - 9921 GREENLEAF LP SE
8443	08/13/2026	Claims	1	16141	ULTRA TOWING	818.98	INVOICE - 8656
8444	08/13/2026	Claims	1	16142	UTILITIES UNDERGROUND	91.08	INVOICE - 6070265
8445	08/13/2026	Claims	1	16143	WA STATE DEPT OF ECOLOGY	5,575.00	INVOICE - 27-WA0040762-1
8446	08/13/2026	Claims	1	16144	WATER MANAGEMENT LAB INC	690.00	INVOICE - 239783; INVOICE - 239803
8447	08/13/2026	Claims	1	16145	YELM COMMUNITY SCHOOLS	15,543.88	INVOICE - 6538
8448	08/13/2026	Claims	1	16146	YELM SENIOR CENTER	2,000.00	INVOICE - 2026 0807
8449	08/13/2026	Claims	1	16147	YOUNGLOVE & COKER, PLLC	5,472.50	INVOICE - 08187
8522	08/18/2026	Claims	1	16148	TILLMAN ATKINS	473.00	PER DIEM - 2026 0806
8758	08/27/2026	Claims	1	16149	AMAZON CAPITAL SERVICES INC	939.49	INVOICE - 14WM-PQHP-FGW6; INVOICE - 19Y3-LTXQ-TPGC; INVOICE - 1VV7-HPYP-C3JQ; INVOICE - 1D6W-JVH1-FPMJ; INVOICE - 11CG-1CV4-16TF; INVOICE - 11DP-3XWJ-MQQ6; INVOICE - 1M3J-MW7W-TR9T; INVOICE - 1T44-M6R
8759	08/27/2026	Claims	1	16150	BIO RECYCLING CORPORATION	5,989.75	INVOICE - 35448
8760	08/27/2026	Claims	1	16151	BUILDERS EXCHANGE OF WASH INC	180.35	INVOICE - 1082754
8761	08/27/2026	Claims	1	16152	BUSINESS VIEW MAGAZINE	135.26	INVOICE - 16918
8762	08/27/2026	Claims	1	16153	DRAIN-PRO, INC.	2,687.94	INVOICE - 150023; INVOICE - 150215
8763	08/27/2026	Claims	1	16154	ENTERPRISE FM TRUST	19,187.15	INVOICE - 2026 0805
8764	08/27/2026	Claims	1	16155	HD FOWLER COMPANY	291.47	INVOICE - I7387155
8765	08/27/2026	Claims	1	16156	LANGUAGE LINE SERVICES	45.61	INVOICE - 11993707
8766	08/27/2026	Claims	1	16157	JOHN LUCERO	57.10	12-00108.0 - 9219 CONINE ST SE
8767	08/27/2026	Claims	1	16158	MILES SAND & GRAVEL CO	947.11	INVOICE - 2105495
8768	08/27/2026	Claims	1	16159	MOUNTAIN LUMBER	436.03	INVOICE - 2608-329425; INVOICE - 2608-329472; INVOICE - 2608-329428; INVOICE - 2608-329416; INVOICE - 2608-329466; INVOICE - 2608-331411; INVOICE - 2608-331430
8769	08/27/2026	Claims	1	16160	PGH EXCAVATING, INC	774.25	80-0064.0 - 901 RHOTON RD NW; 80-0064.0 - 901 RHOTON RD NW
8770	08/27/2026	Claims	1	16161	SCJ ALLIANCE	1,672.00	INVOICE - 85992; INVOICE - 85993
8771	08/27/2026	Claims	1	16162	SOUTH PUGET SOUND SALMON ENHANCEMENT GRO	1,155.84	INVOICE - 189Y-073126
8772	08/27/2026	Claims	1	16163	THURSTON-MASON BEHAVIORAL HEALTH ORG, LL	735.63	INVOICE - LPE 2026-Q2
8773	08/27/2026	Claims	1	16164	TMG SERVICES INC	1,717.02	INVOICE - 0055554
8774	08/27/2026	Claims	1	16165	WA STATE PATROL	280.00	INVOICE - I2700298
		001 General Fund				850,161.80	

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo	
		101 Municipal Street Fund				56,466.55		
		302 Municipal Building Fund				9,300.00		
		316 Road & Street Construction				9,937.13		
		400 Stormwater Utility Fund				53,550.15		
		401 Municipal Water Utility Fund				171,671.85		
		404 Water Capital Improvements				87,781.99		
		412 Sewer Utility Fund				327,831.72		
		413 Sewer/Reuse Capital Reserve				224,637.07		
		501 IT Equipment Rental & Repair				46,028.97		
		502 Equipment Rental & Repair				31,529.26		
		630 Yelm Fiduciary Fund				1.31		
							Claims:	966,499.45
		* Transaction Has Mixed Revenue And Expense Accounts				1,868,897.80	Payroll:	902,398.35

City of Yelm
EST. 1924
WASHINGTON

Meeting Date: _____

CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

AGENDA ITEM: CITY OF YELM AND YELM MPC, LLC DEVELOPMENT AGREEMENT

COMMITTEE REVIEW: **X YES** ☐ **NO**
COMMITTEE: General Government Committee and Yelm City Council

ATTORNEY REVIEW/APPROVAL: **X YES** ☐ **NO** ☐ **N/A**

PROPOSED MOTION:
Move to approve Resolution No. 675 approving the Development Agreement between the City of Yelm and Yelm MPC, LLC.

KEY FACTS AND INFORMATION SUMMARY:
The proposed Development Agreement establishes the long-term framework for development of the City's approximately 640-acre property as a Master Planned Community. The Agreement addresses development standards and vesting, project phasing, residential and commercial development, parks and open space, emergency services, transportation improvements, utilities, public infrastructure, mitigation requirements, and the respective responsibilities of the City and Developer.

A significant component of the Agreement is the timing, construction, and financing of Tahoma Boulevard and other transportation improvements necessary to serve the development. The Agreement establishes development thresholds for completion of Tahoma Boulevard and addresses the Developer's responsibility for transportation improvements and mitigation as development proceeds. The Agreement also coordinates these obligations with the parties' existing Purchase and Sale Agreement and the separate Tahoma Boulevard Agreement.

The Agreement establishes the parties' respective responsibilities for major water-system infrastructure necessary to serve the development, including the water tower, pond, and well, and identifies the funding responsibilities and available system development charge credits associated with those improvements.

Meeting Date: _____

CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

The Agreement also provides long-term vesting of specified development regulations and establishes procedures for future amendments, assignment of development rights and obligations, and administration of the Agreement as individual phases of the project are developed.

The Development Agreement is the product of several months of negotiations between the City and Developer, with assistance from the City's legal counsel, consultants, engineers, and other professionals. The Agreement is intended to provide long-term certainty for development of the property while establishing the infrastructure, mitigation, public facilities, and other obligations necessary to serve the project.

ATTACHMENTS:

- Development Agreement
- Exhibits A through G
- Resolution 675

Respectfully Submitted:

_____
Todd Stancil
City Administrator

RESOLUTION NO. 675

A RESOLUTION OF THE CITY OF YELM, WASHINGTON, APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF YELM AND YELM MPC, LLC FOR THE DEVELOPMENT OF THE CITY'S APPROXIMATELY 640-ACRE PROPERTY

WHEREAS, THE City of Yelm (City) owns approximately 640-acres of property within and/or adjacent to the city that the city intends to facilitate for orderly, long-term development; and

WHEREAS, Yelm MPC, LLC ("Blue Fern") has proposed a master-planned development of the property, including residential, commercial, recreational, transportation, utility, and other public and private improvements; and

WHEREAS, The City and Yelm MPC LLC have negotiated a Development Agreement intended to establish the respective rights, responsibilities, obligations, standards, phasing, infrastructure requirements, and other conditions applicable to development of the property; and

WHEREAS, The Development Agreement is intended to provide a framework for coordinated development while establishing the obligations of the developer and the City concerning infrastructure, transportation improvements, utilities, public facilities, parks, open space, development phasing, and related matters; and

WHEREAS, The Development Agreement is attached to this Resolution as Exhibit A and incorporated herein by this reference; and

WHEREAS, The City Council has reviewed the proposed Development Agreement and finds that the Agreement provides for the orderly and coordinated development of the Property, establishes appropriate provisions for infrastructure and public facilities necessary to serve the development, is consistent with the City's applicable comprehensive planning and development objectives, and is in the public interest; and

WHEREAS, Chapter 36.70B RCW and applicable provisions of the Yelm Municipal Code authorize the City to enter into development agreements governing the development standards and other provisions applicable to development of real property.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Yelm, Washington as follows:

Section 1. Approval of the Development Agreement: the City Council hereby approves the Development Agreement between he City of Yelm and Yelm MPC, LLC, in the form attached hereto as Exhibit A.

Section 2. Authorization to Execute: The Mayor is authorized and directed to execute the Development Agreement on behalf of the City of Yelm, together with such other documents as may be necessary to carry out the purposes of the Development Agreement, provided that any material amendments shall be subject to further Council approval as required by law.

Section 3. Development Framework: The Development Agreement and its exhibits establish the applicable development framework, including, as applicable, development phasing, infrastructure obligations, transportation improvements, utilities, public facilities, parks and open space, financial obligations, mitigation, and other requirements applicable to the project.

Section 4. Severability: If any section, subsection, paragraph, sentence, clause, or phrase of this Resolution is determined to be invalid or unconstitutional, that determination shall not affect the validity of the remaining portions of this Resolution.

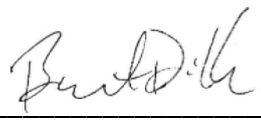
Section 5. Effective Date: This Resolution shall take effect immediately upon adoption.

Approved this 13th day of October 2026

_____

Joe DePinto, Mayor

Approved as to form:



_____

Brent Dille, City Attorney

Attest:

_____

Kathy Linnemeyer, City Clerk

DEVELOPMENT AGREEMENT
CITY OF YELM
And
YELM MPC, LLC.

This Development Agreement ("Agreement") is entered as of the 13th day of October 2026 (the "Effective Date"), by and between Yelm MPC, LLC, a Washington limited liability company, and/or assigns ("Developer") and the City of Yelm ("City"). Developer and the City are herein collectively referred to as the "Parties."

RECITALS

A. Developer has a legal property interest in certain real property located within the City of Yelm Urban Growth Area ("UGA") consisting of approximately 640 acres, which is fully described on **Exhibit A** attached to this Agreement and incorporated herein (the "Property"). The City currently owns this property and, on November 13, 2025, entered into a Purchase and Sale Agreement with Developer for the Property, based on particular terms set forth therein (the "PSA").

B. On November 25, 2008, the City issued a Final Environmental Impact Statement for the proposed Thurston Highlands Master Planned Community (the "FEIS"). That previous project proposal was based on a mixed-use development on a 1,240-acre site in the southwest quadrant of the incorporated area of the City of Yelm. That proposed Master Plan included the Property plus additional acreage located to the east. Under any conceptual land use alternative, the development scenarios included several thousand residences to be provided in a mix of housing types and densities; commercial development; passive and active open spaces, including protection of critical areas; reservation of area for emergency services; accommodation of public services, such as water supply, wastewater collection, stormwater management facilities; and the extension of Tahoma Boulevard through larger area, connecting to SR 507. No master plan was ever approved for this proposed community, although the City did complete the SEPA review process and rezoned the area as Master Planned Community.

C. The Property, consisting of approximately 640 acres, is located entirely within the larger area which formerly comprised the proposed Thurston Highlands Master Planned Community. Developer proposes a master planned development of the Property generally consistent with the Urban Village Alternative as described in the 2008 EIS, with area set aside for commercial and public park uses. The Parties recognize that the Urban Village Alternative depicts only residential development, and that Developer is separately required to construct commercial development as provided in this Agreement. The City anticipates that development under this Agreement will confer a substantial benefit to future development of the adjacent property(ies) and provide a significant public benefit primarily in the extension of Tahoma Boulevard.

Developer has separately applied for a Concept and Final Master Plan that proposes to develop the Property in up to five phases, including a range of residential uses and densities, specific acreage for future commercial and multifamily development, stormwater facilities serving the public and private improvements, property dedications for a public park, property dedication for emergency services, provision of arterial right of way for a future Tahoma Boulevard roadway to serve the larger region, dedication for water tower and related service, and dedicated critical areas and buffers (collectively referred to herein as the "Project"). Developer has worked closely with the City on utility and grading plan specifications allowing for technical evaluation of the viability of the proposed development.

D. Because of the size and scope of the Property and Project, Developer anticipates that the Project will be built in Phases as identified by the PSA, with multiple Divisions in each Phase. To maximize marketability, Developer and the City anticipate that each Phase and potentially Divisions will involve more than one homebuilder at any given time.

E. Considering the complexity and size of the Project, the city recognizes that additional regulatory flexibility beyond that set forth in Title 18 YMC is critical to support successful development. Regulations pertaining to the Project are adopted as part of the Concept Master Plan.

F. Development Agreements are authorized by RCW 36.70B.170 to establish the "development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement."

G. The City and Developer intend to create uniform processes and standards for entitlement and development of the Property, including master planning and subdivision. Developer recognizes that the City's approval of the Concept Master Plan results in an update to the City's Official Zoning Map pursuant to YMC 18.15.040.

H. The Parties recognize that development of the Property depends on Developer securing funding for the extension of the Tahoma Boulevard and other public improvements, and the City's public right of way and acquisition of the Tahoma Boulevard, costs of which are expected to be paid through tax allocation revenue collected within a tax increment area formed by the City under chapter 39.89 RCW. Because the funding and acquisition plan is central to the Parties' decision to enter into this Agreement, the Parties have addressed its role, and the consequences should it not be put in place, in the operative provisions of this Agreement.

Pursuant to the provisions of RCW 36.70B.170, et seq., and in consideration of the mutual promises, benefits and obligations set forth herein, the City and Developer hereby enter into the following Development Agreement:

EXHIBITS:

Exhibit A: Legal Description

Exhibit B: Impact Fee and System Development Charges

Exhibit C: City of Yelm Engineering and Development Design

Exhibit D: Tahoma Boulevard Road Section

Exhibit E: Onsite Road Standards

Exhibit F: Alley Sections

Exhibit G: Trail Sections

DEFINITIONS:

"Development Regulations" means the controls placed on development or land use activities by the City including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit ordinances, subdivision ordinances, binding site plan ordinances, environmental review (including SEPA procedures and substantive SEPA policies), building and site design, utilities, stormwater, impact fees, transportation concurrency and other laws, ordinance, policies, and administrative regulations and guidelines of the City governing land development contained within the Yelm Municipal Code (hereinafter "YMC"), Comprehensive Plan, and City Engineering Standards and Specifications. Zoning and other applicable laws, policies and regulations include but are not limited to the following categories:

i. The uses permitted by existing zoning;
ii. The density and intensity of uses permitted by existing zoning;
iii. The maximum height and size of the proposed buildings;
iv. The provisions for reservation and dedication of land;
v. The public improvements required to be constructed to mitigate additional development;
vi. The environmental regulations including SEPA mitigation requirements and critical areas; and
vii. The development regulations applicable on the date of this Agreement.

"Preliminary plat" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of chapter 58.17 RCW and Title 18 YMC. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

"Project permit" or "Project permit application" means any land use or environmental permit or license required from a local government for a project action, including but not limited to subdivisions, binding site plans, planned unit developments, conditional and special uses, shoreline substantial development permits, engineering, site plan review, permits or approvals required by critical area ordinances, site-specific rezones which do not require a comprehensive plan amendment, but excluding the adoption or amendment of a comprehensive plan, subarea plan, or development regulations except as otherwise specifically included in this subsection.

"Final plat" is the final drawing of the subdivision and dedication prepared for filing for record with the county auditor and containing all elements and requirements set forth in chapter 58.17 RCW and Title 18 YMC.

A. TERM AND GENERAL DEVELOPMENT PROVISIONS

1. Term. The terms of this Agreement shall commence upon the effective date of this Agreement and shall continue in full force and effect for the sooner of (i) a period of ten (10) years from Master Plan approval, or (ii) issuance of the final certificate of occupancy, unless amended by mutual agreement of the City and Developer. The City and Developer intend for this Agreement to be in effect for a term concurrent with the Master Plan and intend that any request for extension of the Master Plan will be processed concurrently with an extension of this Agreement, and that any expiration of the Master Plan shall cause this Agreement to expire. The City and Developer agree that if the Master Plan is extended, the term of this Agreement shall likewise be extended for the term of the Master Plan. Notwithstanding the initial ten (10) year term, if Developer completes Phase 1 and Phase 2 within the initial term, the term of this Agreement shall be extended by an additional five (5) years for each subsequent Phase (Phase 3, Phase 4, and Phase 5) that thereafter reaches completion, with each such five (5) year extension applying to and measured from the completion of the corresponding Phase. For purposes of this Section, a Phase is "completed" when certificates of occupancy have been issued for seventy-five percent (75%) of the dwelling units within that Phase.

    a. Termination due to Tahoma Boulevard Funding. The Parties recognize that development of the Property depends on Developer securing funding for the extension of the Tahoma Boulevard and other public improvements, the public use of the Tahoma Boulevard, and the City's acquisition of the Tahoma Boulevard, costs of which are expected to be paid through tax allocation revenue collected within a tax increment area formed by the City under chapter 39.89 RCW. Because the funding for the Project and formation of the increment area by the City pursuant to chapter 39.89 RCW are key to this Agreement, this Agreement and the agreement between the City and the Developer regarding such public use and acquisition (the "Tahoma Boulevard Agreement" or "TBA") shall lapse and be of no further force or effect, automatically and without further action by either Party, if the ordinance forming the tax increment area is not adopted and effective within ninety (90) days after the Effective Date of this Agreement. Upon such lapse, each Party shall bear its own costs and shall have no further obligation to the other, except for those obligations that expressly survive termination of this Agreement.

    b. Option to Extend Initial Term. The City hereby grants to Developer the option to extend the initial term of this Agreement for an additional five (5) years (hereinafter "Extension Option"), provided that such extension is necessary to accomplish closing obligations under the Purchase and Sale Agreement and the Developer provides evidence of substantial progress and commitment to construction of the Development Property. If

Developer seeks to exercise the Extension Option hereby granted, the Developer shall notify the City of Yelm Planning and Building Manager, in writing not less than 90 days prior to the termination date of this Agreement, of Developer's intent to exercise the Extension Option. Developer shall provide evidence of substantial progress and commitment to construction of the Development Property not later than 60 days prior to the termination date of this Agreement.

2. Proposed Change to Zoning. Approval of a Concept Master Plan may result in a zoning determination and change to the City's Official Zoning Map. YMC 18.15.040.. As part of this Agreement, the City will process the Concept Master Plan and associated zoning determinations in accordance with the YMC and applicable law and will forward a recommendation in support of the same to the Hearing Examiner and City Council. The Parties acknowledge that consideration and approval of the Concept Master Plan and related zoning determinations constitute land use actions that cannot be predetermined by this Agreement pursuant to RCW 36.70B.170, that this Agreement creates no obligation on the Hearing Examiner or City Council to approve the same, and that the City Council retains the full discretion allowed by law to approve, approve with modifications, or deny the same following the public hearing process required by RCW 36.70B.200 and the YMC. Developer acknowledges and accepts the risk that the Concept Master Plan and related zoning determinations may not be approved as proposed or at all.

3. Vesting of Development Regulations. All Project Permit applications for the Property for the duration of this Agreement shall vest to the approved Master Plan, this Agreement, and Development Regulations, defined above and including those set forth in Title 18 as modified in the Concept Master Plan and otherwise herein, and other applicable laws in place on the Effective Date of this Agreement, except as otherwise provided for in this Agreement and its Exhibits. The City shall not apply to the Project any ordinance, resolution, rule, regulation, policy, standard or other measure that may be in conflict with the vested-to Development Regulations or that reduces the rights provided by this Agreement unless agreed to by Developer in writing. The City and Developer agree that this vesting provision shall not apply to purely procedural standards contained in the YMC, including, administrative final plat procedures, approving authorities and hearing procedures.

   In the event that this Agreement expires by its terms or by law prior to issuance of any permits or approvals applied for based on an approved preliminary or final plat for any Phase or Division and necessary to complete development under this Agreement, the City and Developer agree that vesting of these regulations will apply to said applications, subject to the City's determination as to whether additional review under the State Environmental Policy Act, chapter 43.21C RCW, is required. Further, the City and Developer agree that any preliminary plat which has not yet been final platted upon termination or expiration of this Agreement, and

any Project Permits associated therewith but which have not yet been applied for, shall remain subject to and benefit from the vesting provisions herein.

The City shall not apply subsequently adopted ordinances, regulations and design standards to infrastructure development of the Property, either directly or indirectly (i.e., by imposing requirements for such compliance pursuant to the State Environmental Policy Act), provided that the City reserves authority to apply new or different regulations as required by a serious threat to public health and safety, as required by federal or state law, or to address materially changed infrastructure or environmental conditions. The Parties shall meet not less than once every five (5) years to review the vested Development Regulations and consider mutually agreed updates.

The following amendments, additions, increases or other changes to the following plans, laws, ordinances, regulations, fees and monetary charges, adopted by the City following the effective date of this Agreement, are exempt from the vesting provisions of this Agreement:

a) Any permit application, permit review and inspection fees applicable to any application for a master plan, binding site plan, subdivision or short subdivision or other land use approval for any portion of the property not included in **Exhibit C** and to the extent not waived by this Agreement or other action of the City Council;

b) Water, sewer, stormwater and irrigation connection charges, general facility and monthly service charges, (except for the System Development Charges expressly set forth in **Exhibit B**, which are locked for the five (5) year period provided in Section 4), as the City Council may from time to time adopt;

c) The Washington State Building Code, including without limitation the International Building Code and such other International or other Uniform Codes adopted by the Washington State Building Code Council and/or the City Council, including electrical, building, plumbing, fire and other ancillary uniform or international construction codes adopted pursuant to Ch. 19.27 or 19.27A RCW;

d) Any plans, policies, ordinances, regulations or development regulations that the City must change by virtue of, or the City reasonably determines to be necessary to change to comply with, the requirements of any federal or state law or the directive of any state or federal agency or court, in order to avoid being in violation of state or federal law, or to preserve the City's eligibility to receive shared revenues, grants or other funding, but only to the extent necessary to comply with such state or federal law; and,

e) Taxes of any nature of general applicability throughout the city.

Any waiver or revision of a vesting provision under this Agreement shall be processed as a Major Amendment under Section 5 and shall be made only upon the mutual written agreement of the City and Developer.

4. Impact Fees and System Development Charges. The Project shall vest to those impact fees and system development charges in those fee categories and rate schedules expressly set forth in Exhibit B. Only the impact fees, system development charges, and other fees and charges expressly identified in Exhibit B are locked as provided in this Section. All other fees and charges shall apply at the rate and amount in effect at the time a complete permit application is submitted for the applicable lot or building. Any listed indexed fee shall be adjusted solely by the Consumer Price Index for All Urban Consumers (CPI-U), Seattle-Tacoma-Bellevue, All Items, using July 2025 as the base index, and shall be calculated as of the date a complete building permit application is submitted for the applicable lot or building. The impact fees and system development charges set forth in Exhibit B are locked at the rates and amounts set forth in Exhibit B for a period of five (5) years commencing on the Effective Date of this Agreement. Upon expiration of that five (5) year period the lock shall end, and any fee or charge set forth in Exhibit B for which a complete permit application has not been submitted and the applicable fee paid before expiration shall thereafter be assessed at the rate and amount in effect at the time a complete permit application is submitted, regardless of any extension of the term.

5. Interpretation and Amendment of Agreement. The City and Developer recognize this Agreement is of an extended duration and covers a significant area of land within the city limits. As a result, the City and Developer recognize they cannot forecast long term market conditions or other circumstances which may affect development or uses of future Phases within the Master Plan. Therefore, the City Administrator is hereby given wide latitude in interpreting the terms of this Agreement to prioritize development flexibility in the application of use charts and bulk regulations, subject to the Minor and Major Amendment process set forth below, under which Major Amendments require review and approval by the City Council. Except for Major Amendments under subsection (a) below, an Amendment to this Agreement's specific terms and/or provisions set forth in the Exhibits, condition of the Master Plan or the Master Plan map requested by Developer shall be processed as a Minor Amendment, approved by the City Administrator or designee without requirement of public hearing.

   a. Major Amendments. An amendment shall only be deemed a Major Amendment if it: (i) materially changes the Tahoma Boulevard alignment, cross-section, or connection points; (ii) materially changes the location, size, or configuration of a public park or other public dedication area; (iii) materially changes the approved residential density, product mix, or commercial acreage of a Phase; (iv) materially revises a Phase boundary; (v) reduces any required public dedication; (vi) waives

or modifies a vested engineering, stormwater, or utility standard in a manner of more than minor significance; (vii) extends the term of this Agreement beyond the extensions expressly provided in Section 1, it being understood that exercising an extension right expressly granted in Section 1, including the automatic Phase-completion extensions and the Extension Option, is not itself a Major Amendment; (viii) materially diminishes a mitigation measure relied upon in project-level environmental review; or (ix) waives or revises a vesting provision under Section 3, or the impact fee or system development charge vesting under Section 4. A Major Amendment shall require review and approval by the City Council following public notice.

b. Minor Amendments. All other amendments, including without limitation minor revisions to internal road or alley alignment within an approved corridor, utility layout adjustments within an approved corridor or easement, platting details, lot line adjustments, and minor setback implementation consistent with vested standards, use-category determinations for uses readily analogous to a listed use, stormwater configuration changes that preserve approved treatment and detention volumes, phasing or infrastructure timing changes that do not alter the items listed as Major, and park or open-space configuration within the agreed service area that do not reduce designated open space beyond the tolerance set forth in Section 25, and other comparable development details, shall be deemed Minor Amendments.

c. Any determination that an amendment is Major shall be supported by written findings issued within fourteen (14) days of request. The final determination regarding whether an Amendment to this Agreement is Minor or Major shall rest with the City Administrator subject to appeal to the Hearing Examiner, following the timelines set forth in Section 6, below.

6. Interpretations of Terms and Modifications of Development Standards. Any interpretation or modification of a term of this Agreement, condition of the Master Plan or Development Regulation, or dispute regarding the foregoing, shall be resolved first by Developer submitting a written request to the City Administrator or designee, requesting interpretation or modification. The City Administrator or designee shall decide whether it agrees with the request in writing within fourteen (14) days of receiving the request. Any denial or conditional approval shall include specific written findings, identify the particular Agreement provision or vested standard relied upon, and describe the basis for the decision with reasonable specificity. If the City Administrator or designee fails to issue a written decision within such period, the Parties may agree in writing to an extension; absent agreement, the request shall be deemed denied and Developer may appeal that constructive denial to the Hearing Examiner as provided below. In no event shall a request be deemed approved solely by reason of the City's failure to act within a specified time. The written decision may be appealed by the Developer to the Hearing Examiner within ten (10) days of the written decision and within fourteen (14) days the City shall request that the Hearing Examiner conduct a hearing at its

earliest opportunity. Any subsequent appeals of the written decision shall be brought exclusively by Land Use Petition, pursuant to Chapter 36.70C RCW. The dispute resolution terms set forth in Section 58 shall not pertain to this Section.

B. PROJECT DESCRIPTION

7. Property Development. Developer agrees to construct the Property generally consistent with the PSA, the proposed development of the Property shown on the Urban Village Alternative Conceptual Land Use Plan, Figure 1.3-6 of the FEIS, and Concept Master Plan. The City and Developer recognize that modifications to those Plans may be necessary as the Project proceeds; any such modification shall be made only through the amendment process set forth in Section 5 of this Agreement and shall not relieve Developer of its obligations under this Agreement. Environmental review of any such modifications is addressed separately, herein. Modifications shall be processed in accordance with Section 5 of this Agreement.

   Detailed plans for development of the Property shall be approved through Project Permits and approval processes set forth herein. Road widths, onsite and offsite easement and right-of-way dedications, public open spaces, and street and utility improvements shall be governed by the Master Plan for any future site plan entitlement application and reviewed under the Development Regulations as vested to under Section 3, above. However, depictions of building footprints, shapes, square footage, and number of stories in the Master Plan are illustrative only and shall not bind future Project permit applications.

8. Zoning. The Property is currently zoned Master Planned Community (MPC) and does not require a rezone to process and approve subdivision under Chapter 58.17 RCW.

9. Permitted Uses. All uses set forth in Title 18, Division 5, YMC (Zoning), as modified in the Master Plan and in all Exhibits, shall be those allowed. In the event a use is not specifically listed within the zoning code, it shall be allowed if readily analogous to a listed use. If not, Developer shall be entitled to the requested use based on an Administrative Zoning Interpretation approved by the Public Services Director upon reasonable justification. In the event of disagreement, the Determination process set forth in Section 6 shall be used.

C. PHASING OF DEVELOPMENT.

10. The PSA provides that the Master Plan shall include up to five Phases for purposes of subdivision and closings, each Phase not being larger than one-hundred sixty (160) acres in size unless otherwise approved by the City. Each Phase may be divided into multiple divisions which will be established upon entitlement for each Phase. Each phase is anticipated to yield the following approximate number of residential units with the specific unit types and zoning considerations to be provided

with the Master Plan. Developer may construct Tahoma Boulevard through the Phase 1 site as part of Phase 1. Upon issuance of the five hundred and ninety-ninth (599th) residential occupancy permit, Developer shall commence construction of the remaining segment of Tahoma Boulevard (meaning all portions of Tahoma Boulevard not previously constructed) and shall complete the remaining segment prior to issuance of the eight-hundredth (800th) residential occupancy permit in accordance with a construction schedule approved by the City, with progress reports to the City. The City shall use diligent efforts to acquire any necessary right of way for Tahoma Boulevard, including condemnation if authorized by the City Council. Developer and City shall expeditiously coordinate, apply for and diligently pursue all permits required for Tahoma Boulevard, including from the Washington State Department of Transportation, in time to meet the requirements of this Section. Nothing in this Agreement prevents Developer from constructing all of Tahoma Boulevard as part of Phase 1. The following table reflects the referenced construction.

PHASE	ACREAGE (based on gross area)	UNIT AND INFRASTRUCURE MATRIX (Approximate Yield – Final Counts to be Determined at Preliminary Plat Phase)
Phase 1	119.83 gross acres	□ +/- 600 residential units • Emergency services area dedication – 2 acres • Regional Sanitary sewer lift station • Extension of Tahoma Blvd to the Phase 1 Site and through Phase 1. Following issuance of the 599th residential occupancy permit, Developer shall construct and complete the remaining segment of Tahoma Boulevard and connection to SR507 prior to issuance of the eight-hundredth (800th) residential occupancy permit.

Phase 2	145.70 gross acres	□ +/- 650 residential units • Public Park dedication – 10 acres • Water tower and easement – 2 acres • Commercial/mixed-use tract – 4 acres • Extension of Tahoma Blvd from Phase 1 and through the final phase of development and connection to SR507.
Phase 3	135.60 gross acres	□ +/- 650 residential units • Commercial/mixed-use tract – 6 acres • Extension of Tahoma Blvd from Phase 1 and through the final phase of development and connection to SR507.
Phase 4	98.51 gross acres	□ +/- 400 residential units • Affordable housing parcels shall be assigned (if not already completed) • Extension of Tahoma Blvd from Phase 1 and through the final phase of development and connection to SR507.
Phase 5	146.32 gross acres	□ +/- 700 residential units Extension of Tahoma Blvd from Phase 1 and through the final phase of development and connection to SR507.

11. The Master Plan identifies, at a minimum, the general location of development areas, Arterial and Collector public roads, approximate public park dedication area, sensitive areas and associated buffers, and City of Centralia utility easement. The Master Plan includes conceptual utility and grading plans for future reference as

specific entitlement applications proceed. The Master Plan demonstrates that the site is being developed in an integrated and cohesive manner based on a complete site delineation of sensitive areas. The Master Plan also shows the Tahoma Boulevard alignment in its currently planned route offsite from the Property and as preliminarily designed through the Property.

12. Public Dedication Areas. The City has reviewed the utility and service needs for the Master Plan and confirms adequate capacity with the proposed water tower, pond, and well for the anticipated water, sewer, and stormwater demands. The City has not yet made a determination regarding capacity requirements for emergency service demands, and that determination is reserved to the City and may be made following execution of this Agreement. To support these utilities and services, Developer agrees to dedicate or otherwise set aside from development the following: approximately two acres for an emergency services area (Phase 1), approximately two acres for water tower and treatment area (Phase 2), approximately ten acres for public park (Phase 2) and areas as needed for Tahoma Boulevard and its associated improvements (all Phases) (referred to in this Section as the "Public Dedication Area(s)"). The locations for the Public Dedication Areas as shown on the Master Plan may be moved only upon written agreement of the City and Developer, which shall not require further Council approval and shall not be unreasonably withheld. Considering that the City currently owns the underlying property and Developer is agreeing to commit certain areas for future public use, the Parties wish to coordinate on the process for preserving those areas.

a. The Parties agree that Developer will dedicate the land identified on the Concept Master Plan for each of these Public Dedication Areas as part of final platting for each Phase, and Division within each Phase if applicable, assuming final platting is approved after Closing of the given Phase. In the event Developer has not Closed on the Phase at the time of final plat for any Phase in which the Public Dedication Area(s) are not otherwise placed in a separate tract by lot segregation, the final plat shall set forth said public dedication area(s) as separate lots or tracts and the City shall retain ownership to public dedication area(s) upon Closing of the Phase under the PSA.

b. For purposes of the emergency services area, Developer shall ensure that area is dedicated and available to emergency services upon construction and dedication of Tahoma Boulevard to the west terminus of Phase 1.

c. With respect to the 10-acre public park area proposed within Phase 2, the City and Developer agree that a large lot segregation will create a separate tract over which the City will retain ownership based on agreed property boundaries for said tract in approximately that location shown on the Master Plan. However, Developer may adjust the boundaries and location of such public park area during platting of Phase 2, provided that the full

ten (10) acres of public park area shall be preserved, in order to reasonably accommodate other development needs, including but not limited roadway alignment, location of residential lots, and location of commercial space anticipated as part of Phase 3.

13. Developer will acquire ownership to the property subject to the easement benefiting the City of Centralia, Recording Number 221154, as part of Closing on each Phase. The City will assist in coordination with the City of Centralia for the proposed road right of way crossings and trail corridor prior to Closing of any Phase.

14. Each Phase shall have all infrastructure and other mitigation associated with said Phase constructed or otherwise in place at the time of the first certificate of occupancy unless otherwise agreed to by the City and Developer as part of each Project Permit process. However, certificate of occupancy within a Phase shall not be withheld so long as the public improvements, utilities, stormwater facilities, mitigation measures, and other infrastructure required to serve the applicable final plat, lot, or building permit have been installed, bonded, temporarily approved, or otherwise secured in the manner permitted by vested City standards and the applicable implementing approval. Infrastructure intended solely to serve later divisions, later phases, or future off-site system expansion shall not be required as a condition to issuance of an earlier certificate of occupancy unless expressly identified in this Agreement or the applicable implementing approval. Phased infrastructure shall be designed and constructed to meet City engineering standards, as vested herein, for dead end streets and utilities. Bonding for infrastructure shall be allowed to facilitate final platting. Phases may ultimately be built sequentially or simultaneously. Accordingly, infrastructure and timing of development different from the Concept Master Plan may be proposed by Developer and processed as a Minor Amendment under Section 5 of this Agreement, based on the needs and timing of specific Implementing Projects and technological advancements.

15. To effectuate phased development and phased infrastructure, including establishment and construction of Tahoma Boulevard, the City understands and agrees that Developer may require the ability to construct infrastructure or conduct grading activities, including earthwork, mining and stockpiling, within areas still owned by the City and outside of any actively developed Phase. The City shall grant Developer the temporary construction access, license rights, and easement rights reasonably necessary to perform grading, utility, drainage, roadway, and related work on City-owned portions of the Property and on City-owned lands needed to implement approved Project infrastructure. The City shall issue the applicable form of permission within fifteen (15) days after receipt of a written request identifying the work area and proposed activity, provided such work is consistent with an approved permit, civil plan, or other implementing approval. Such rights shall be granted at no cost other than mutually agreed third-party recording or survey expenses.

16. The parties acknowledge that the Master Plan and Phasing sizes and locations are preliminary and may be changed from time to time based on infrastructure availability, market conditions, sensitive areas, and other factors, many of which are beyond the control of the City and Developer. Any such change to Master Plan or Phasing sizes or locations shall be processed under the Minor or Major Amendment procedures of Section 5, according to its classification. Developer shall be entitled to revise the Master Plan and Phasing from time to time with City approval, subject to the review processes established by City code, including any applicable Hearing Examiner and City Council review, so long as the master plan and phasing plan provide for the development of parks, recreational improvements, the quantity and type of housing units, and commercial areas as set forth in this Agreement. Developer shall have the right to make Minor Modifications to the Concept Master Plan so long as those modifications do not conflict with any conditions of approval recommended by the Hearing Examiner and adopted by the City Council. Any such Minor Modifications shall be administratively approved by the City, subject to reasonable conditions that are capable of being accomplished, pursuant to Section 5.

17. Commercial. Developer shall construct not less than one hundred fifty thousand (150,000) gross square feet of commercial, including mixed use, development within the commercial or mixed-use areas designated on the Master Plan. Mixed use development shall count toward the required one hundred fifty thousand (150,000) gross square feet only if not less than twenty percent (20%) of the gross square footage of the mixed-use project consists of non-residential space, excluding parking and areas primarily serving residential units. Not less than forty percent (40%) of such commercial development shall be constructed by the completion of Phase 2, and the remainder shall be constructed by the completion of Phase 3. Provided, however, that if Developer has not been able, despite commercially reasonable efforts, to construct the remaining 60 percent (60%) of the required commercial development by the completion of Phase 3, Developer may satisfy the requirement by completing pad ready building sites (including providing that complete infrastructure and utilities are provided to the site in support of development-ready vertical development) for the required commercial and/or mixed use development. For purposes of this Agreement, a Phase shall be deemed complete when certificates of occupancy have been issued for seventy-five percent (75%) of the dwelling units within that Phase.

18. Affordable Housing. Developer shall construct or coordinate for construction by an affordable-housing builder for each Phase a minimum of five percent (5%) of the units in that Phase as affordable units, with a minimum of thirty (30) affordable units per Phase, affordable to households earning between fifty percent (50%) and eighty percent (80%) of the area median income (AMI) for Thurston County. Developer may defer construction of a Phase's affordable units only upon a written demonstration to the City that, despite commercially reasonable efforts, construction financing for the affordable units is not available on commercially

reasonable terms. Any deferral requires the written concurrence of the City Administrator, shall not exceed twenty-four (24) months, and shall not reduce the number of affordable units required. If deferred units are not under construction by the end of the deferral period, the City may, in its sole discretion, accept conveyance of land from the Developer in exchange, in whole or in part, for the Developer's obligation to construct affordable housing units. These affordable units shall not count towards the residential and multifamily units otherwise approved with this Development Agreement. Developer shall make this conveyance by completion of Phase 4 subject to the following provisions:

a. Acreage shall be useable for housing construction (i.e. not steep slopes, wetlands, buffers etc.) and the City shall approve feasibility of the location for constructing the required minimum number of units. The acreage may be located in either the residential or commercial portions of the Project.

b. Developer shall be responsible for construction of access, water and sewer, consistent with vested Development Standards, up to the parcel boundary(ies) and for all necessary permits and fees associated with the affordable housing units. The City shall waive utility connection charges and City controlled impact fees for affordable housing units at or below seventy percent (70%) of AMI and shall reduce by fifty percent (50%) those charges and fees for affordable housing units above seventy percent (70%) and up to eighty percent (80%) of AMI.

c. If the property is conveyed to the City, the City will issue an RFQ/RFP for potential owner/developers of the affordable housing. Developer, at its option, can participate in the selection process.

19. Impacts to Public Schools. Developer recognizes the Project will have impacts on either Rainier or Yelm School Districts as the development occurs. Developer shall enter into a mitigation agreement with the applicable School District as part of each Project Phase. Further, pursuant to the FEIS, it is recognized there may be shortfalls between revenues generated by the development and the requirement for public services in the early phases of the project. Provision of services during this period of time may warrant interim provisions and/or operations funding by the Developer at higher levels than those assumed in the fiscal analysis. The Developer will reach a "shortfall agreement", if necessary for public school facilities, to be executed between the Developer and the applicable school district prior to approval of the Phase 1 preliminary plat.

D. STATE ENVIRONMENTAL POLICY ACT (SEPA)

20. Prior SEPA Review. As part of the City's previous zoning of the Property to MPC, the City completed a Final Environmental Impact Statement, issued November 25, 2008 (the "FEIS"). That FEIS included comprehensive review of the following environmental categories:

Aesthetics
Air Quality
Fiscal Analysis
Fish, Wildlife and Habitats
Geology and Soils
Grading, Drainage and Utilities
Infiltration Effects Assessment
Light and Glare
Parks and Recreation
Surface Water Technical Report
Transportation Impact Analysis
Wetlands

No appeal from that environmental review occurred.

21. SEPA Review – Future Phases of Development. At the time of submission of permit applications for future phases of development of the Property, Developer shall submit an environmental checklist and any supporting documentation regarding potential impacts of that phase of the development, except to the extent such impacts have been previously subjected to environmental review and mitigation as set forth in this Agreement and the FEIS.

E. PERMIT PROCESSING PROVISIONS

22. Platting of Divisions. Upon approval of the conceptual Master Plan, the City agrees to process preliminary plat applications for Phases or divisions of Phases in an expedited manner pursuant to the process set forth herein.

23. Binding Site Plan Process. The City has adopted a binding site plan process under YMC 18.14.070 for commercial and industrial pads. Said binding site plan process may be used for residential, commercial or mixed-use development within the Project. The City agrees to process applications in an expedited manner within the timeframes established under Chapter 18.10 YMC.

24. Platting Process for Phases Containing Divisions.

a. *Preliminary Platting of Divisions*. The City agrees to process applications in an expedited manner within the timeframes established under Chapter

18.10 YMC. Where any Phase is proposed for preliminary platting by division, Developer may either submit (i) separate applications for each division within a Phase, (ii) a single preliminary plat application containing multiple divisions or (iii) a combination of the foregoing options. For an application falling under either (ii) or (iii), above, the preliminary plat approval shall include conditions allowing final plats for each division to be separately recorded, subject to any necessary implementing conditions.

b. *Final Platting of Divisions*. In such event, the first final plat for the first division shall be recorded within five years of the date of preliminary plat approval for the Phase. Each final plat for each subsequent division shall be recorded within two years of the date of the prior final plat division. Developer may apply for sequential one-year extensions of the final plat schedule within thirty (30) days of the deadline to submit the particular division's final plat application. The Public Services Director shall grant such extension for good cause, which shall not be unreasonably withheld. A maximum of 5 extensions may be allowed for each division final plat.

25. Engineering Review; Concurrent Review Allowed; Preliminary Plat Modifications. The City agrees that Developer may submit engineering plans for review concurrently with preliminary plat application review for each Phase or division after the City's first round of preliminary plat application review comments. Engineering plan approval will not be issued before approval of the preliminary plat but may be issued concurrently therewith. In the event lots approved by preliminary plat are not desired for final platting and public facilities or services necessary to serve the plat are substantively unaffected, the Developer shall be allowed to adjust individual lot boundaries or reserve said lots within the preliminary plat as future development or other use tracts during the engineering process and without requirement for minor modification to the plat. After preliminary plat approval, minor revisions may be made without triggering Section 5, limited to the lesser of: (i) a ten (10) percent increase in the number of lots or units; (ii) a change in access points so long as offsite trip distribution is not materially altered; (iii) a change in the aggregate area of designated open space that does not decrease the amount of designated open space by more than five (5) percent, and does not cause Project-wide designated open space to fall below the twenty percent (20%) minimum; (iv) any other change which does not substantially alter the character of the approved preliminary plat. Any reduction of designated open space beyond the tolerance set forth in clause (iii) shall be processed as a Major Amendment.

26. Administrative Approvals of Final Plats. While nothing herein shall bind the City to future legislation, to facilitate the development of the site, the City expresses its current intent to adopt an administrative final plat approval process prior to the first final plat within Phase 1 of the Master Plan. In the event of such future legislation, the City agrees that administrative final plat processes will be applied to final

platting of each Phase and Division.

27. Final Plat Timelines for Phases and Divisions. Each final plat application shall include a draft set of Covenants, Conditions and Restrictions for a homeowners' association to provide controls pursuant to Washington State laws, as may be amended from time to time. Upon application for a final plat, the City agrees to process and schedule said final plat application on the next available City Council consent agenda within thirty (30) days (consistent with YMC 18.10.090) of complete application submittal. In the event the City adopts an administrative approval for final plats, the City agrees to issue a decision on any final plat application within thirty (30) days (consistent with YMC 18.10.090) of complete application. In the event the City finds the final plat application is incomplete or inconsistent with any condition of preliminary plat approval, or otherwise results in a threat to public health, safety or welfare under RCW 58.17.170 the City shall provide Developer with a reasonable opportunity to revise the final plat application or otherwise cure the potential threat prior to denial.

F. TRANSPORTATION IMPROVEMENTS AND ROADWAY STANDARDS

28. Tahoma Boulevard Alignment. The City has planned for the extension of Tahoma Boulevard between State Route 510 and State Route 507 to address existing and future, regional transportation circulation for several years prior to this Agreement. Pursuant to terms of the PSA, Developer and the City have agreed to the acquisition and construction of Tahoma Boulevard to extend it from its current terminus through private property to complete its connection to State Route 507. Developer and the City have agreed upon a general route to complete this extension. Based on that agreement, Developer has developed preliminary engineering plans for a prospective alignment through Phase 5 on which the Concept Master Plan Map relies. Pursuant to the terms of the PSA, the City and Developer are pursuing further design work and establishment of necessary and reasonable public right of way. The Parties recognize that development of the Property depends on Developer securing funding for the construction of the Tahoma Boulevard and other public improvements, the public use of the Tahoma Boulevard, and the City's long-term use and acquisition of the Tahoma Boulevard pursuant to the Tahoma Boulevard Agreement. Costs of such use and acquisition are expected to be paid through tax allocation revenue collected within a tax increment area formed by the City under chapter 39.89 RCW. Funding, public use, and transfer of the Tahoma Boulevard extension and other eligible public improvements shall be governed by the Tahoma Boulevard Agreement between the City and Developer. The Tahoma Boulevard Agreement establishes the intent of the City to form the tax increment area pursuant to chapter 39.89 RCW, to use tax allocation revenue collected within such tax increment area to acquire the expanded Tahoma Boulevard and related public improvements, and the public works procurement, prevailing wage, bond, and retainage requirements applicable to the Tahoma Boulevard expansion and any other

public improvements.

Notwithstanding anything to the contrary herein, in the Tahoma Boulevard Agreement or any other related document, the parties acknowledge that financing obtained by Developer for construction of the Tahoma Boulevard and other public improvements shall solely be an obligation of the Developer and shall not be guaranteed by or otherwise an obligation of the City. The parties acknowledge that the City intends to use tax allocation revenue to acquire the Tahoma Boulevard and other public improvements if and to the extent such tax allocation revenue is available for such purpose. The City's obligation shall not be a debt, shall bear no interest, does not represent a repayment obligation, and will not be evidenced by a promissory note, bond or other evidence of indebtedness issued by the City, and no pledge of City funds, its full faith and credit or its non-voted taxing or debt authority shall be pledged.

29. Traffic Impact Analysis for Master Plan and Entitlements for Project Phases. Developer has submitted a traffic analysis memorandum to support the Concept Master Plan which does not identify any new or increased significant adverse environmental impact likely to result from development consistent with the Concept Master Plan. The City has not reviewed or confirmed that conclusion. The City's determination under this Section is reserved and may be made following execution of this Agreement, and nothing in this Section constitutes City concurrence with the traffic analysis memorandum.

Traffic Impact Analysis for Phases 1 through 5, are addressed below.

30. Tahoma Boulevard Temporary Terminus.

a. The roadway cross-section for Tahoma Boulevard as currently constructed as part of the Tahoma Terra development has sufficient capacity to accommodate traffic from Phases 1 and 2 of the Project. The boulevard design with a separated landscape median results in a greater factor of safety for purposes of emergency services by providing two routes of travel.

b. Developer has conducted a traffic analysis report related to anticipated traffic impacts resulting from up to 1,320 residential units anticipated for Phases 1 and 2 of the Project. Given the staged construction of Tahoma Boulevard for each Phase, the City has considered the potential impacts of issuing certificates of occupancy based on a separated boulevard design and agrees it is reasonable to issue the foregoing number of certificates of occupancy for Phases 1 and 2, subject to the construction and completion requirements for Tahoma Boulevard in Section 10 above

c. In addition to the extension and completion of Tahoma Boulevard required by Section 10, Developer may construct secondary access to serve future Phases of the Project as approved by the City, which may also take into account temporary access for fire and life safety purposes.

31. Traffic Impact Analysis for Phases 1 and 2. The Developer has submitted traffic impact analyses for Phases 1 and 2 and the City's review of those analyses has not been completed. The Parties acknowledge that the City's confirmation and related decisions under this Section are reserved to the City and may follow the execution of the Agreement.

32. Traffic Impact Analysis for Phases 3-5.

a. For Phases 3 through 5, Developer shall submit a traffic impact analysis as part of the entitlement application for each Phase, based on the scoping parameters set forth in this Section. The traffic analysis for each future phase shall be established through a traffic scoping process with the City to address the following study intersections:

i. Burnett Rd / Yelm Ave (SR 510)
ii. 93rd Ave / Yelm Ave (SR 510)
iii. Mountain View Road / Yelm Ave (SR 510)
iv. Killion Rd / Yelm Ave (SR 510)
v. Cullens Rd / Yelm Ave (SR 510)
vi. Longmire St / Yelm Ave (SR 510)
vii. Edwards St SW / Yelm Ave (SR 510)
viii. First St S (SR 507) / Yelm Ave (SR 510)
ix. First St S (SR 507) / Mosman Ave SE
x. SR 507 / Mill Road
xi. Tornado Alley / Tahoma Blvd

a. The City and Developer will agree upon adjustments to the traffic forecasts at study intersections related to timing and completion of the North Yelm Loop.

b. A future horizon year consistent with the anticipated buildout of each Phase shall be established in traffic scoping with the City.

c. An assumption regarding a growth rate for background traffic shall be mutually agreed upon by Developer and the City through traffic scoping.

d. Following submission of each traffic impact analysis, the City shall have the TIA report peer reviewed by the City's traffic consultant. Any discrepancies between the traffic impact analysis and the peer review

shall be resolved by mutual agreement of the City and Developer in a final traffic report. The final report shall serve as the basis for all SEPA review of traffic impacts of development of the Phase on offsite intersections and for mitigation of such impacts.

33. Impact Mitigation for Intersections.

a. Developer proposes that, for Phases 1 and 2, payment of the transportation impact fees identified in Exhibit B and completion of the signal timing or striping modifications identified through the City's review of the traffic impact analyses for Phases 1 and 2 constitute Developer's sole off-site transportation mitigation obligation. The City has not confirmed this proposal; confirmation, modification, or rejection is reserved to the City upon completion of its review of the traffic impact analyses for Phases 1 and 2, which the Parties acknowledge may occur following execution of this Agreement.

b. For Phases 3 through 5, any off-site transportation mitigation not already funded through adopted impact fees shall be limited to Developer's proportionate-share impact, calculated by the mutually approved final traffic impact analysis for the applicable Phase using the trip generation, trip distribution/assignment, background growth, and horizon-year assumptions established during written traffic scoping.

c. Under no circumstance shall Developer be required to fund correction of existing deficiencies or future system improvements beyond its proportionate share.

d. Any required Developer-funded off-site improvement shall be subject to a dollar cap equal to Developer's proportionate share as shown in the final approved traffic analysis, and all eligible design, right-of-way, permitting, and construction costs shall be credited automatically against transportation impact fees otherwise due for the Project, with any excess credited or waived against other fees otherwise due for the Project or carried forward as a transferable project credit.

e. For those intersections identified in a TIA which are projected to fall below the LOS established by the Comprehensive Plan without impacts from a Developer Project Phase, and which require improvements not listed in the Yelm CIP (and therefore not included in the transportation impact fees), the City and Developer shall agree upon a proportionate share contribution that would reasonably provide financial mitigation for the Project Phase impacts without delay to the Project Phase or otherwise imposing a

requirement that Developer fully resolve the LOS failure.

f. For those intersections identified in a TIA which are projected to fall below the LOS established by the Comprehensive Plan as the result of the given Phase, and which require improvements not listed in the Yelm CIP (and therefore not included in the transportation impact fees), the following shall apply:

i. The City shall determine whether the improvement needed to meet City-adopted LOS is a system-improvement necessary to accommodate regional future traffic growth, or a direct and proportionate impact of the given Phase.

ii. The City shall determine whether to add the improvement required to bring the intersection or roadway into compliance with City LOS standards to the City's transportation plan and transportation impact fee funded list or require Developer to construct the improvements.

iii. If the City determines that Developer must construct the improvement, Developer shall receive full credit against transportation impact fees from the City. In the event the Developer constructs any improvement pursuant to this Agreement, the City agrees Developer shall be entitled to a latecomer agreement as provided for under Washington State laws. Eligible costs for credit against transportation impact fees, reimbursement and latecomer agreement include design, engineering, permitting, and construction costs, the costs of right-of-way acquisition and the value of property dedication required for construction of the improvements, and any actual management and contingency costs. Developer shall maintain accurate records of all costs and payments eligible for such credit and shall segregate costs associated with offsite improvements and costs associated with the three-quarter (¾) street frontage improvements abutting the Developer Property. Such records shall be provided to the City in support of an application by Developer for such transportation impact fee credits. Credits may be applied against transportation impact fees for all phases of the Developer development, but in no event shall the total impact fee credits for transportation improvements awarded pursuant to this Agreement exceed the total amount of standard and supplemental transportation impact fees owing by Developer for its development.

iv. If the City determines that the right of way required to construct

the improvement is not available, Developer shall be given the option of paying a fee in lieu of construction in the amount of Developer's share of the cost of the improvement or reducing the amount of any pending credit against transportation impact fees in the amount of Developer's share of the cost of the improvement.

G. SENSITIVE AREAS

34. Sensitive Areas Study and Native Growth Protection Area. Developer has submitted a sensitive areas study in support of the Concept Master Plan. Therein, the biologist has completed a delineation of all wetlands located on site and concluded there are no streams on site. The report further establishes buffers for each onsite wetland. This study is considered the final report for purposes of the Master Plan, this Agreement and Phase 1 of the Project. The final report shall further serve as the basis for review of sensitive area impacts of development of the Property through all remaining Phases. Based on the Master Plan wetland delineation, Developer shall develop a native grown protection area map which shall be reviewed and approved by the City, recorded against the Property and bind all development to the recorded critical areas and their buffers for purposes of future entitlement for all Phases so long as developed consistent with the terms of this Agreement. To the extent Developer proposes any wetland or wetland buffer modifications, alterations or fill, the City reserves the authority to require further critical areas evaluation to comply with chapter 18.21, YMC, as vested to herein.

35. Sensitive Area Alterations and Mitigations. Developer shall have the option to propose sensitive alterations, buffer reductions, buffer averaging and to use other mitigation techniques in accordance with the provisions of Chapter 18.21 YMC.

H. STORMWATER; SEWER; DOMESTIC WATER.

36. Stormwater System Design. The City and Developer agree upon the following adjustments to the City of Yelm Engineering Specifications and Standard Details (ESSD):

    a. No retention/detention facility shall be located within an area that is used to satisfy an open space requirement unless it is approved during Site Plan Review. ESSD 3.00.020 Part A. In the event trails or other active recreation is planned on or around retention/detention facilities, Developer shall receive a credit toward open space requirements for any such amenities and such use shall be counted toward the twenty percent (20%) open space estimation.

b. The maximum depth of an infiltration facility (including but not limited to bioretention, infiltration pond, vaults) shall be seven feet from the bottom of the facility to the top of the facility or side slope. This depth will account for six feet of ponding depth and one foot of freeboard. Reference: 2024 Department of Ecology Manual, BMP 17.10. Infiltration facilities shall be designed with a minimum 3:1 side slopes, and if over four-point-five (4.5) of ponding depth, a three-foot wide bench shall be provided halfway down the slope or a fence shall be installed around the entirety of the facility.

c. The stormwater from individual lots (roof and footing drains) may be collected and conveyed with six-inch pipes and cleanouts and connect directly to catch basins within the Right-Of-Way. Up to six individual lots may share one six-inch pipe connection to a single catch basin in the Right-Of-Way.

d. On-lot infiltration is anticipated for portions of the Project depending on site conditions. The design and location of the infiltration systems, including setbacks, will be determined by a licensed geotechnical engineer and will be specific to the site and lot conditions in each case. This will allow the Developer to minimize the size and impact of the trenches while still delivering a system that is appropriately designed for the application based on lot size, lot grade, soil type, and like considerations.

e. The City will consider measures to address flow control needs of the Project and hydrology based on site conditions, wetland ratings and available stormwater management practices, such as dispersion devices based upon review of Developer's civil engineer and biologist.

f. All stormwater facilities (infiltration, detention and retention facilities) located on public property shall be owned and maintained by the City of Yelm. Private facilities on private lots, if used, will be owned and maintained by the homeowner. EDDS, Section 3.00.100.

g. Stormwater facilities shall be designed to accommodate the lot coverage assumptions. Impervious surface on private lots that exceeds the lot coverage assumptions may be managed by private facilities on the lot they serve.

h. Stormwater facilities may be designed and constructed to serve multiple phases of the Project. Facilities constructed as part of an earlier phase may be expanded, modified, or supplemented to accommodate runoff from subsequent phases.

i. Stormwater facilities approved and constructed under prior phase approvals shall be deemed compliant with the stormwater regulations in effect at the time of their approval and shall not be required to be retroactively modified to meet subsequently adopted stormwater regulations, provided that the originally approved treatment and detention volumes for such prior phases

are preserved.

j. In the event a stormwater facility is expanded or modified to serve additional phases, only the incremental improvements necessary to accommodate runoff from the new phase(s) shall be required to comply with the stormwater regulations in effect at the time of application for the subsequent phase. The previously approved and constructed portions of the facility shall not be subject to re-evaluation or upgrade to current standards, except as necessary to ensure that:

i. The total required stormwater volumes (existing and new) are fully provided,

ii. The functionality and performance of the overall facility are not materially impaired, and

iii. The expanded facility meets current standards solely with respect to the additional contributing area.

iv. Nothing herein shall be construed to waive the requirement that the combined system, as expanded, provides the total required stormwater management for all contributing phases.

37. Sewer Lift Station Design. Developer has provided initial design for a gravity flow system, combined with lift stations, for sewer service across the Project as part of its Concept Master Plan. The City concurs with this design approach and has received final approval from the Washington State Department of Ecology.

a. In the event the City does not have standard details for sewer appurtenances related to gravity sewer, WSDOT standards shall be followed. Details provided by engineer of record or manufacturer shall also be acceptable.

b. The City has confirmed sewer capacity for serving the Project for the following number of ERUs based on the following capacity measurements assuming detached and attached residential, up to approximately two hundred and forty (240) apartments, up to one hundred and fifty thousand (150,000) square feet of commercial development, collectively as provided for in Section 17, and all public dedication areas as improved:

ESTIMATED WATER AND WASTEWATER DEMAND:

Phase	Detached Residential Units	Commercial /Mixed Use SF	Residential ERUs	Commercial ERUs	Park ERUs	Total ERUs
1	600	0	600	0	0	**600**
2	650	0	650	0	5	**655**
3	650	150,000	842	36	0	**878**
4	400	0	400	0	0	**400**
5	700	0	700	0	0	**700**
Total	**3,000**	**150,000**	**3,192**	**36**	**5**	**3,233**

38. Reclaimed Water. Developer has provided a reclaimed water design for the Concept Master Plan. The design extends reclaimed water along the Tahoma Boulevard through a twelve-inch main and provide loops therefrom in a smaller pipe size to provide reclaimed water to be used for irrigation purposes in open spaces.

39. Utility Separation and Cover. A five-foot (5') separation horizontally between all non-potable utilities (such as sewer, storm, and reclaimed water) shall be allowed. A horizontal separation of ten feet (10') between potable water and non-potable utilities shall be met to the extent feasible. Where infeasible, alternate measures may be allowed, such as encasing the potable water, enhancing of pipe materials, or placement of the utilities in separate trenches, as allowed by the Washington State Department of Ecology "Orange Book" formally Criteria for Sewage Works Design.

Vertical separation between non-potable utilities shall be a minimum of 6". Vertical separations between non-potable and potable water, developer may request an adjustment to vertical utility separations (eighteen inches (18") minimum), by providing alternative safety measures. For example, six inch (6") vertical separation with a casing or controlled density fill, throughout the Project or on a Phased or Division basis based upon reasonable justification, which may include economic or site design considerations to allow for development yield objectives to be met. ESSD 4.00.150. Minimum and maximum cover over pipes may be adjusted to allow for maximum serviceability of the overall site.

40. Emergency Services. Developer shall dedicate a minimum of two acres for City use for emergency services use which shall be located at a location to be determined by Developer but contained within Phase 1, located within the western area of Phase 1 so as to be centrally located to the Project and readily accessible to future Phases. Developer shall provide such dedication with the final plat of Phase 1, Division 2, consistent with Section 12.

41. Domestic Water and Water Tower. City has confirmed there are sufficient water rights, capacity and pressure to serve the Project, assuming construction of a water tower, pond and well. City will design and construct the water tower, pond and well based on the following funding parameters and for service to the Project upon issuance of the 500th building permit. City will assume the first four million dollars in costs to allow for up front design and construction. City will fund the following two million dollars in construction costs from Water System Development Charges paid for by the first 250 building permits in Phase 1. Developer will construct booster pumps for Phase 1 buildout as may be necessary, depending on City's construction schedule. In the event reasonable construction costs exceed six million dollars, Developer will pay for up to two million dollars in actual costs and will be subsequently credited its Water System Development Charges on a per permit basis.

Reasonable construction costs in excess of eight million dollars shall be borne equally by the City and Developer with subsequent credits to Developer's Water System Development Charges on a per permit basis. Thereafter City shall collect Water System Development Charges on a per permit basis for the remainder of the project. If construction is delayed, all Developer deadlines and performance obligations dependent upon water service availability shall be automatically extended for the duration of the delay, and Developer shall not be deemed in default by reason of such delay.

42. Latecomers Agreements (Water; Sewer). In the event Developer constructs water and/sewer from the current terminus of Tahoma Boulevard to the Project which infrastructure is not otherwise funded, Developer shall be entitled to a latecomer agreement for a duration of not exceeding fifteen (15) years pursuant to YMC 13.12.010.

43. Site Grading. To achieve site-wide mass balance, the Developer shall be permitted to conduct grading, excavation (borrow), and/or stockpiling activities within areas of the Project site that are located outside the limits of the phase under active construction ("Off-Phase Areas"), including within future phases, provided that borrow and stockpiling activities shall be conducted only on portions of the Property that Developer has purchased and closed on under the PSA or that are subject to a written lease, easement or other license between the City and Developer. Borrow areas and stockpile locations shall be identified on the approved civil plans, including associated limits of disturbance, clearing, grading, and erosion and sediment control measures in accordance with applicable City standards and permits. The City acknowledges that field conditions may necessitate adjustments to the location, configuration, and extent of such borrow and stockpile areas. Accordingly, the Developer shall be permitted to modify these areas in the field, provided that:

- Such modifications are consistent with the overall intent of the approved plans,
- Appropriate erosion and sediment control measures are implemented and maintained, and
- The modifications are documented and submitted to the City as part of record drawings and/or through applicable field revision or inspection processes, as determined by the City.

No additional discretionary approvals shall be required for such adjustments, provided the work remains within the Project boundaries and complies with applicable grading, drainage, and environmental regulations.

All disturbed Off-Phase Areas shall be stabilized in accordance with City

standards and permit requirements until such time as they are developed under a subsequent phase.

Grading within on-site slopes identified as geologically hazardous areas may be permitted when supported by a geotechnical report prepared by the Project geotechnical engineer. Such areas may be regraded, stabilized, and improved as engineered slopes in accordance with the geotechnical recommendations, provided that the design demonstrates long-term stability.

Where a geologically hazardous area is regraded and constructed as an engineered slope in accordance with an approved geotechnical design, the associated geologic hazard buffer may be reduced or eliminated, as appropriate, provided that:

- The geotechnical report demonstrates that the regraded slope achieves a factor of safety and performance standard consistent with or exceeding applicable code requirements,

- The need for the buffer is mitigated through engineering design, including slope geometry, reinforcement, drainage controls, and erosion protection measures, and

- The City concurs that the engineered condition no longer warrants the full extent of the standard buffer.

- Any modified or eliminated buffer shall not be required to be re-established in future phases, provided the engineered slope remains in place and continues to perform as designed.

44. Road Standards. Developer and the City will, to the extent feasible, work to modify applicable road standards in order to implement low impact development techniques. Such techniques may require deviations from road standards, which will be considered through the City's road standards variance process.

45. Tahoma Boulevard Road Standard. The improvements to Tahoma Boulevard shall be constructed in accordance with the City of Yelm Engineering Development Design Standards ("EDDS"), as shown on **Exhibit C** (excerpted roadway standards) and except as specifically agreed to per modified Tahoma Boulevard roadway section, as shown on **Exhibit D**.

46. Internal Road Standards. The improvements to these roads, alleys and access tracts shall be constructed in accordance with the EDDS, as shown on **Exhibit E** (excerpted roadway standards) and except as specifically agreed to below:

    a. Developer shall be allowed adjustments and/or deviations from the adopted minimum street design standards including but not limited to road grades,

right of way widths, and curb radius, which shall be subject to City approval that shall not be unreasonably withheld and may be conditioned on reasonable requirements.

b. All road section details that have a varying buffer, which is noted "to be determined by the City Engineer", shall be zero (0).

c. City Curb ramp detail 2-12 is not compliant with current ADA and PROWAG standards, WSDOT curb ramps shall be sure for the site.

d. Alley standards. Alleys shall be utilized for rear loaded product and follow the standards below

i. Alleys shall be twenty (20) feet wide and accepted as public roadways.

ii. Alleys maybe be inverted crown or supered to one side as demonstrated on **Exhibit F**.

iii. Alleys shall include stormwater collection conveyance. While other utilities are not anticipated to be placed in Alleys, developer reserves the right to run any other utility necessary to serve to units within the alley such that utility separations, as provided herein, and appropriate easements are provided.

e. Developer shall be entitled to construct three-quarter (¾) street improvements (including sidewalks and landscaping on one side of the road and two travel lanes) where any roadway is bifurcated between Phases, Divisions or property boundaries. The City will review any such proposed three-quarter (¾) street improvement on a case-by-case basis to apply reasonable conditions regarding adequate and safe transportation of vehicles and pedestrians, and for future full street construction where a three-quarter (¾) street exists along a Phase or Division boundary.

f. On Street Parking. On street parking is allowed on all internal roads except along Tahoma Boulevard and collector roads which interconnect Phases and Tahoma Boulevard. Developer may use a local street standard cross-section for any collector (same overall ROW) where alley-loaded residential product lines both sides of the fronting roadway.

g. Off street Parking. Off-street parking may be provided in private driveways, garages or off-street parking lots. Driveway parking shall be 8.5 feet wide by 20 feet deep, min.

h. Street Corners. Given the Project development as a Master Plan, the City agrees that site planning for individual entitlement applications need not

meet the provisions set forth in YMC 18.59.060 for purposes of single family and townhome residential units.

i. Contractor shall be allowed to use onsite suitable materials for subbase in lieu of import gravel base. Geotechnical engineer shall review on site materials and compaction must still be met.

47. Deviations or Adjustments from Engineering Standards. Developer may require certain engineering standard and specification deviations or adjustments to accommodate development as anticipated under the Concept Master Plan. The parties have attempted herein to list those potential areas of deviation or adjustment that could be needed but recognize that it is impossible to anticipate any or all necessary requests. The City agrees to accept and process any deviation or adjustment request and provide a decision within thirty (30) days, absent extenuating circumstances. The City shall review each such request in its reasonable discretion and may approve, approve with reasonable conditions, or deny the request based on sound engineering judgment, consistency with the Concept Master Plan, and compliance with the applicable provisions of the YMC and this Agreement. In the event of disagreement over any City decision, the City shall provide a written decision with administrative appeal opportunity to the City's Hearing Examiner to be resolved on an expedited basis as provided for in Section 6.

I. PARKS, RECREATION, OPEN SPACE, AND PEDESTRIAN CONNECTIONS

48. Parks and Recreation. At least one public park of a minimum size of 10 acres shall be dedicated, or otherwise set aside and retained in City ownership, as part of Phase 2 of the Project, unless otherwise agreed in writing by the City. The 10-acre public park dedication space shall be situated so that it is located centrally to all phases at the location depicted and amenities outlined on the Concept Master Plan or similar location which serves the equivalent purposes and approved by the City Administrator pursuant to Section 5. The purpose of the public park is to serve as a focal point and organizing element for Project, including both the commercial/mixed-use area and residential neighborhoods for their use and enjoyment. The City recognizes that the value of this dedication was bargained for with the PSA and constitutes Developer's reasonable contribution towards park impacts of the Project. Developer shall propose, fund, and construct the park amenities, including but not limited to amenities supporting events and recreational open space or play area(s) up to a total cost of two million dollars, which amount shall be adjusted annually on each anniversary of the Effective Date by the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma-Bellevue area published by the United States Bureau of Labor Statistics. The park improvements shall be completed as of Phase 3 completion (defined above as 75% occupancy).

49. Open Space. Inclusive of the above park area, Developer agrees to set aside at least twenty percent (20%) of the total site area to a combination of public and private, active and passive, open spaces. This calculation is based on a Project-wide basis; each Phase will have varying amounts of open space depending on the phase characteristics, development layout and location of critical areas. These open spaces include public park area(s), community meeting spaces, event spaces, trails, private parks (including pocket parks), critical areas and buffers. Stormwater ponds are not counted toward open space calculations, however activated spaces around ponds and/or over stormwater vaults would count toward open space calculations. At least one active open space area will be located within every division of a Phase. Pocket parks are to be owned and maintained by the Phase and Division homeowner association. Active open spaces shall include, but not be limited to the following outside privately owned yards:

(i) Playgrounds developed with children's play equipment;
(ii) Improved pedestrian or bicycle paths with hard or soft surfaces;
(iii) Sports fields with associated improvements;
(iv) Indoor or outdoor sports courts (such as volleyball, basketball or tennis courts), swimming pools, and similar facilities;
(v) Picnic areas with permanent tables, benches or gazebos;
(vi) Community clubhouse and meeting facilities;
(vii) Community gardens for use by the residents;
(viii) Plazas with lighting, artwork, and sitting space for pedestrians
(ix) Outdoor exercise facilities and courses
(x) Pet relief strips and play areas; and
(xi) Other similar uses.

50. Pedestrian Connectivity.

a. There shall be pedestrian and visual connectivity between Phases and Divisions.

b. Sidewalks may be utilized as pedestrian connections between parks in addition to unpaved trail systems.

c. A mix of paved and soft-surface trails and paths will be provided throughout the site for interconnectivity of open spaces, parks and amenities. Options for trails include wood chip/hog fuel, compacted soils, gravel, asphalt and concrete. Trail materials will be based on use and site design. Trail sections are provided in **Exhibit G**. Sections are provided in concept only and materials, width, and design of trails may differ from shown.

d. To the extent that adjacent phases or properties are currently undeveloped, temporary barricades shall be installed at the ends of the pedestrian connections in order to discourage unauthorized or unsafe access onto such

other properties.

e. Those trails and paths which are paved shall comply with applicable ADA requirements in accordance with applicable law.

J. MISCELLANEOUS

51. Construction. The requirements of this Agreement are intended to complement and expand on the requirements in the City of Yelm Municipal Code. To the extent that a conflict exists between this Agreement and the YMC, the terms of this Agreement shall control. The City and Developer shall cooperate in good faith and in a spirit of cooperation and fair dealing in the interpretation and application of the terms of this Agreement.

52. Parties and Authority. The signatories to this Agreement represent that they have the full authority of their respective entities to commit to all terms of this Agreement, to perform the obligations hereunder and to execute the same. A memorandum of this Agreement shall be recorded and a complete copy kept at Yelm City Hall and made available to anyone requesting review or a copy consistent with the Washington State Public Records Act.

53. Transfer of Obligations and Assignments.

a. Assignment of Interest After Closing. Developer shall have the right to assign or transfer all or any portion of its interests, rights, obligations, or responsibilities under this Agreement to third parties acquiring an interest in any portion of the Property that Developer has closed on under the PSA.

b. Assignment of Interest Prior to Closing. Prior to entitlement of any Phase of the Project, Developer shall be entitled to assign its interest subject to the terms of the PSA. Developer may assign all or any portion of its rights and obligations under this Agreement, whether to an affiliate, merchant builder, parcel taker, financing entity, or other successor in interest, upon

written notice to the City together with an assumption agreement executed by the assignee. City consent, not unreasonably withheld, shall be required for any assignment of rights or obligations relating to an unbuilt Phase or to Project-wide infrastructure. The assigning Developer's release from liability with respect to the transferred property shall take effect only upon a written assumption agreement and the City's written confirmation of the assignee's capacity to perform. City consent shall not be required for assignments to affiliates or for transfers of lots, tracts, divisions, or phases to builders or purchasers that assume the applicable obligations for the transferred property. Upon effectiveness of any assignment and assumption, assigning Developer shall be released from liability for obligations first arising after the effective date of assignment with respect to the transferred property, except for obligations expressly retained in writing.

c. No Creation of Master Developer Relationship. Under no circumstance will assignment create a Master Developer relationship under this Agreement.

54. Voluntary Agreement. The Parties intend and acknowledge that this Agreement is a voluntary contract binding upon the Parties hereto, as well as their successors and assigns.

55. Amendment of Agreement This Agreement may be amended only by a written instrument executed by Developer and approved by the City in the manner required for the particular amendment classification under Section 5 of this Agreement.

56. Applicable Law and Venue. This Agreement is entered into under the laws of the State of Washington, and the Parties intend that Washington state law shall apply to interpretation of this Agreement. Venue and jurisdiction to enforce all obligations under this Agreement shall lie in Thurston County Superior Court.

57. Default. No party shall be in default under this Agreement unless it has failed to perform as required under this Agreement for a period of thirty (30) days after written notice of default from the other party. Each notice of default shall specify the nature of the alleged default and the manner by which the default may be cured satisfactorily. If the nature of the alleged default is such that it cannot be cured within the thirty (30) day period, then commencement of the cure within such time period and the diligent prosecution to completion of the cure activities shall be deemed a cure. Any disputes under this section shall be resolved pursuant to the Dispute Resolution terms herein.

58. Dispute Resolution. In the event of any dispute between the City and Developer arising from this Agreement, including but not limited to deadlines, duties of parties, material breach, or damages but excluding determinations made under Sections 5

and 6, the parties will first attempt to resolve the dispute informally. If informal resolution fails, the Parties shall participate in good-faith, non-binding mediation. If mediation does not resolve the dispute, either party may bring an action in Thurston County Superior Court. The Parties may, only by separate written agreement entered after a dispute arises, submit that dispute to binding arbitration; no dispute concerning land use regulations, public dedications, or other matters of public law shall be subject to mandatory or binding arbitration. The parties shall attempt to agree on a mutually acceptable mediator during the next thirty days. If agreement is not reached within such time period, either party may request that the Presiding Judge of the Thurston County Superior Court appoint a mediator. If the appointed mediator is unable to resolve the dispute, the matter may proceed to arbitration upon the written request of both parties, or either Party may bring an action in Thurston County Superior Court as provided in this Section. Any arbitration hall be conducted pursuant to the Rules of the American Arbitration Association, regardless of whether the arbitrator is a member of that Association. The arbitrator's fee shall be divided equally between the parties, provided the arbitrator shall award costs, including the arbitrator's fee, to the prevailing party if the arbitrator determines that a party has pursued claims in bad faith or claims which are frivolous. This section shall not apply to any action subject to Section 6 above.

59. Attorneys' Fees and Costs. In any arbitration or judicial action to enforce or determine a party's rights under this Agreement, the prevailing party (or the substantially prevailing party, if no one party prevails entirely) shall be entitled to reasonable attorneys' fees and costs, including fees and costs incurred in the appeal of any ruling of a lower court. In the event of litigation or arbitration between the parties hereto, declaratory or otherwise, in connection with this Agreement, the prevailing party shall recover its reasonable costs and attorneys' fees actually incurred, including for appeals, which shall be determined and fixed by the court or arbitrator as part of the judgment, provided the parties hereby agree that the amounts actually charged to the parties by their respective counsel shall be presumed to be reasonable by any court or arbitrator and shall not be reduced or increased unless the court or arbitrator specifically finds that the rates for such legal work were unreasonable or that some portion of the legal work was unnecessary or performed without justification.

60. Severability. If any term or provision of this Agreement, or its applicability to a particular situation, is found to be invalid, void or unenforceable by a court of competent jurisdiction, then the remaining provisions of this Agreement shall continue in full force and effect unless and to the extent the remaining provisions, if implemented, would be inconsistent with or otherwise fail to carry out the mutual intent of the Parties.

61. Mutual Drafting and Construction. The Parties agree that both Parties participated fully in the negotiation and drafting of this Agreement and the rules of construction

of ambiguities against the drafter shall not apply to either Party. The Parties acknowledge that all placeholders, drafting notes, bracketed alternatives, and incomplete exhibit references shall be removed and finalized before execution of the Agreement.

62. No Third Party Beneficiaries. Except and only as may be set forth explicitly herein, nothing in this Agreement is intended to create any third-party beneficiary relationship whatsoever, nor any right of a third party to appeal or otherwise demand interpretation or dispute resolution under this Agreement.

63. No Joint Venture. Nothing in this Agreement is intended to create any type of joint venture or partner relationship between the City and Developer as to the Property or its development.

64. Binding; Successors and Assigns. The terms of this Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties hereto. This Agreement runs with the land and does not operate to limit or expand the rights of any Party to assign its interests.

65. Notices. All notices required or permitted under this Agreement shall be in writing and shall be deemed given when personally delivered, when sent by electronic mail with confirmation of receipt, or three (3) business days after deposit in the United States mail, postage prepaid, registered or certified, return receipt requested, addressed to the Parties below, or to such other address as a Party may designate by written notice to the other. Nothing in this Section modifies or replaces notice requirements applicable to Project Permit applications or approvals under the Yelm Municipal Code or state law, which are governed by those provisions.

To the City:

City of Yelm Mayor
106 Second St. SE
Yelm, WA 98597
Attn: Joe DePinto
Email: joed@yelmwa.gov
Phone: (360)458-8401

To the Developer:

Blue Fern Development
18300 Redmond Way, Suite 120
Redmond, WA 98052
Attn: Benjamin Paulus
Email: ben@bluefern.com
Phone: (360) 708-9130

with a copy to:

Blue Fern Development
18300 Redmond Way, Suite 120
Redmond, WA 98052
Attn: Duana Kolouskova
Email: duana@bluefern.com
Phone: (206) 200-8986

66. Entire Agreement. This Agreement, together with the Exhibits attached hereto, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings relating to that subject matter, provided that this Agreement does not supersede, and shall be read together with, the Purchase and Sale Agreement and the Tahoma Boulevard Agreement between the Parties. To the extent of any conflict among this Agreement, the PSA, and the Tahoma Boulevard Agreement, the PSA shall control as to the purchase and sale of the Property, the Tahoma Boulevard Agreement shall control as to the design and funding of Tahoma Boulevard and this Agreement shall control as to all other matters.

67. Recording. This Agreement shall be recorded by the City with the Thurston County Auditor in accordance with RCW 36.70B.190 and shall run with the Property as provided in this Agreement.

68. Incorporation by Reference. All Exhibits and appendices attached to this Agreement are incorporated by reference as though fully set forth herein.

69. Waiver. The waiver by either Party of the performance of any covenant, condition, or promise under this Agreement shall not invalidate this Agreement, nor shall it be considered a waiver of any other covenant, condition, or promise. No waiver shall be effective unless in writing and signed by the Party against whom it is asserted, and the exercise of any remedy provided by law or under this Agreement shall not exclude any other consistent remedy.

70. Time is of the Essence. Time is of the essence of this Agreement and of each provision in which the time of performance is a factor.

71. Compliance with Laws. Throughout the Term, and subject to the vesting and other provisions of this Agreement, Developer shall, at its sole cost and expense, comply with all applicable laws and ordinances as they relate to the Property and the Project. To the extent Developer's compliance requires the cooperation of the City, the City shall use reasonable efforts to cooperate.

72. Indemnification. To the maximum extent permitted by law, Developer shall defend, indemnify, and hold harmless the City and its officers, officials, employees, and

agents from and against any and all claims, actions, suits, liabilities, losses, costs, and expenses, including reasonable attorneys' fees, arising out of or resulting from (a) Developer's performance of, or failure to perform, its obligations under this Agreement; (b) Developer's design or construction of any public or private improvements contemplated by this Agreement, or Developer's activities on City-owned property during phased development; and (c) any third-party challenge to the validity of this Agreement or to any approval granted by the City under it, including any petition under Chapter 36.70C RCW, provided the City promptly tenders the defense and reasonably cooperates. This indemnity does not extend to claims caused by the sole negligence or willful misconduct of the City, is in addition to and not in limitation of any indemnity in the Purchase and Sale Agreement, and shall survive the expiration or termination of this Agreement

73. Survival. The following provisions of this Agreement, and any other provision that by its nature is intended to survive, shall survive the expiration or termination of this Agreement: the Dispute Resolution provisions; the Indemnification provisions; the Attorneys' Fees and Costs provisions; the cost allocation upon lapse set forth in Section 1; the continuation of vesting for any preliminary plat not yet final platted and its associated Project Permits as provided in Section 3; the No Third Party Beneficiaries provision; the Applicable Law and Venue provision; the Recording provision; the rights and obligations of the Parties under the Tahoma Boulevard Agreement; and any accrued payment, reimbursement, or indemnification obligations, or other matters necessarily involving material rights or obligations necessarily extending beyond the expiration of any Term of this Agreement or the termination hereof.

74. Exculpation. Notwithstanding any other provision of this Agreement, there shall be no personal liability on the part of any individual officer, official, employee, or director of the City or the Developer with respect to any of the obligations, terms, covenants, or conditions of this Agreement, and each Party shall look solely to the other Party, or to any assignee or successor in interest, for the satisfaction of any remedy available in the event of a breach by the other Party.

75. Counterparts. This Agreement may be executed in counterparts.

Dated as of the day and year first above written.

[signatures on next page]

CITY OF YELM

Attested by:

By_____ _____
Joseph DePinto, Mayor _____, City Clerk

Approved as to form:

_____

Brent Dille, City Attorney
Date: _____, 2026.

STATE OF WASHINGTON)
) ss.
COUNTY OF THURSTON)

I hereby certify that I know or have satisfactory evidence that Joseph DePinto is the Mayor of the City of Yelm, a Washington municipal corporation, and is the person who appeared before me, and acknowledged that he signed this instrument on behalf of such City, on oath stated that he was authorized to execute the instrument and acknowledged it as the free and voluntary act of such City for the uses and purposes mentioned in this instrument.

DATED: _____.

Notary Seal

_____

_
_____ (Print Name)
Notary Public

Residing at _____
My appointment expires: _____

YELM MPC, LLC, a Washington limited liability company

By_____
Ben Paulus, its President

Date: _____, 2026.

STATE OF WASHINGTON)
) ss.
COUNTY OF THURSTON)

I hereby certify that I know or have satisfactory evidence that Ben Paulus is the President of Yelm MPC, LLC, a Washington limited liability company, and is the person who appeared before me, and acknowledged that he signed this instrument on behalf of such limited liability company, on oath stated that he was authorized to execute the instrument and acknowledged it as the free and voluntary act of the limited liability company for the uses and purposes mentioned in this instrument.

DATED: _____.

Notary Seal

_____

_
_____ (Print Name)
Notary Public
Residing at _____
My appointment expires: _____

EXHIBIT A

Legal Description

Section 27, Township 17 North, Range 1 East, W.M., in Thurston County, Washington.

(being a portion of Parcel C of Boundary Line Adjustment No. BLA-8148, according to declaration recorded October 30, 1995 under Recording No. 9510300061; said parcel is located on boundary line adjustment map recorded under Recording No. 9510300062).

EXHIBIT B

Impact Fees and System Development Charges Schedule

Impact Fees

Category	Fee	Notes
Fire Impact Fee	0.36 per square foot	
School Impact Fee (Single Family)	$0	Rainier School District
School Impact Fee (Multi-Family)	$0	Rainier School District
Transportation Facilities Charge (per Peak PM Trip)	$5,429.97	SFR = 1.01 trips
Affordable Housing Projects (per Peak PM Trip)	$2,714.99	SFR = 1.01 trips

System Development Charges (SDCs)

Category	Fee
Water SDC (per ERU)	$8,430.55
Sewer SDC (per ERU)	$6,394.00

EXHIBIT C

YELM ENGINEERING SPECIFICATIONS AND STANDARD DETAILS

CHAPTER 1 – GENERAL PUBLIC WORKS CONSIDERATION

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CHAPTER 1.00 - GENERAL PUBLIC WORKS CONSIDERATIONS

1.00.010 Standard Specifications

Design detail, workmanship, and materials shall be in accordance with the current edition of the "Standard Specifications for Road, Bridge and Municipal Construction", the "APWA Amendments to Division One", and the "Standard Plans for Road, Bridge and Municipal Construction", all written and promulgated by the Washington State Chapter of the American Public Works Association and the Washington State Department of Transportation, except where these standards provide otherwise.

The following specifications shall be applicable when pertinent, when specifically cited in the standards, or when required by a higher funding authority.

A. Conditions and standards as set forth in the latest edition of the City of Yelm's Water System Plan.

B. Conditions and standards as set forth in the latest edition of the City of Yelm's General Sewer Plan.

C. Conditions and standards as set forth in the latest edition of the City of Yelm's Comprehensive Plan.

D. Rules and regulations as adopted in the Yelm Municipal Code.

E. Conditions and standards as set forth in the Thurston County Coordinated Water System Plan.

F. American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets, latest edition. More commonly known as the "AASHTO Green Book".

G. Criteria set forth in the Local Agency Guidelines as amended and approved by Washington State Department of Transportation.

H. City and County Design Standards for the Construction of Urban and Rural Arterial and Collector Roads Promulgated by the City Engineers Association of Washington, May 24, 1989.

I. Conditions and standards as set forth in the WSDOT Design Manual as amended and approved by WSDOT.

J. U.S. Department of Transportation Manual on Uniform Traffic Control Devices (MUTCD), as amended and approved by Washington State Department of Transportation.

K. DOT Construction Manual as amended and approved by Washington State Department of Transportation.

L. Rules and regulations of the State Board of Health regarding public water supplies, as published by the State Department of Health.

M. Conditions and standards as set forth in the State of Washington Department of Ecology "Criteria for Sewage Works Design", most current edition.

N. Conditions and standards as set forth by the State of Washington, Department of Labor and Industries.

O. Design criteria of federal agencies including Department of Housing and Urban Development and the Federal Housing Administration.

P. Other specifications not listed above as may apply when required by the City of Yelm.

1.00.015 Shortened Designation

These City of Yelm Engineering Specifications and Standard Details shall be cited routinely in the text as the "Standards".

1.00.020 Applicability

These standards shall govern all new construction and upgrading of facilities both in the Right-of-Way and on-site for transportation and transportation related facilities; storm drainage facilities; sewer and water improvements; and park, recreation, and open-space facilities.

1.00.025 Definitions

“Assess” means to establish an amount or rate for the value of required improvements, fees or charges that are due for services provided which may become a lien on the property receiving such improvements or services.

”As-Builts” or “Record Drawing” means a drawing showing the horizontal and vertical location of the improvements as actually constructed; showing invert elevations, slopes of pipes, location of the pipes, tanks, controls, valves, depths of cover, type of material and any other feature different than shown on the design drawing.

"Average Daily Traffic" or ADT means the average number of vehicles passing a specified point during a 24 hour period. Annual average daily traffic (AADT) denotes that daily traffic that is averaged over one calendar year.

“Base Flow” means the flow associated with an Equivalent Residential Unit.

“B.O.D.” The abbreviation for biochemical oxygen demand which means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five days at 20 degrees centigrade, expressed in parts per million by weight. PROVIDED that, in the event an

alternative definition is utilized by or within the terms of a permit issued by a governmental agency under which the treatment system is required to operate, then such definition shall be deemed incorporated herein by reference.

"City Engineer" means the City Engineer or his duly authorized representative.

“City Standards” means the official design and engineering specifications of the City of Yelm adopted by the City Council and applying to the construction of facilities under the City’s jurisdiction.

“Collection Lines” means a pressure or gravity sewage conveyance line and appurtenances as defined from time to time by the City Standards.

“Commercial Waste” See Industrial/Commercial waste.

“Cover” means the depth of earth material lying between the top of the sewer and the finished grade immediately above it.

"Developer" means any person, firm, partnership, association, joint venture, or corporation or any other entity responsible for a given project.

"Director of Public Works" The City of Yelm Public Works Director or his duly authorized representative.

“Down Spout” means the leader, whether pipe, chain, or otherwise, above ground which is installed to conduct water from the roof gutter.

“Drain” means any type of conduction of waste or surplus liquids.

"Easement" The right to use a defined area of property for specific purpose/purposes as set forth in the easement document, on a plat or short plat, or as required for purposes as set forth herein.

"Engineer" Any Washington State licensed professional engineer who represents the developer.

“Equivalent Residential Unit” or “ERU” means the unit of measurement determined by that quantity of flow associated with a single residential household, defined by the City of Yelm Municipal Code Chapter 13.04 as follows:

A. E.R.U. measurement shall be an equivalent flow of 875 Cubic Feet, or less, per month, based on water meter in-flow, or sewer effluent meter when installed by owner with approval of Yelm Sewer Department.

B. With respect to each residential structure, the number of E.R.U.’s and associated “base flow” will be based on Table 1A.

TABLE 1A

Type of Unit	ERUs/unit	Base Flow
Single Family Residence	1.00	875cf
Duplex Dwelling Unit	1.00	875cf
Triplex Dwelling Unit	0.90	788cf
Fourplex Dwelling Unit	0.80	700cf
Residential Structures > 4 Units	0.75	675cf

C. With respect to uses other than residential, one E.R.U. shall be designated for each eight hundred seventy five (875) cubic feet of water consumed per month or sewage discharged as measured at source.

"Facilities" May include any or all of the following:

a. Water: Public water facilities constructed within the City or connected to the City water system(s).

b. Sewer: Public sewage facilities constructed within the City or connected to the City sewerage system and/or discharging into or through the City's sewage system(s).

c. Drainage: Public drainage facilities constructed within the City or connected to the City drainage system and/or discharging into or through the City's drainage system(s).

d. Streets: Public streets constructed within the public Right-of-Way or public easements within the City.

e. Curb, gutter and sidewalk: Public curb, gutter and sidewalk constructed within public Right-of-Way within the City.

f. Lighting: Street lighting facilities constructed within public Right-of-Way within the City.

g. Transit: Transit facilities such as stops, stop pads, shelter pads, shelters, and bus pull outs often constructed within public Right-of-Way within the City.

h. Signals: Public traffic signals constructed within public Right-of-Way within the City and other traffic signals for which the City shall assume maintenance responsibility.

i. Other: Any other public facilities within the City of facilities connected to a City system.

"Garbage" Means solid waste which includes, but is not limited to, matter originating from the preparation, cooking, and dispensing of food; from

handling, sale, and storing of produce; from public places or from private ownership.

"Half-Street" Street constructed along an edge of development utilizing half the regular width of the Right-of-Way and permitted as an interim facility pending construction of the other half of the street by the adjacent owner.

"Health Officer" Means the official responsible for the public health of the citizens of Yelm or his/her designee. See Director.

"House Drain" or "Building Drain" - Means the pipe used for conveying sewage from the building to the clean-out or to a point 2 1/2 feet beyond the outer line of any footing, piling, building support, or porch under which it may run; whether such drain consists of one line extending from the building or of two or more such lines.

"Industrial/Commercial Waste" Means the wastes from an industrial or commercial process, as distinguished from sanitary sewage.

"Inspection" The field verification and documentation by the City of the construction of any facility.

"Licensed Sewer Contractor" Means any contractor licensed by the State of Washington who is duly registered as a "specialty contractor" or a "general contractor," and as such is licensed to construct, install, repair, reconstruct or excavate any sewers and to connect any building sewer to such public sewers, and who possesses a valid City of Yelm Business License.

"Lot of Street Frontage" The distance between the two points where the lot lines intersect the boundary of public street Right-of-Way.

"Maintenance Manager" See Director.

"Municipal Sewer Service Area" or "Sewer Service Area" Means the geographic area identified in the City of Yelm's Comprehensive Sewer Plan in which sewer service is currently available and planned to be served with sewer service in the future.

"Municipal Sewer System" Means the City of Yelm's sewer system and includes collectively: the STEP system, collection lines, treatment plant, discharge piping and outfall piping.

"N.P.D.E.S." An abbreviation for National Pollution Discharge Elimination System which is a Federal wastewater discharge permitting system that establishes discharge limits for facilities discharging wastewater to waters of the United States of America.

"Occupant" Means any person in physical possession of the building or structure to which sewer service is available, whether the owner, tenant, or other person holding a possessory interest.

“Onsite” Means that the majority of the component parts of a wastewater collection or soil absorption system are located on the private property where the wastewater is generated.

“Owner” means any person who holds fee title to the subject property.

“Ph” Means the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.

“Person” Means any individual, firm, company, association, society, corporation, or group.

"Plans" The plans, profiles, cross sections, elevations, details, and supplementary specifications, sign by a licensed professional engineer and approved by the Director of Public Works, which show the location, character, dimensions, and details of the work to be performed.

“Plan Checking” The process performed by the City to check the completeness and accuracy of any drawings, calculations and other information submitted for public works approval and to review and confirm the facility satisfies and meets the intent of all City and other requirements.

“Pretreatment Ordinance” Means an ordinance adopted by the City of Yelm addressing the type or level of treatment that may be required prior to the discharge of sanitary sewage into the STEP system.

“Primary Treated Waste Water” Means wastewater that has been treated by a STEP tank.

"Private Street" Private vehicular access provided for by an access tract, easement, or other legal means to serve property that is privately owned and maintained.

"Project" General term encompassing all phases of the work to be performed and is synonymous to the term "improvement' or "work".

"Public Right-of-Way" A general term noting public land, property, or interest therein (e.g., an easement) acquired for or devoted to roads, alleys, streets, avenues, arterials, bridges, tunnels, highways, and other publicly owned grounds and places used for the free passage of vehicular and pedestrian traffic and other services, including utilities.

“Public Place” or “Public Area” Means any space dedicated to or acquired for the use of the general public or utilized with the permission of the owner or occupant on a continuing basis by the general public.

“Sanitary Sewage” Means the combination of the water-carried wastes from residences, business buildings, institutions, commercial and industrial establishments, which wastes contain polluted matter subject to treatment at the sewage treatment plant, i.e., sanitary sewer.

"Sanitary Sewer System" Means an integrated system of piping, pumps, valving and related structures constructed for the purpose of collecting and conveying domestic wastewater from sources to points of treatment.

"Senior Citizen" Means a head of household over the age of 65 who is retired and is below the median income as established by the City.

"Septic Tank" Means a tank designed to provide primary treatment of the wastewater, and sized according to the City of Yelm's "Technical Specifications STEP Onsite System". See "STEP Tank".

"Sewer" Means a pipe or conduit for conveyance of wastewater; and may be either gravity or pressure flow.

"Sewer Collection System" see "Sanitary Sewer System".

"Sewer Service Area" see "Municipal Sewer Service Area".

"Sewer System" Means the treatment plant, outfall, collection lines and STEP system as defined herein.

"Shall - May" For purposes of this Code, "Shall" shall be deemed to be mandatory and "May" permissive, unless the circumstances of the utilization thereof mandate otherwise.

"Side Sewers" Means the sewer pipe from the building drain to the STEP or Septic tank serving the particular building, beginning at a single discharge point 2 1/2 feet outside the foundation wall, or at the clean-out if closer than 2 1/2 feet outside the foundation wall but still outside the foundation wall, and ending at the inlet to the STEP or Septic tank. Side sewer maint. shall be the responsibility of the property owner.

"Site Plot" or "Site Map" Means a map of the side sewer location retained by the City in conjunction with any permit; the site plot or site map shall serve as a record of all matters pertaining to said permit.

"Slug" Shall mean any discharge of water, sewage or commercial/industrial wastewater which, for any period longer than 15 minutes, has a flow rate or concentration of any given constituent that exceeds more than five (5) times the average twenty-four (24) hour flow rate or concentration of normal operation.

"Soil Absorption System" Means a system designed to percolate primary treated wastewater into soil through the use of a drainfield, mound system or other land disposal system approved by the Thurston County Health Department.

"Standard Participation Contract" Shall mean the form of contract required by this Code to be entered into before properties which have not yet been

connected to or assessed for sewers or do not otherwise qualify for sewer service may nevertheless use the public sewers of the City of Yelm.

“Standard Specifications” Shall mean the latest version of the Standard Specifications for Road, Bridge, and Municipal Construction, prepared by the Washington State Department of Transportation and the American Public Works Association, Washington State Chapter, including the Division 1 APWA supplement.

“STEP” Shall mean the Septic Tank Effluent Pump System defined in the latest version of the Department of Ecology Criteria for Sewage Works Design.

“STEP System” Means all facilities from the building drain to the sewer collection lines including: the STEP tank, pump, screens, controls, alarms, electrical breakers, the effluent line, including the pipe, valves and valve box, and all miscellaneous appurtenances from the STEP tank to the sewer collection line.

“STEP Tank” Means a Septic Tank Effluent Pump Tank and appurtenances as defined by the City Standards.

"Public Street" Publicly owned and maintained street.

“City of Yelm Department of Public Works” - or “Public Works” Means the sewer function of the City of Yelm and the rules, regulations, boundaries, etc., relating to such sewer function. See Director.

"Road" Used interchangeably with street.

"Street" Used interchangeably with road.

“Suspended Solids” Means solids that either float on the surface of or are in suspension in water, sewage, or other liquids, and which are removable by the application of a treatment process.

“Third submittal” The third and any subsequent submittal of construction drawings, specifications, drainage calculations, and/or other information that requires additional plan checking pertaining to the construction of City facilities.

“Treatment Plant” Means the structures, equipment, and facilities required to receive, treat, reclaim, wastewater, including the outfall piping and structures.

"Use of Pronoun" As used herein, the singular shall include the plural, and the plural the singular; any masculine pronoun shall include the feminine or neuter gender and vice versa; and the term "person" includes natural person or persons, firm, co-partnership, corporation or association, or combination thereof.

"Utility" A company providing public service including, but not limited to, gas, oil, electric power, street lighting, telephone, telegraph, water, sewer, or cable television, whether or not such company is privately owned or owned by a governmental entity.

"YDS" Yelm Engineering Specifications and Standard Details.

"YMC" Yelm Municipal Code.

1.00.030 Changes to Standards

From time to time, changes may be needed to add, delete, or modify the provisions of these Standards. These Standards may be changed and, upon approval of the Director of Public Works, shall become effective and shall be incorporated into the existing provisions.

1.00.035 Severability

If any part of these Standards as established by ordinance shall be found invalid, all other parts shall remain in effect.

1.00.040 Construction Control

Work performed for the construction or improvement of City roads and utilities whether by or for a private developer, by City forces, or by a City contractor, shall be done to the satisfaction of the City and in accordance with approved plans. It is emphasized that no work shall be started until such plans are approved. Any revision to such plans shall be approved by the City before being implemented. Failure to receive the City's approval can result in removal or modification of construction at the contractors or developers expense to bring it into conformance with approved plans.

1.00.045 Inspection

All work performed within the public Right-of-Way or easements, or as described in these standards, whether by or for a private developer, by City forces, or by a City contractor, shall be done to the satisfaction of the City and in accordance with the WSDOT/APWA Standard Specifications, any approved plans and these standards. Unless otherwise approved, any revision to construction plans must be approved by the City before being implemented.

It is the responsibility of the developer, contractor, or their agents to notify the City in advance of the commencement of any authorized work. A preconstruction meeting and/or field review shall be required before the commencement of work. Inspection fees shall be paid on or before the preconstruction meeting. Any necessary easements or dedications are required before plan approval.

It is the responsibility of the developer, contractor or their agents to have an approved set of plans and any necessary permits on the job site whenever work is being accomplished.

The City shall have authority to enforce these standards as well as other referenced or pertinent specifications. The City will appoint project engineers, assistants and inspectors as necessary to inspect the work and they will exercise such authority as the City may delegate.

All specific inspections, test measurements or actions required of all work and materials are set forth in their respective chapters herein. Tests shall be performed at the developer's or contractor's expense.

Failure to comply with the provisions of these standards may result in stop work orders, removal of work accomplished, or other penalties as established by ordinance.

A project is considered final when a letter of acceptance is issued by the City to the party responsible for the project.

No water meters shall be released for any lot or building served by a project until final acceptance has been granted.

1.00.050 Bonding

Bonds or other allowable securities may be required by the City to guarantee the performance of or maintenance of required work. The type and amount of security shall be per resolution, or, if not specified, be at the discretion of the City. Types of securities include but are not limited to a bond with a surety qualified to do a bonding business in this state, a cash deposit, an assigned savings account, or a set aside letter.

The following are the most frequent bonds required:

A. Performance Bond. No building permit shall be issued until all public improvements are completed or, with the approval of the Director of Public Works, a performance bond with a surety qualified to do business in this state, a cash deposit, assigned savings account or other security acceptable to the City, in an amount equal to one hundred fifty percent of the cost of the public works improvements is posted with the City. No certificate of occupancy shall be issued until all public works improvements are completed and approved unless otherwise allowed by the Director of Public Works.

B. Maintenance bond. Prior to the commencement of work, the permittee or the contractor for the permittee shall post with the City a maintenance bond for guarantee of such public works improvements with a surety qualified to do business in this state, a cash deposit, an assigned savings account or other security acceptable to the City in an amount equal to

twenty percent of the estimated cost of the public works improvements for a period of one year after the completed job is accepted by the City. Release of bond or other security will occur one year from City acceptance if all maintenance has been accepted by the City.

1.00.055 Utility Locations

A. Utilities within a Right-of-Way or easement on new roads or in roadways where existing utilities are not in conflict, shall be located as shown in typical sections on Drawings 2-1 through 2-7. Where existing utilities are in place, new utilities shall conform to these standards as nearly as practical and yet be compatible with the existing installations. Deviations of location shall be approved by the Director of Public Works. Existing utilities shall be shown using the best information available. This verification may require exploration/excavation (potholing) if utilities are in conflict with proposed design.

   The contractor/developer shall be responsible for utility locates in conjunction with their project until final Public Works approval is given.

B. When practicable all new utilities other than those located on private property shall be installed underground by the utility owning said facility and new and existing facilities shall comply with provisions as set forth in franchise agreements between the City and utility, the Underground Communication Facilities and Easements for Public Utilities sections. Utilities converted from overhead to underground on existing roadways may be located within the Right-of-Way.

   The term electrical or communication facilities includes facilities carrying any electrical energy, including but not limited to, electric power, telephone, telegraph and cable television; provided, however, that the terms shall not include the following facilities:

   1. Electric utility substations, surface mounted transformers and switching facilities;
   2. Electric transmission systems of a voltage of 55kv or more and equivalent communication facilities;
   3. Street lighting standards;
   4. Telephone pedestals and other equivalent communications facilities;
   5. Police and fire sirens or any similar municipal equipment, including traffic control equipment.

1.00.060 Underground installation required

A. Transmission Lines. All electrical and communication facilities other than electrical or communication services located on private property shall be

installed underground by the utility owning said facility in the following cases:

1. When it becomes necessary to remove existing overhead facilities for a distance of five hundred feet because of a roadway widening project or other similar reason;
2. When existing overhead facilities for a distance of over five hundred feet are to be replaced; provided, however, this provision shall not apply to replacements due solely to casualty damage nor to replacement of wire only;
3. When any electrical or communication facilities are extended beyond those facilities existing on the effective date of this chapter; provided, however, that this subsection shall not apply to the extension by a cable television utility of facilities by the use of existing overhead poles of another utility.
4. When another utility having facilities along the same street or easement places its facilities underground for a distance of over five hundred feet.

All undergrounding of facilities initiated by a utility company must have approval of the City Council or its representative prior to undertaking such project.

B. Services. All electrical and communications services located on private property shall be installed underground by the owner of the property in the following cases:

1. All new electrical and communication services from an overhead or underground facility to service connections of structures shall be installed underground;
2. All rebuilt or relocated electrical or communication service lines from an overhead or underground facility to service connections of structures shall be installed underground unless such rebuilding or relocation involves a change in the overhead service line only without a change in the corresponding service entrance facilities;
3. All existing electrical and communication services shall be converted to underground by the owner or owners of the property upon which said services are located within 90 days after notification by the City in accordance with Section 35.96.050 RCW that underground facilities are available.

1.00.065 Easements for Public Utilities

Easements for public utilities shall be provided on each side of all rear lot lines and side lot lines where necessary. Such easements shall not be less than five feet wide on the half-width that is reserved from the rear of each of the adjacent lots. Insofar as possible, the easements shall be continuous and aligned from block to block within the subdivision and with adjoining subdivisions. Easements for existing or future utility lines which do not lie along rear or side lot lines shall be at least ten feet wide.

Easements for unusual facilities such as high voltage electrical lines, shall be of such widths as is adequate for the purpose, including any necessary maintenance roads.

A Right-of-Way access permit is required of any utility, except City owned facilities and utilities who hold a franchise agreement with the City, for any work done within the Right-of-Way.

1.00.070 Obstruction of Streets

Permit Required. Whenever any person, firm or corporation, intends to obstruct, excavate or install any facility in the City Right-of-Way, including the extension of City utilities, they shall first obtain a Right-of-Way access permit. Typical facilities covered by this chapter are signposts, utility poles, culverts, underground utilities, curbs, sidewalks, bus shelters, fences, street lights or any manner of obstruction and/or construction which occupies the Right-of-Way.

Permit exemptions. A Right-of-Way access permit shall not be required under the following conditions:

A. When City employees perform work on behalf of the City within the Right-of-Way;

B. When a public utility, under franchise agreement when the City, performs normal maintenance as defined in the franchise agreement in order to protect the existing utility system;

C. When normal disasters or other emergencies make it impossible to obtain a permit prior to commencing work. In such event, the Director of Public Works shall be notified as soon as possible.

1.00.075 Restoration of work surface

All work undertaken, including but not limited to excavation, backfilling, surface restoration, protection of utilities, traffic control, safety precautions, noise and dust control and clean up, shall be performed in accordance with standard specifications. All work shall require restoration of the surface to original or better condition in accordance with such specifications. The permittee shall guarantee the work and condition of the street, sidewalk or

Right-of-Way for a period of one year after the completed job is accepted by the City.

Rules of all Washington state departments having jurisdiction shall be strictly adhered to with respect to safety construction methods and other state requirements.

1.00.080 Bond Required

Prior to commencement of the work under a permit granted pursuant to this chapter, the permittee or the contractor for the permittee shall post with the City a bond with surety qualified to do a bonding business in this state, a cash deposit or an assigned savings account or other security acceptable to the City in an amount equal to one hundred fifty percent of the cost of the work as estimated by the Director of Public Works. Such bond, deposit or other security shall be conditioned upon the permittee or its contractor performing the work pursuant to the terms of this chapter, including the restoration and/or replacement of the street, sidewalk, or other Right-of-Way within the time specified by the Director of Public Works, and a maintenance bond guaranteeing such work and replacement at ten percent of the estimated cost of surface restoration for a period of one year after the completed job is accepted by the City. For those public utilities which hold a franchise agreement, a maintenance bond is not required.

1.00.085 Easements

A. Where public utilities and/or their conveyance systems cross private lands, an easement must be granted to the City. The City will generally process, record and file all easements. If the property is platted the easement may be conveyed when the short plat or final plat is filed. All easements not shown on a plat must be prepared by a licensed land surveyor or engineering firm capable of performing such work.

B. Easement widths shall be 15 feet for a single utility and 20 feet for dual utilities. Construction easements shall be 30 feet minimum in total width, including the permanent easement. When trench depths dictate or where pipe diameter or vault widths exceed four feet, a wider easement may be required by the City.

C. Easements are required to be submitted in draft, unsigned for review and approval prior to plan approval. Signed copies are required prior to plan approval. Any change in design which places an amenity, i.e., water, sewer, sidewalk, etc., outside of the easement may necessitate stopping of construction until plans and easements can be resubmitted and approved. Plan review fee shall be based on the rate as established for third submittal fee. Easements will be filed by the City upon satisfactory completion of the work.

1.00.090 Latecomers Agreements

Any person who constructs a water or sewer main extension at the direction of the City, in excess of that which is required to meet minimum standards or which meets minimum standards and will benefit properties abutting the new main, may, with the approval of the Director of Public Works, enter into a contract with the City which will allow the developer to be reimbursed for that portion of the construction cost that benefits the adjoining properties and/or is in excess of the minimum standard. This contact is commonly termed a "Latecomers Agreement." Application procedures are located in Title 13, YMC.

1.00.095 Utility Extension

A. Anyone who wishes to extend any City utility should contact the Department of Public Works for an Extension/Connection Fee Estimate and any special extension requirements.

B. Utility mains shall be extended to and through the extremes of the property being developed for loop closures and/or future development as determined by the City.

1.00.100 Annexation Requirement

Owners of properties lying outside of, but contiguous to City boundaries must apply for annexation of their property to the City prior to being served by a City owned utility. Owners of properties lying outside of but not contiguous to the City must legally commit their property to eventual annexation prior to being served by the City's utility system. Section 13.08.020(H) YMC.

These annexation requirements will be applied to all extensions of the City's utility to areas outside the City limits. Anyone who desires to extend the City's utility system should contact the Department of Public Works for specific annexation requirements.

1.00.105 Traffic Control

A. The developer/contractor shall be responsible for interim traffic control during construction on or along traveled roadways. Traffic control shall follow the guidelines of the WSDOT/APWA Standard Specifications. All barricades, signs and flagging shall conform to the requirements of the MUTCD.

B. City utilities constructed within Thurston County Right-of-Way shall follow all traffic control requirements as set forth by Thurston County Department of Public Works and MUTCD.

C. Signs must be legible and visible and should be removed at the end of each work day if not applicable after construction hours.

D. When road closures and detours cannot be avoided the contractor/developer shall notify the Department of Public Works / Development Review Engineer. The City may require a detour plan to be prepared, submitted and approved prior to closing any portion of a City roadway.

E. A Right-of-Way Access Permit may be required before work in the road can commence. See requirements in Title 18 YMC, Unified Development Code.

1.00.110 Call Before You Dig

All developers/contractors are responsible for timely notification of all utilities in advance of any construction in Right-of-Way or utility easements. The utilities one-call Underground Location Center phone number is 1-800-424-5555.

YELM ENGINEERING SPECIFICATIONS AND STANDARD DETAILS

CHAPTER 2 TRANSPORTATION

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CHAPTER 2.00 TRANSPORTATION

2.00.010 General Considerations

The overall goal of this chapter is to encourage the uniform development of an integrated, fully accessible public transportation system that will facilitate present and future travel demand with minimal environmental impact to the community as a whole.

This chapter provides minimum development standards supplementing the applicable standards as set forth in Subsection 1.00.010.

2.10 STREETS

2.10.010 Design

Street design must provide for the maximum loading conditions anticipated. The width and grade of the pavement must conform to specific standards set forth herein for safety and uniformity.

A. Design Standards. The design of streets and roads shall depend upon their type and usage. The design elements of City streets shall conform to City standards as set forth herein and current standard specifications as set forth in Subsection 1.00.010. Standard street designs are shown on the drawings at the end of this chapter. A design exception may be granted by the City based on the following criteria:

    1. Reduction of carrying capacity as demonstrated by a Traffic Impact Analysis;
    2. When alternative methods of stormwater conveyance and treatment (other than swales) are proposed and in compliance with the Stormwater Manual;
    3. Future expansions / extensions of the proposed roadway are improbable due to physical constraints; and
    4. Meets the intent of Transportation Chapter 2.00
    5. Alternate structures may be used based on the criteria as outlined in Subsection 2.10.110.

B. Alignment. Alignment of major arterials, minor arterials and collectors shall conform as nearly as possible with that shown in the Comprehensive Plan.

C. Grade. Longitudinal (profile) street grades should conform closely to the natural contour of the land. In some cases a different grade may be required by the City. The minimum allowable grade shall be 0.5 percent. The maximum allowable grade shall be 15 percent.

D. Width. The pavement and Right-of-Way width depend upon the street classification. The table of Minimum Street Design Standards show the minimum widths allowed.

E. Street widths shall be measured from face of curb to face of curb on streets with cement concrete curb and gutter, and from flow line to flow line on streets with cement concrete rolled curb and gutter.

The following General Notes shall be included on any plans dealing with street design in addition to all applicable requirements in Subsection 1.00.010.

2.10.020 GENERAL NOTES (STREET CONSTRUCTION)

1. All workmanship and materials shall be in accordance with City of Yelm standards, and the most current copy of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction.
2. The contractor shall be responsible for all traffic control in accordance with MUTCD. Prior to disruption of any traffic, traffic control plans shall be prepared and submitted to the City for approval. No work shall commence until all approved traffic control is in place.
3. All curb and gutter, street grades, sidewalk grades, and any other vertical and/or horizontal alignment shall be staked by an engineering or surveying firm capable of performing such work.
4. Where new asphalt joins existing, the existing asphalt shall be cut to a neat vertical edge and tacked with Asphalt Emulsion type CSS-1 in accordance with the standard specifications. The new asphalt shall be feathered back over existing to provide for a seal at the saw cut location and the joint sealed with grade AR-4000W paving asphalt.
5. Compaction of subgrade, rock, and asphalt shall be in accordance with the standard specifications.
6. Subgrade inspection shall be performed by an approved testing firm and forms shall be inspected for line and grade by an engineer before pouring concrete.
7. Certification as to conformance shall be provided to the City prior to acceptance of work.
8. The Contractor/Developer shall furnish and install all permanent signing.

2.10.030 Functional Classification

City streets are divided into boulevards, major arterials, urban arterials, commercial and neighborhood collectors, local access commercial, and residential streets and alleys in accordance with regional transportation needs, the functional use of each serves and Transportation Policy No 11. Function is the controlling element for classification and shall govern Right-of-Way, road width, and road geometrics. The following list is provided to assist the developer in determining the classification of a particular street. Streets not listed are classified as residential local access streets. New streets will be classified by the City. The intersection commonly known as Five Corners is described as Yelm Ave. (SR 507)/Bald Hill Rd. SE/Morris Rd. SE/NE Creek St./SR 507.

Boulevard Swale or w/Central Island
Tahoma Boulevard

Major Arterials
First Street (south of Yelm Avenue)
SR-510 (Yelm Avenue East and West)
SR-507
SR-510 Alt (Y-3)

Urban Arterial
Killion Road SE
Bald Hill Road (Y-9 improvements)
First Street (north of Yelm Avenue)

Commercial Collectors
Canal Road (including Y-3 improvements)
Creek Street SE
Edwards Street NW (from Yelm Avenue to Coates Street SE)
Grove Road (including Y-3 improvements)
Morris Road SE
N. P. Road NW
Rhoton Road NW (from NE First Street to NW Rhoton Court)
Stevens Avenue NW
West Road SE
103rd Street NE (from Yelm Avenue to NE Creek Street)

Neighborhood Collectors
Burnett Road SE
Clark Road SE
Coates Street SE

Crystal Springs Road (including Y-6 improvements-upon opening of Y-3 west)
Cullens Road
Middle Road SE
Mill Road SE
Mosman Avenue SE
Mosman Avenue SW
Mountain View Road NW
Railway Street SE
Rhoton Road NW (from NW Rhoton Court to Canal Rd. SE)
Southwest Access (Y-7 improvements)
Vancil Road SE
Wilkensen Road
93rd Avenue SE
105th Avenue
Berry Valley RD SE

Local Access Commercial
Edwards Street SW (from Yelm Avenue to Mosman Avenue)
Jefferson Avenue NE
Jefferson Avenue NW
Longmire Street NW (from Jefferson Ave NW to Yelm Ave W)
Longmire Street SW (from Yelm Ave W to Washington Ave SW)
McKenzie Avenue SE (from SR 507 to Second Street)
Railroad Street NW
Rice Street SW (from Washington Ave SW to NW Jefferson Avenue)
Solberg Street SW (from Washington Ave SW to NW Jefferson Avenue)
Third Street SE (from Washington Ave SE to NE Jefferson Avenue)
Plaza Dr NE

Local Access Residential
Flume Road SE
Fourth Street SE
100th Way SE
103rd Street NE (from NE Creek Street to Canal Road SE)
All remaining roadways within the Yelm UGA

MINIMUM STREET DESIGN STANDARDS

ROADWAY FEATURES	BOULEVARD	MAJOR ARTERIAL	URBAN ARTERIAL	COMMERCIAL COLLECTOR	NEIGHBORHOOD COLLECTOR	LOCAL ACCESS COMMERCIAL	LOCAL ACCESS RESIDENTIAL
STD DWG #	2-1 A & B	2-2	2-3	2-4	2-5	2-6	2-7
ADT	500 MIN	15000 MIN	6000-15000	6000-15000	500-6000	2000 MAX	500 MAX
DESIGN LIMITATIONS	No superelevation. Access and intersections should be limited. No on-street parking.			No superelevation No on street parking	No superelevation No on street parking	No superelevation	No superelevation
MINIMAL STRUCTURAL DESIGN	Special Design	Special Design	Special Design	4' AC 2' C.S.T.C. 8' Ballast	3' AC 2' C.S.T.C. 8' Ballast	4' AC 2' C.S.T.C. 8' Ballast	2' AC 2' C.S.T.C. 8' Ballast
MINIMUM RIGHT-OF-WAY	84' – 106' *2-1A* 82' – 106' *2-1B*	94'	72'	56'	56'	58'	56'
PARKING LANE	NOT ALLOWED					Both Sides	Both Sides
MINIMUM MAXIMUM PROFILE GRADE	0.5% - 8.0%	0.5% - 8.0%	0.5% - 8.0%	0.5% - 10.0%	0.5% -12.0%	0.5% - 15.0%	0.5% - 15.0%
CURB	Curb	Curb & Gutter	Curb & Gutter	Curb & Gutter	Curb & Gutter	Curb & Gutter	Rolled Curb & Gutter
PLANTER STRIP	Two sides – 7'	Two sides – 8'	Two sides – 8'	Two sides – 7'	Two sides – 7'	Two sides – 6'	Two sides – 6'
SIDEWALKS	Two sides - 5'	Two sides - 6'	Two sides - 6'	Two sides - 5'	Two sides - 5'	Two sides - 5'	One side - 5'
CUL-DE-SAC RADIUS (PAVEMENT WIDTH)	Not applicable					50'	48' (or 57' with landscaped island radius of 17')
*INTERSECTION CURB RADIUS	35'	35'	35'	35'	35'	35'	25'
DESIGN SPEED (MPH)	40	40	40	30	30	30	25
MINIMUM CENTERLINE RADIUS	Per AASHTO			150'	150'	150'	100'
NOTES *as measured to the face of curb or, in the case of Local Access Residential, to the gutter line of the rolled curb.							

2.10.040 Naming

Streets and roads shall be named according to specific criteria. All street addresses within the City shall be suffixed by the name of the quadrant within which the same is located. The City is divided into four districts as determined by the base lines described in YMC 12.20.

An address number will be assigned to all new buildings at the time the building permit is issued. It is then the owner's responsibility to see that the house numbers are placed clearly and visibly at the main entrance to the property or at the principal place of ingress.

The City of Yelm Public Services director, or his/her designee shall serve as the addressing officer.

The developer must check with the addressing officer regarding the naming of streets. This should be done at the time the preliminary land division is submitted and again upon approval of the final land division. The Building Official will ensure that the name assigned to a new street is consistent with policies of the City.

Developers shall follow the same criteria as the Yelm Addressing Officer when proposing street names or propose names that reflect the geography, history, or heritage of the Yelm area. Street names when not selected by the developer shall be chosen by the City of Yelm Addressing Officer. The addressing officer will choose street names from either the Yelm Historic Preservation Commission’s Historic Street Name List or the addressing officer may choose a name that honors a citizen posthumously.

2.10.050 Signing

The developer shall furnish and install all signage. All permanent signing shall comply with the provisions as established by the MUTCD, WSDOT Standard Specifications for Road, Bridge, and Municipal Construction and the WSDOT Sign Fabrication Manual. Street designation signs will display the street name as determined in Subsection 2.10.040 YDS.

2.10.060 Right-of-Way

Right-of-Way is determined by the functional classification of a street. See drawing numbers 2-1 through 2-8 for specific widths. See “Minimum Street Design Standards Table” Subsection 2.10.030 YDS for radius requirements at cul-de-sac "bulb". Right-of-Way at "bulb" shall be increased accordingly.

Right-of-Way requirements may be increased if additional lanes, pockets, transit lanes, bus loading zones, operational speed, bike lanes, utilities, schools or other factors are required as determined by the City.

Right-of-Way shall be conveyed to the City on a recorded land division map or by a Right-of-Way dedication deed.

2.10.070 Medians

A median shall be in addition to, not part of, the specified roadway width except on a road classed as a boulevard. Medians shall be designed so as not to limit turning radius or sight distance at intersections. Pedestrian access, landscaping, and irrigation shall be installed when directed by the City.

2.10.080 Intersections

Traffic control will be as specified in the Manual on Uniform Traffic Control Devices (MUTCD), or as modified by the City as a result of appropriate traffic engineering studies.

Street intersections shall be laid out so as to intersect as nearly as possible at right angles (within 15 degrees).

For safe design, the following types of intersection features should be avoided:

- Intersections with more than four intersecting streets
- "Y" type intersections where streets meet at acute angles
- Intersections adjacent to bridges and other sight obstructions

Spacing between adjacent intersecting streets, whether crossing or "T" should be as follows:

When highest classification involved is	Minimum Centerline offset Between Public Streets should be	Minimum Spacing Between Driveways and Other Driveways or Public Streets should be
Major Arterial/Boulevard	350	350
Urban Arterial	300	300
Commercial Collector	200	100
Neighborhood Collector	200	100
Local Access	150	22
Private Roadway	150	22

When different class streets intersect, the higher standard shall apply on curb radii. Deviations to this may be allowed at the direction of the City.

On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of 30 feet approaching any arterial or 20 feet approaching a collector or local access street, measured from nearest Right-of-Way line (extended) of intersecting street.

2.10.090 Sight Obstruction

Sight distance at intersections and road approaches shall be in conformance with the most current WSDOT Design Manual and the AASHTO Green Book.

Within the sight triangle, cut slopes, hedges, fences, trees, signs, utility poles, or anything large enough to constitute a sight obstruction should be removed or lowered. Parking should also be eliminated and signs offset so sight distance is not obstructed.

Sight obstructions that may be excluded from these requirements include: existing utility poles, regulatory signs, trees trimmed from the base to a height of 10 feet above the street, and preexisting buildings.

A sight distance maintenance easement, if required, must be granted to the City for all improvements including commercial and residential development, and land divisions. The sight distance maintenance easement is based upon the sight distance triangle calculations in the most current WSDOT Design Manual and the latest edition of the AASHTO Green Book.

2.10.100 Driveways

A. All abandoned driveway areas shall be removed and the curbing and sidewalk or shoulder and ditch section shall be properly restored.

B. All drive approaches constructed within street right of ways shall be constructed of Portland Cement Concrete and shall be subject to the same testing and inspection requirements as curb, gutter, and sidewalk construction.

C. Grade breaks, including the tie to the roadway, shall be a maximum 8 percent on a crest and 12 percent in a sag.

D. Road approach type accesses shall only be allowed when justified through an accepted traffic analysis and report, and approved by the City Engineer.

E. Spacing criteria seek to achieve several objectives. One is to clearly identify which property the driveway is serving. Another is

to leave a usable island between driveways for utility poles and traffic control devices.

F. An additional factor concerns the spacing of high-volume driveways where deceleration or acceleration lanes are required. Examples would include driveways into community and regional shopping centers as well as those into major industrial, commercial, and apartment complexes. At least several hundred feet between major driveways is desirable. Factors to be considered include the speeds and volumes of entering and leaving traffic, the speeds of through traffic, and the resultant merging movements upstream and downstream.

G. It is important that driveways be designed for the particular traffic characteristics anticipated and that upstream and downstream factors affecting a driveway location be considered in each instance. Drawing number 2-25 contains minimum spacing recommendations. All driveway spacing must be approved by the City.

H. Driveways giving direct access onto arterials may be denied if alternate access is available. Deviations of these standards may be permitted by the City.

2.10.110 Surfacing Requirements

The following are the surfacing requirements for each application listed.

A. Boulevard and Arterial Streets

The engineer will provide a pavement design. The design of the pavement shall include a study of the native soils, their behavior under load, and the design of a structural section to carry the anticipated loads under all climate conditions. In no event shall the structural section be less than the minimums shown below:

Surfacing:	4”	Class B Asphalt Concrete
Top Course:	2”	Crushed Surfacing Top Course
Base:	12”	Gravel Base

One soil sample per each 500 LF of centerline with 3 minimum per project representative of the roadway subgrade shall be taken to determine a statistical representation of the existing soil conditions at design grade.

The pavement design, signed and stamped by an engineer licensed by the State of Washington, shall be based on actual soils tests and submitted with the plans.

The following structural section may be used in lieu of a pavement design. The use of this section is subject to City Engineer approval of prepared subgrade.

B. Commercial Collector Streets

Surfacing:	4″ Class B Asphalt Concrete
Top Course:	2″ Crushed Surfacing Top Course
Base:	8″ Gravel Base
Alternate	
Surfacing:	4″ Class B Asphalt Concrete
Base:	8″ Asphalt Treated Base

C. Neighborhood Collector Streets

Surfacing:	3″ Class B Asphalt Concrete
Top Course:	2″ Crushed Surfacing Top Course
Base:	8″ Gravel Base
Alternate	
Surfacing:	3″ Class B Asphalt Concrete
Base:	6″ Asphalt Treated Base

D. Local Access Street

Surfacing:	2″ Class B Asphalt Concrete
Top Course:	2″ Crushed Surfacing Top Course
Base:	8″ Gravel Base
Alternate	
Surfacing:	2″ Class B Asphalt Concrete
Base:	6″ Asphalt Treated Base

E. Sidewalks

Surfacing: 4" Concrete Class 3000
Base: 1" Crushed Surfacing Top Course or well graded sand
*Asphalt sidewalks will not be permitted unless specifically approved by the City.
*Base may be omitted subject to City approval of prepared subgrade.

F. Driveway

Surfacing: 6" Concrete Class 3000
Base: 1" Crushed Surfacing Top Course or well graded sand
*Base may be omitted subject to City approval of prepared subgrade.

G. Class I Bike Path

Surfacing:	4" Concrete Class 3000
Base:	1" Crushed Surfacing Top Course
Alternate:	
Surfacing:	2 1/2" Class B Asphalt Concrete

Base: 4" Gravel Base

2.10.130 Temporary Street Patching

Temporary restoration of trenches shall be accomplished by using 2" Class B Asphalt Concrete Pavement when available or 2" medium-curing (MC-250) Liquid Asphalt (cold mix), 2" Asphalt Treated Base (ATB), or steel plates.

ATB used for temporary restoration may be dumped directly into the trench, bladed and rolled. After rolling, the trench must be filled flush with ATB to provide a smooth riding surface.

All temporary patches shall be maintained by the contractor until such time as the permanent pavement patch is in place. See subsection 2.10.140 (G) below.

If the contractor is unable to maintain a patch for whatever reason, the City will patch it and the developer will be billed for actual cost of labor and materials plus overhead.

2.10.140 Trench - Pavement Restoration

Trench restoration shall be either by a patch or patch plus overlay as required by the City Engineer.

A. All trench and pavement cuts shall be made by spade bladed jackhammer or sawcuts. The cuts shall be a minimum of 1 foot outside the trench width.

B. All trenching shall be backfilled with crushed surfacing materials conforming to Section 4-04 of the WSDOT/APWA Standard Specifications. The trench shall be compacted to 95 percent maximum density, as described in Section 2-03 of the WSDOT/APWA Standard Specifications.

   Replacement of the asphalt concrete or Portland Cement Concrete shall be of existing depth plus 1 inch or 3 inches, whichever is greater.

C. Tack shall be applied to the existing pavement and edge of cut and shall be emulsified asphalt grade CSS-1 as specified in Section 9-02.1(6) of the WSDOT/APWA Standard Specifications. Tack coat shall be applied as specified in Section 5-04 of the WSDOT/APWA Standard Specifications.

D. Asphalt concrete Class B shall be placed on the prepared surface in accordance with the applicable requirements of Section 5-04 of the WSDOT/APWA Standard Specifications, except that longitudinal joints between successive layers of asphalt concrete shall be displaced laterally a minimum of 12 inches unless otherwise

approved by the City Engineer. Fine and coarse aggregate shall be in accordance with Section 9-03.8 of the WSDOT/APWA Standard Specifications. Asphalt concrete over 2 inches thick shall be placed in equal lifts not to exceed 2 inches each.

All street surfaces, walks or driveways within the street trenching areas affected by the trenching shall be feathered and shimmed to an extent that provides a smooth-riding connection and expeditious drainage flow for the newly paved surface. Shimming and feathering as required by the City Engineer shall be accomplished by raking out the oversized aggregates from the Class B mix as appropriate.

Surface smoothness shall be per Section 5-04.3(13) of the WSDOT/APWA Standard Specifications. The paving shall be corrected by removal and repaving of the trench only.

E. All joints shall be sealed using AR4000W.

F. When trenching within the roadway shoulder(s), the shoulder shall be restored to its original or better condition.

G. The final patch shall be completed as soon as possible and shall be completed within 30 days after first opening the trench. This time frame may be adjusted if delays are due to inclement paving weather, or other adverse conditions that may exist. However, delaying of final patch of overlay work is allowable only subject to the City Engineer's approval. The City may deem it necessary to complete the work within the 30 days' time frame and not allow any time extension. If this occurs, the Contractor shall perform the necessary work as directed by the City Engineer.

2.10.150 Staking

All surveying and staking shall be performed by an engineering or surveying firm capable of performing such work. The engineer or surveyor directing such work shall be licensed as a Professional Engineer or Professional Land Surveyor by the State of Washington.

The minimum staking of streets shall be as directed by the City Engineer or as follows:

A. Stake centerline every 50 feet in tangent sections and 25 feet in curved sections plus grade breaks, PVCs, PVTs, high points and low points, with cut and/or fill to subgrade.

B. Stake top of ballast and top of crushed surfacing at centerline and edge of pavement at the above-described intervals.

C. Stake top back of curb at the above-described intervals with cut or fill to finished grade.

2.10.160 Testing

Testing shall be required at the developers or contractors expense. The testing shall be ordered by the developer or contractor and chosen testing lab shall be approved by the City Engineer. Testing shall be done on all materials and construction as specified in the WSDOT/APWA Standard Specifications. Copies of testing reports shall be provided at no cost to the City Engineer upon request.

In addition, the City Engineer shall be notified before each phase that street construction commences (i.e. staking, grading, subgrade, ballast, base, top course, and surfacing).

2.20 SIDEWALKS, CURBS, AND GUTTERS

2.20.010 Sidewalks

Sidewalks shall be constructed of Concrete Class 3000 4 inches thick. Sidewalks along streets with rolled curb and gutter shall be 6 inches thick. When the sidewalk, curb, and gutter are contiguous, the width of the sidewalk shall be measured from back of curb to back of sidewalk.

A. See "Minimum Street Design Standards Table" Subsection 2.10.030 YDS for sidewalk requirements.

B. In addition to the requirements of the Access Board ADA PROWAG, the design and construction of all sidewalks, curbs, gutters, and walkways shall meet the following minimum standards:

   The width of sidewalks shall be as shown in the street design drawings. Those sidewalks designated in the comprehensive bike plan of the City as bike paths shall, in addition, meet the minimum width requirements established for said bike paths. The City shall require that the design of all sidewalks provides for a gradual rather than an abrupt transition between sidewalks of different widths or alignments.

C. Joints shall be placed at sufficient intervals to control transverse cracking.

D. Monolithic pour of curb and sidewalk will not be allowed.

E. For driveway requirements, see Subsection 2.10.140 YDS.

2.20.020 Curb; Curb and Gutter; Rolled Concrete Curb and Gutter

Cement concrete curb, cement concrete curb and gutter, or rolled concrete curb and gutter (see standard road sections) shall be used for all street edges unless otherwise approved by the City. All curbs, gutters, and rolled concrete curb and gutter shall be constructed of concrete Class 3000 as shown on drawing number 2-13.

Form and subgrade inspection by the City are required before curb and gutter are poured as part of public roadways.

2.20.030 Curb Ramps

In addition to the requirements of the Access Board ADA PROWAG, all sidewalks must be constructed to provide for curb ramps in accordance with the standards of state law.

Curb Ramps shall be constructed of concrete Class 3000. Form and subgrade inspection by the City are required before curb ramp is poured.

2.20.040 Staking

All surveying and staking shall be performed by an engineering, or surveying firm capable of performing such work. The engineer or surveyor directing such work shall be licensed as a Professional Engineer or Professional Land Surveyor by the State of Washington.

The minimum staking of curb, gutter, and sidewalk shall be as follows:

A. Stake top back of curb every 50 feet in tangent sections and 25 feet in curved sections plus grade breaks, PVCs, PVTs, high point and low points, with cut or fill to finished grade.

B. The developer shall provide additional staking if necessary in order to construct curb, gutter, sidewalk, or other concrete items to minimum standards.

2.30 BIKEWAYS

2.30.010 General

Bikeway or Urban Trail construction is required in conjunction with any new development, redevelopment, or land division approval, when the need for such a bikeway is indicated. See drawing numbers 2-14 and 2-15 for bike routes and classifications.

2.30.020 Design Standards.

The design of bicycle paths shall depend upon their type and usage. Bikeway surfacing shall be as outlined in Subsection 2.10.160 YDS.

All minimum design standards as set forth in Subsection 1.00.010 YDS shall apply.

Normally, bikeways are shared with other transportation modes, although they may be provided exclusively for bicycle use. Bikeways are categorized in the WSDOT Design Manual, Section 1020.02.

Class I, II, III or IV Bikeways, as appropriate, shall be provided:

A. Wherever called for in the Future Bikeways map (drawing number 2-14) located in the back of this Chapter, or

B. When traffic analysis or traffic planning indicates substantial bicycle usage which would benefit from a designated bicycle facility as determined by the City except where noted herein.

2.30.030 Staking and Testing

Staking and testing shall be done in accordance with street staking and testing as outlined in Subsections 2.10.190 and 2.10.200 YDS.

2.40 ILLUMINATION

2.40.010 Design Standards

A street lighting plan submitted by the applicant and approved by the City shall be required for all street light installations. Type of installation shall be as set forth in WSDOT/APWA/IES Standard Specifications, and as directed by the City except where noted herein.

All public street light designs shall be prepared by an engineering firm capable of performing such work. The engineer shall be licensed by the State of Washington. All developments shall submit the lighting plan. Line loss, spacing, and uniformity ratio calculations shall also be submitted. The calculations shall be performed following the methodology outlined in the latest edition of the WSDOT Traffic Manual. After the system is completed and approved, a set of "as built" Record Drawings shall be submitted to the City as a permanent record.

Intersections and cul-de-sacs within new residential developments will be illuminated with one 100-watt LED equivalent lamp mounted on a 30-foot pole. No other illumination is required. Concrete poles may be used inside subdivisions and shall be set plumb and have a consistent mounting height. Intersections with any street designated other than a local access residential will be illuminated according to the requirement of that higher street classification.

Luminaire pole spacing, uniformity ratio, and line loss calculations will be determined by using the following design criteria:

2.40.020 Design Criteria.

AVERAGE MAINTAINED HORIZONTAL ILLUMINATION (FOOT CANDLES)			
AREA CLASS			
Road Class	Residential	Industrial	Commercial
Local	0.4	0.8	1.0
Collector	0.6	1.0	1.2
Arterial	0.8	1.4	1.6
Boulevard	0.8	1.4	1.6
Uniformity ratio: 6:1 average: minimum for local 4:1 average: minimum for collector 3:1 average: minimum for arterial and boulevard			

Dirt Factor (DF)=0.85, Lamp Lumen Depreciation Factor (LF) = 0.73 Maintenance Factor (MF) = DF x LF = 0.62 Lamp Load Factor (LLF) = 1.2 Minimum Weak Point Light = 0.2fc except residential local street Average illumination at intersections 1.5 times the illumination required on the more highly illuminated street except on local access residential streets. Poles shall be located using a "staggered spacing" pattern across the roadway or the "same side of the roadway spacing" pattern.			
Mounting Height:			
Local	30 feet		
Collector	35 feet		
Arterial	40 feet		
Boulevard	40 feet		
Lumens			
400 Watt initial lamp lumens = 50,000			
200 Watt initial lamp lumens = 22,000			
150 Watt initial lamp lumens = 16,000			
100 Watt initial lamp lumens = 9,500			

Line loss calculations shall show that no more than five percent voltage drop occurs in any circuit. Lamps shall be high pressure sodium. Pole foundations shall be installed per WSDOT Standard Plans J-1b.

The pole mast arm shall be designed to place luminaire over the near edge of traveled way. The luminaire mast arm shall be Type I (See WSDOT Standard Plans J-1a) or City approved equal. Poles shall be manufactured by one of the following companies: General Electric, Lexington, HapCo, or Valmont.

All luminaires will be flat lens, medium cut off, IES Type III distribution, General Electric Power Door, or City approved equal.

All street light electrical installations including wiring conduit, and power connections shall be located underground.

The General Notes on the following page need to be included on any plans dealing with street light design in addition to all applicable requirements as set forth in Subsection 1.00.010.

GENERAL NOTES (STREET LIGHT CONSTRUCTION)

1. All workmanship, materials, and testing shall be in accordance with the most current Washington State Department of Transportation/American Public Work Association Standard Specifications for Road, Bridge, and Municipal Construction, National Electrical Code, and City of Yelm Engineering Specifications and Standard Details unless otherwise specified below. In cases of conflict the most stringent guideline shall apply. When the most stringent guideline is not clear, the City will make the determination. The Electrical Contractor shall be familiar with all above stated publications and guidelines as they will be strictly enforced by the City.

2. All safety standards and requirements shall be complied with as set forth by the State of Washington, Department of Labor and Industries.

3. The contractor shall be responsible for all traffic control in accordance with the Manual on Uniform Traffic Control Devices. Prior to disruption of any traffic, traffic control plans shall be prepared and submitted to the City for approval. No work shall commence until all approved traffic control is in place.

4. A pre-construction meeting shall be held with the City and Electrical Inspectors prior to the start of construction.

5. All approvals and permits required by the City shall be obtained by the contractor prior to the start of construction.

6. It shall be the responsibility of the contractor to have a copy of an approved set of plans on the construction site at all times.

7. All surveying and staking shall be done by a surveying or engineering firm licensed in the State of Washington.

8. Temporary erosion control/water pollution measures shall be required in accordance with section 1-07.15 of the WSDOT/APWA Standard Specifications and the Drainage Design and Erosion Control Manual for Thurston Region Washington. At no time will silts and debris be allowed to drain into an existing or newly installed facility.

9. If construction is to take place in the County Right-of-Way, the contractor shall notify the County and obtain all the required approvals and permits.

10. The contractor shall be fully responsible for the location and protection of all existing utilities. The contractor shall verify all utility

locations prior to construction by calling the Underground Locate Line at 1-800-424-5555 a minimum of 48 hours prior to any excavation. The contractor will also be responsible for maintaining all locate marks once the utilities have been located.

11. Electrical permits and inspections are required for all street lighting installations within the City. The Contractor is responsible for obtaining said permits prior to any type of actual construction. These permits are available through Washington State Labor and Industries.

12. Prior to installation of any materials the Electrical Contractor shall submit for approval by the City two copies of material catalog cuts, specifications, shop drawings and/or wiring diagrams. Any materials purchased or labor performed prior to such approval shall be at the Contractor's risk. Mounting heights, arm length, power source, luminaire type and bolt patterns shall follow Subsection 2.40.020 YDS. Modifications of any portion of the lighting system will not be allowed without prior approval by the City.

13. A rated Service Disconnect shall be provided for every branch circuit. Light branch circuit breakers shall be 40-amp minimum. The location and installation of the disconnect shall conform to the National Electric Code (NEC) and City of Yelm Standards. The Service Disconnect shall be of a type equal to a "MYERS" MEUGL-M100C-UM or a "UNICORN" CPIIIB-0111A Service, 120/240 VAC, CALTRANS TYPE 3B or City approved equal, with two lighting relays, one three position test switch (Auto/Off/Manual) and one photocell. The photocell shall face north unless otherwise directed by the City.

14. Service Entrance Conductors shall be a minimum size of #6 copper. All lighting wire shall be stranded copper with a minimum size of #8 with insulation suitable for wet locations. Phasing Tape will not be allowed. All wire shall be installed in schedule 40 PVC conduit with a minimum diameter of 1-1/4 inches. All conduit shall be installed in the "Utility Ditch" or as otherwise directed by the City. A bushing or bell end shall be used at the end of every conduit. All splices shall be in the nearest junction box. Wire nuts will not be allowed. All splices will be made with Type C copper fittings, centered and encased in a 3-M Scotchcast epoxy kit, rated at 600 Volts, type 82-A1, 82-B1 or City approved equal. If more than one circuit passes through a Junction Box each is to have a PCV sleeve clearly identifying the circuit. (WSDOT Standard Specification 8-20.3). A 500-volt megger test will be performed by the City on each circuit between conductor and ground prior to acceptance of the lighting system. The insulation resistance shall not be less than 6 megaohms to ground 2,500 feet and over nor less than 8 megaohms under 2,500 feet. A functional test will be performed

by the City, in which it is demonstrated that each and every part of the system functions as specified or intended herein. (WSDOT Standard Specifications 8-20.3(11).

15. Each luminaire pole shall have an in-line, fused, water tight electrical disconnect located at the base of the pole. Access to these fused disconnects shall be through the hand-hole on the pole. The hand-hole shall be facing away from on-coming traffic. Load side of in-line fuse to luminaire head shall be cable and pole bracket wire, 2 conductor, 19 strand copper #10 and shall be supported at the end of the luminaire arm by an approved means. Fuse size, disconnect installation and grounding in pole shall conform to WSDOT Standards.

16. City approved pull boxes or junction boxes shall be installed per WSDOT Standard Plan J-11a in all street lighting installations. Junction Boxes shall be incorporated into the back edge of sidewalk or as directed by City. A Junction Box shall be located within 10 feet of each luminaire pole and at every road crossing. No conduit shall be installed in the roadway except at designated road crossings. Conduit entering the Junction Box shall be perpendicular to the sides of the box and a minimum of 6 but no more than 8 inches below the lid. Boxes shall be clearly and indelibly marked as Lighting Boxes by the legend "L.T." or "LIGHTING". All J-Boxes shall be supported by a minimum 6-inch crushed gravel pad. A 3/8 inch expansion joint shall be installed between concrete sidewalk and Junction Box.

17. All lighting poles shall be as specified in Subsection 2.40.020 YDS. In existing developed areas, the City may require the use of other poles to establish uniformity within the developed area. After installation and before acceptance by the City all poles shall be free of dents and marks. Sonotube shall be removed to below ground level. Pole bases shall be grouted and all luminaire heads shall be plumb and level.

18. Cement concrete bases shall follow WSDOT Standard Plan J-1b. Conduit shall extend between 3 and 6 inches above the concrete base.

19. Any modification to approved lighting plans shall be reviewed and approved by the City prior to installation. Any approved modifications shall be shown on a Mylar asbuilt supplied to the City after the lighting installation is completed and before final acceptance. It shall be the responsibility of the Electrical Contractor to ensure these as-builts are provided to the City.

2.40.030 Staking

All surveying and staking shall be performed by an engineering or surveying firm capable of performing such work. The engineer or

surveyor directing such work shall be licensed by the State of Washington.

The minimum staking of luminaires shall be as follows:

A. Location and elevation to the center of every pole base.

B. Location and elevation of each service disconnect.

2.40.040 Testing

All illumination systems shall be subject to an electrical inspection which shall include megger testing and functional test. Lamp, photocell and fixture shall be under warranty for a period of one year.

2.50 SIGNALS

2.50.010 General

Signals shall be installed per the requirements set forth herein. This work shall consist of furnishing and installing a complete and functional traffic control system of controllers, signals and appurtenances as required by the City.

2.50.020 Design Standards.

Signal systems shall be designed in accordance with the specifications as set forth in the WSDOT Design Manual and the WSDOT/APWA Standard Specifications unless otherwise authorized by the City.

All public signal designs shall be prepared by an engineering firm capable of performing such work. The engineer shall be licensed by the State of Washington. All applicable requirements set forth in Subsection 1.00.010 shall be included.

2.50.030 Induction Loops.

Induction loops shall be constructed per WSDOT/APWA Standard Specification 8-20.3(14)C and Standard Plan J-8a.

2.50.040 Staking.

All surveying and staking shall be performed by an engineering or surveying firm capable of performing such work. The engineer or surveyor directing such work shall be licensed by the State of Washington.

A preconstruction meeting shall be held with the City prior to commencing staking. All construction staking shall be inspected by the City prior to construction.

The minimum staking of signals shall be as follows:

A. Location, with cut or fill to center of all pole bases.

B. Location of junction box.

C. Location of all corners of controller base.

D. Location of service disconnect.

2.50.050 Testing.

All signals shall be subject to any necessary electrical inspections as well as requirements as set forth in the WSDOT Design manual and the WSDOT/APWA Standard Specifications.

A signal system shall not be approved or accepted by the City until the signal has performed correctly to the City's satisfaction for a 30 day "check-out" period as outlined below.

Controller and cabinet shall be tested by WSDOT’s Laboratory in Tumwater and/or the City. All specifications and material samples shall be submitted to the City for review and approval prior to installation.

2.50.060 Check-out Procedure

The contractor shall call for an intersection check-out after completing the controller cabinet installation along with all other signal equipment complete with wiring connections. All parts and workmanship shall be warranted for one year from date of acceptance.

New signals shall operate without any type of failure for a period of 30 days. The contractor shall have a person available to respond to system failure within 24 hours during the 30-day "check-out" period.

Failure of any control equipment or hardware within the "check-out" period shall restart the 30-day "check-out" period.

2.60 ROADSIDE FEATURES

2.60.010 General

Miscellaneous features included herein shall be developed and constructed to encourage the uniform development and use of roadside features wherever possible.

2.60.020 Design Standards.

The design and placement of roadside features included herein shall adhere to the specific requirements as listed for each feature, and, when applicable, to the appropriate standards as set forth in Subsection 1.00.010.

2.60.030 Staking.

All surveying and staking shall be performed by an engineering or surveying firm capable of performing such work. The engineer or surveyor directing such work shall be licensed as a Professional Engineer or Professional Land Surveyor by the State of Washington.

2.60.040 Testing.

Testing shall be required at the developer's or contractor's expense on all materials and construction as specified in the WSDOT/APWA Standard Specifications and with a frequency as specified in the WSDOT Construction Manual.

2.60.050 Survey Monuments.

A. All existing survey control monuments that will be disturbed, covered or destroyed during construction shall be referenced prior to construction and replaced or raised after construction by a Professional Land Surveyor licensed by the State of Washington. All applicable RCWs and WACs will be complied with, including but not limited to, WAC 332-120, WAC 332-130, and RCW 58.09. The monuments shall be replaced with a cast in place monument (drawing number 2-16) at the expense of the responsible builder or developer.

B. Major Arterial, Minor Arterial, Bus Routes, and Truck Routes require a pre-cast concrete monument (Standard Plan H-7a) with cast iron monument case and cover (Standard Plan H-7) installed per WSDOT standards is required.

C. Commercial Collector, Neighborhood Collector, and Local streets require a poured-in-place concrete surface monument (see drawing number 2-16) per City standards is required.

D. Monument Locations. Appropriate monuments as outlined in B or C above shall be:

1. At all street intersections;
2. At the PC and PTs of all horizontal curves or at the PI if it lies in the traveled roadway;

E. The monument case shall be installed after the final course of surfacing has been placed.

2.60.060 Guard Rails

For purposes of design and location, all guardrails along roadways shall conform to the criteria of the WSDOT Design Manual as may be amended or revised.

2.60.070 Retaining Walls

A. Rock walls may be used for erosion protection of cut or fill embankments up to a maximum height of 8 feet in stable soil conditions which will result in no significant foundation settlement or outward thrust upon the walls. All retaining walls with heights over 6 feet or when soil is unstable, a structural wall of acceptable design stamped by a licensed structural engineer shall be used. Rock walls over 6 feet high shall be subject to inspection by a geotechnical engineer as outlined in the following paragraph.

Any rock wall over 30 inches high in a fill section shall require an engineered design by a geotechnical engineer. The geotechnical engineer shall continuously inspect the installation of the wall as it progresses and shall submit inspection reports, including compaction test results and photographs taken during the construction, documenting the techniques used and the degree of conformance to the structural engineer's design.

In the absence of such a rock wall design, walls having heights over 6 feet or walls to be constructed in conditions when soil is unstable require a structural wall having a design approved by the City if outside the Right-of-Way. The design of structural walls shall be by a structural engineer qualified in retaining wall design. Structural walls require issuance of a Building Permit prior to construction.

B. The rock material shall be as nearly rectangular as possible. No stone shall be used which does not extend through the wall. The rock material shall be hard, sound, durable and free from weathered portions, seams, cracks and other defects. The rock density shall be a minimum of 160 pounds per cubic foot.

C. The rock wall shall be started by excavating a trench having a depth below subgrade of one half the base course or one foot (whichever is greater).

D. Rock selection and placement shall be such that there will be minimum voids and, in the exposed face, no open voids over 6 inches across in any direction. The final course shall have a continuous appearance and shall be placed to minimize erosion of the backfill material. The larger rocks shall be placed at the base of the rockery so that the wall will be stable. The rocks shall be placed in a manner such that the longitudinal axis of the rock shall be perpendicular to the rockery face. The rocks shall have all inclining faces sloping to the back of the rockery. Each course of rocks shall be seated as tightly and evenly as possible on the course beneath. After setting each course of rock, all voids between the rocks shall be chinked on the back with quarry rock to eliminate any void sufficient to pass a 2-inch square probe.

E. The wall backfill gravel shall consist of quarry spalls with a maximum size of 6 inches and a minimum size of 4 inches or as specified by a licensed engineer. This material shall be placed to a 12 inch minimum thickness between the entire wall and the cut or fill material. The backfill material shall be placed in lifts to an elevation approximately 6 inches below the top of each course of rocks as they are placed, until the uppermost course is placed. Any backfill material on the bearing surface of one rock course shall be removed before setting the next course.

F. Perforated drainage pipe and filter fabric shall be installed as per drawing number 2-18. This pipe requirement may be waived by the Engineer upon a showing by the developer that no subsurface water problem exists.

2.60.080 Parking Lots

Standards for Parking Lot Construction.

A. Materials and Workmanship. Materials and workmanship for all parking lot construction, regardless if a parking lot construction permit is required, must comply with City adopted standards and specifications. Parking lot surfacing materials shall satisfy the requirement for a permanent all weather surface. Asphalt concrete pavement and Portland cement concrete pavement satisfy this requirement and are approved materials. Gravel surfaces are not acceptable or approved surface material types. Combination grass/paving systems are approved materials types, however, their use requires submittal of an overall parking lot paving plan

showing the limits of the grass/paving system sand a description of how the systems will be irrigated and maintained. If the City Engineer determines the grass/paving system is not appropriate for the specific application, alternate approved surfacing materials shall be utilized.

B. Other types of surfacing materials will be considered subject to the approval of the City Engineer prior to construction.

C. Non-Compliance--Removal--Lien. In the event that the construction covered under this section is not performed in accordance with the established specifications and the construction is not corrected as directed by the City Engineer, such construction may be removed and/or corrected by the City. Upon the failure of the owner to take such corrective steps as outlined within thirty days if notice in writing by the City Engineer, costs of such removal and/or correction or reconstruction as performed by the City shall be charged to the owner of the real property involved and shall become a lien against the premises until paid.

D. Parking area construction shall include:

1. Surfacing. All parking areas shall be surfaced with asphalt, concrete or similar pavement so as to provide a permanent all-weather surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water. Gravel surfaces are not acceptable or approved surface material.

2. Subgrade Preparation. The subgrade shall be prepared for surfacing following the requirements outlined in Section 2-06 of the WSDOT Standard Specifications. Erosion/sedimentation control facilities shall be provided.

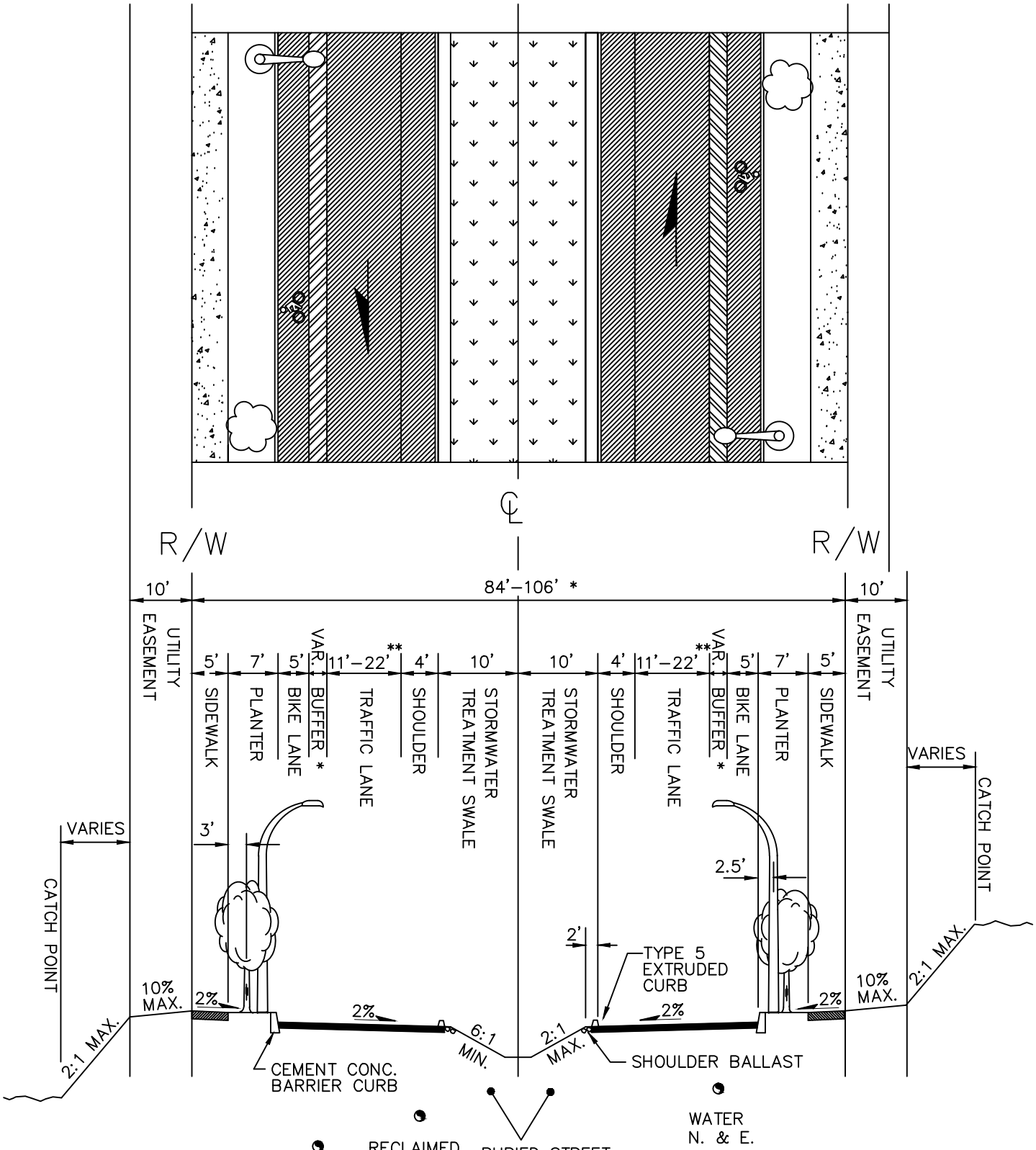
3. Stormwater Runoff. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties.

4. Stall Markings. Asphalt or concrete surfaced parking areas shall have parking stalls marked by surface paint lines or suitable substitute traffic marking material. Painted stall markings need not extend the full depth of the stall. If less than the full depth of the stall is painted, the combined stall depths and aisle width shall not be less than the appropriate unit parking depth. Wheel stops are required where a situation exists whereby a parked vehicle would encroach on an adjacent property or Right-of-Way or to protect landscaping. See drawing number 2-24 for approved stall markings and wheel stop locations.

E. No certificate of occupancy shall be issued until all parking facilities are completed and approved unless otherwise allowed by the Director of Public Services.

TRANSPORTATION - LIST OF DRAWINGS

Title	Drawing
Roadway Section	
Boulevard with swale	2-1A
Boulevard, with central island	2-1B
Major Arterial	2-2
Urban Arterial	2-3
Commercial Collector	2-4
Neighborhood Collector	2-5
Local Access Commercial	2-6
Local Access Residential	2-7
Pedestrian Oriented Street Section	2-8A
On-Street Parking Detail	2-8B
Cement Concrete Approach	2-9
Trench-Pavement Restoration Detail	2-10
Cement Concrete Sidewalk	2-11
Typical Curb Ramps	2-12
Cement Concrete Curbs	2-13
Future Bikeways Map	2-14
Bikeway Classes	2-15
Cast in Place Monument	2-16
Bus Pullout	2-17
Rock Wall	2-18
Street Tree	2-19
Street Design - Central Business District	2-20
Nomenclature of Off-Street Parking Area	2-21
Most Common Minimum Parking Area Dimensions	2-22
Examples of Off-Street Parking	2-23
Stall Markings and Wheel Stop Locations	2-24
Driveway Dimensions Measurements	2-25
Fire Turning Radii	2-26



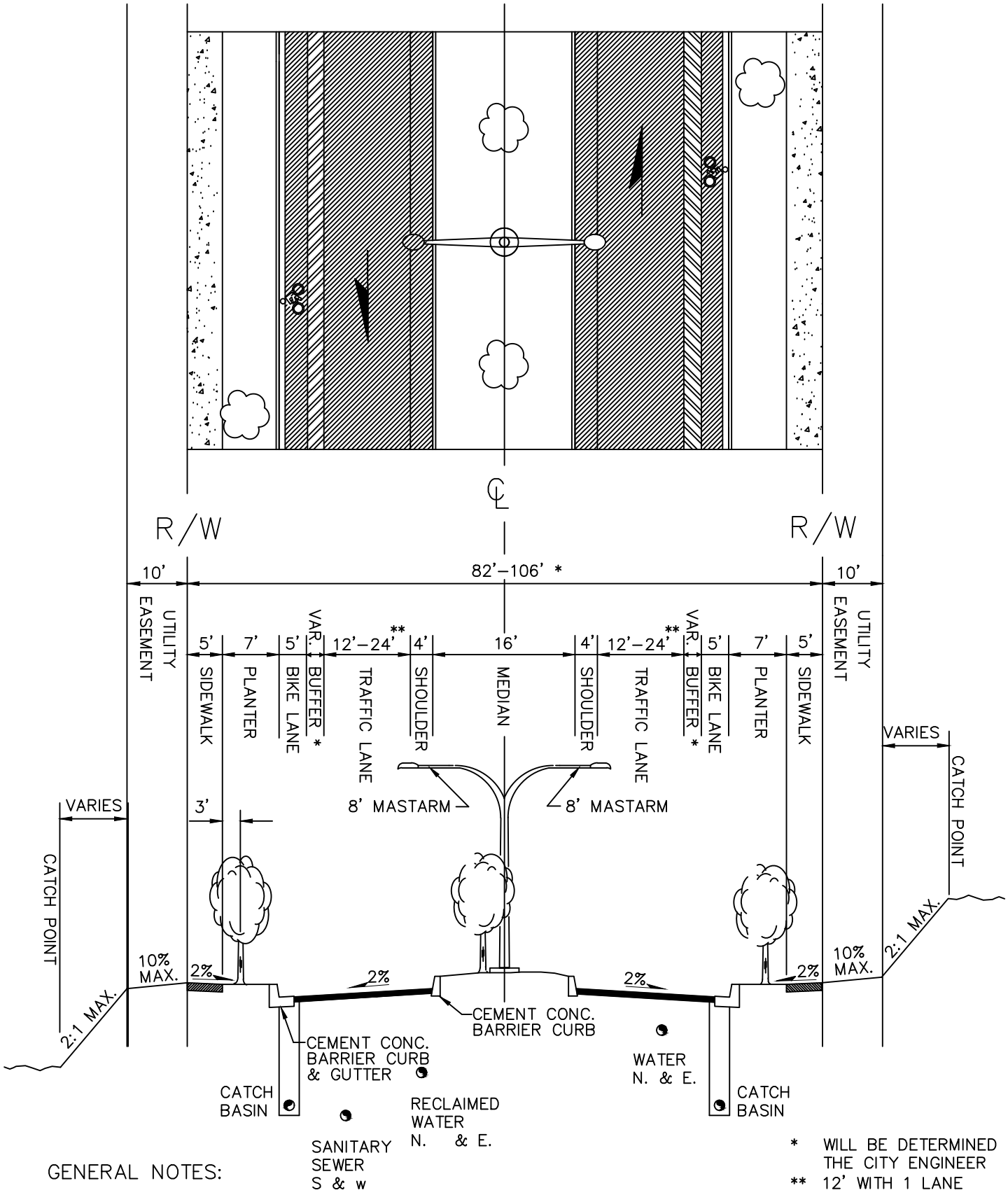
GENERAL NOTES:

1. NO "ON STREET" PARKING PERMITTED.
2. REFER TO RELEVANT SECTIONS OF THE DEVELOPMENT GUIDELINES FOR ADDITIONAL INFORMATION ON STORM DRAINAGE, STREET LIGHTING, PAVEMENT STRUCTURE, ECT.

* WILL BE DETERMINED BY THE CITY ENGINEER

** 11' WITH 1 LANE
22' WITH 2 LANES

CITY OF YELM DEPT. OF PUBLIC SERVICES	APPROVED PUBLIC SERVICES DIR.		DWG. NO. 2–1A
BOULEVARD WITH SWALE	DES.	DWN.	CKD.
JEG			DATE 6/26/2024



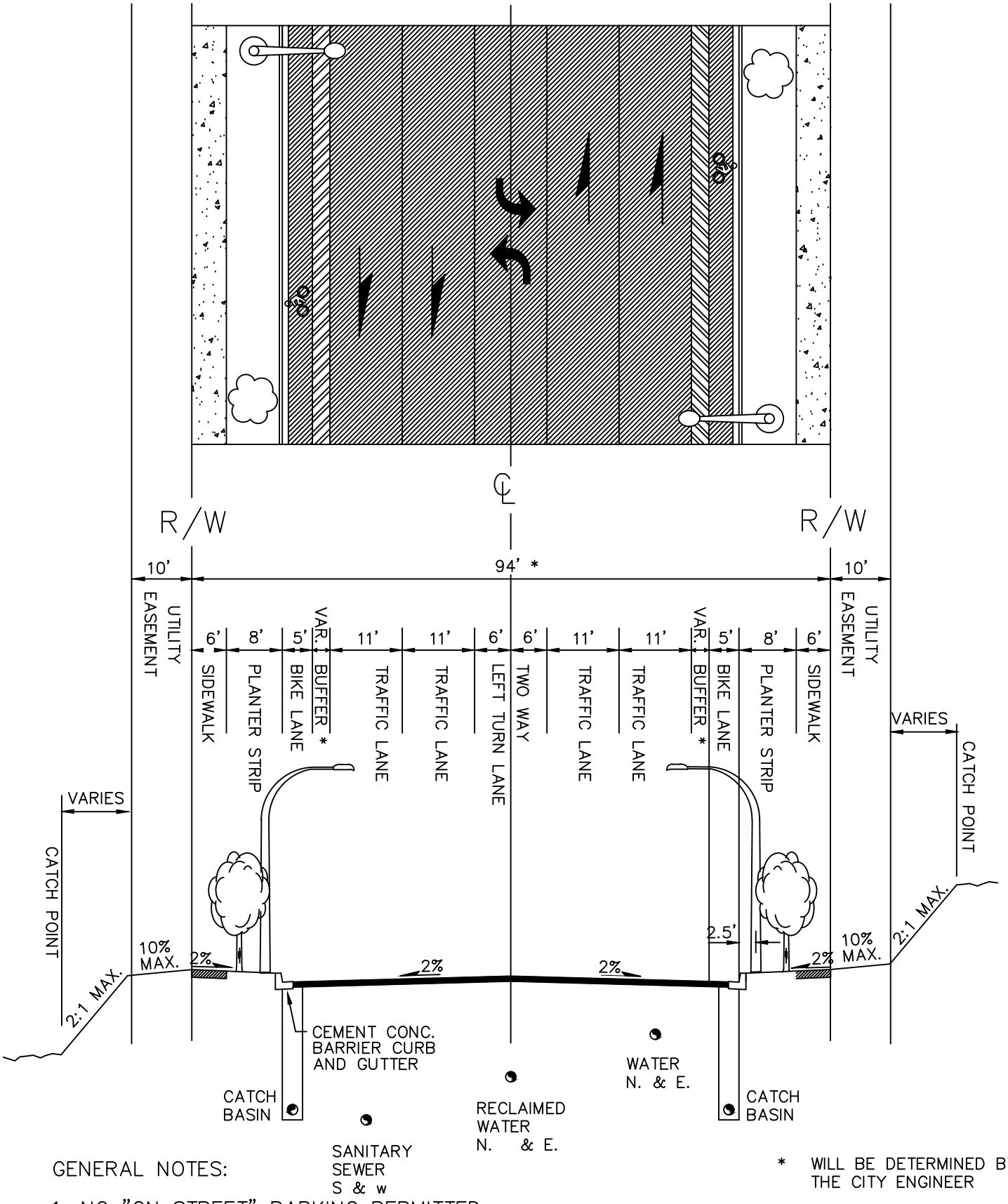
GENERAL NOTES:

1. NO "ON STREET" PARKING PERMITTED.
2. REFER TO RELEVANT SECTIONS OF THE DEVELOPMENT GUIDELINES FOR ADDITIONAL INFORMATION ON STORM DRAINAGE, STREET LIGHTING, PAVEMENT STRUCTURE, ECT.

* WILL BE DETERMINED BY THE CITY ENGINEER

** 12' WITH 1 LANE
24' WITH 2 LANES

CITY OF YELM DEPT. OF PUBLIC SERVICES JEG	APPROVED PUBLIC SERVICES DIR.		DWG. NO. 2–1B
BOULEVARD W/ CENTER ISLAND JEG	DES.	DWN.	CKD.	DATE 6/26/2024

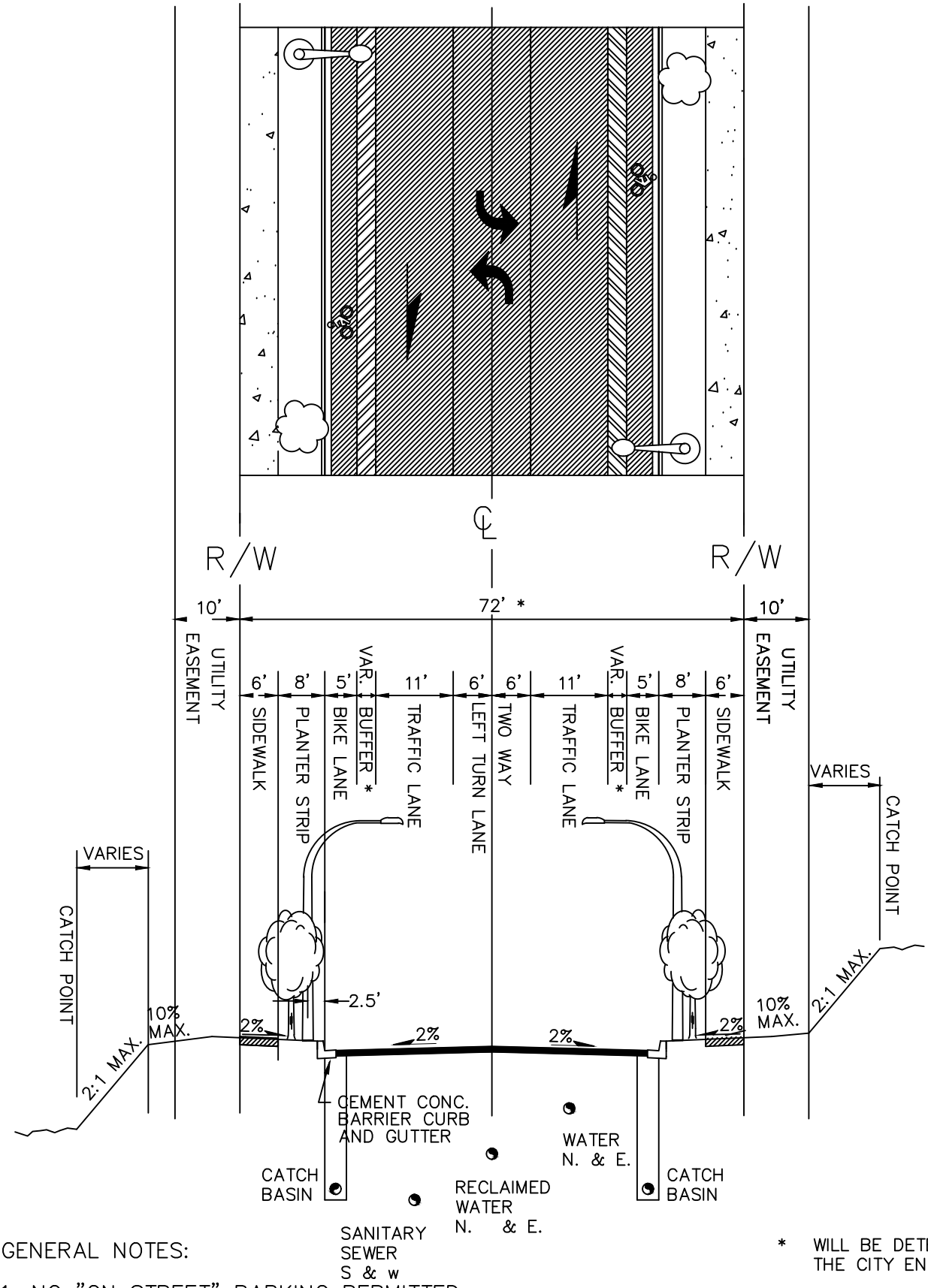


GENERAL NOTES:

* WILL BE DETERMINED BY THE CITY ENGINEER

1. NO "ON STREET" PARKING PERMITTED.
2. REFER TO RELEVANT SECTIONS OF THE DEVELOPMENT GUIDELINES FOR ADDITIONAL INFORMATION ON STORM DRAINAGE, STREET LIGHTING, PAVEMENT STRUCTURE, ECT.

City of YELM WASHINGTON	CITY OF YELM DEPT. OF PUBLIC SERVICES	APPROVED PUBLIC SERVICES DIR.	DWG. NO. 2-2
	MAJOR ARTERIAL	DES. / DWN. / CKD. JEG	DATE 6/26/2024

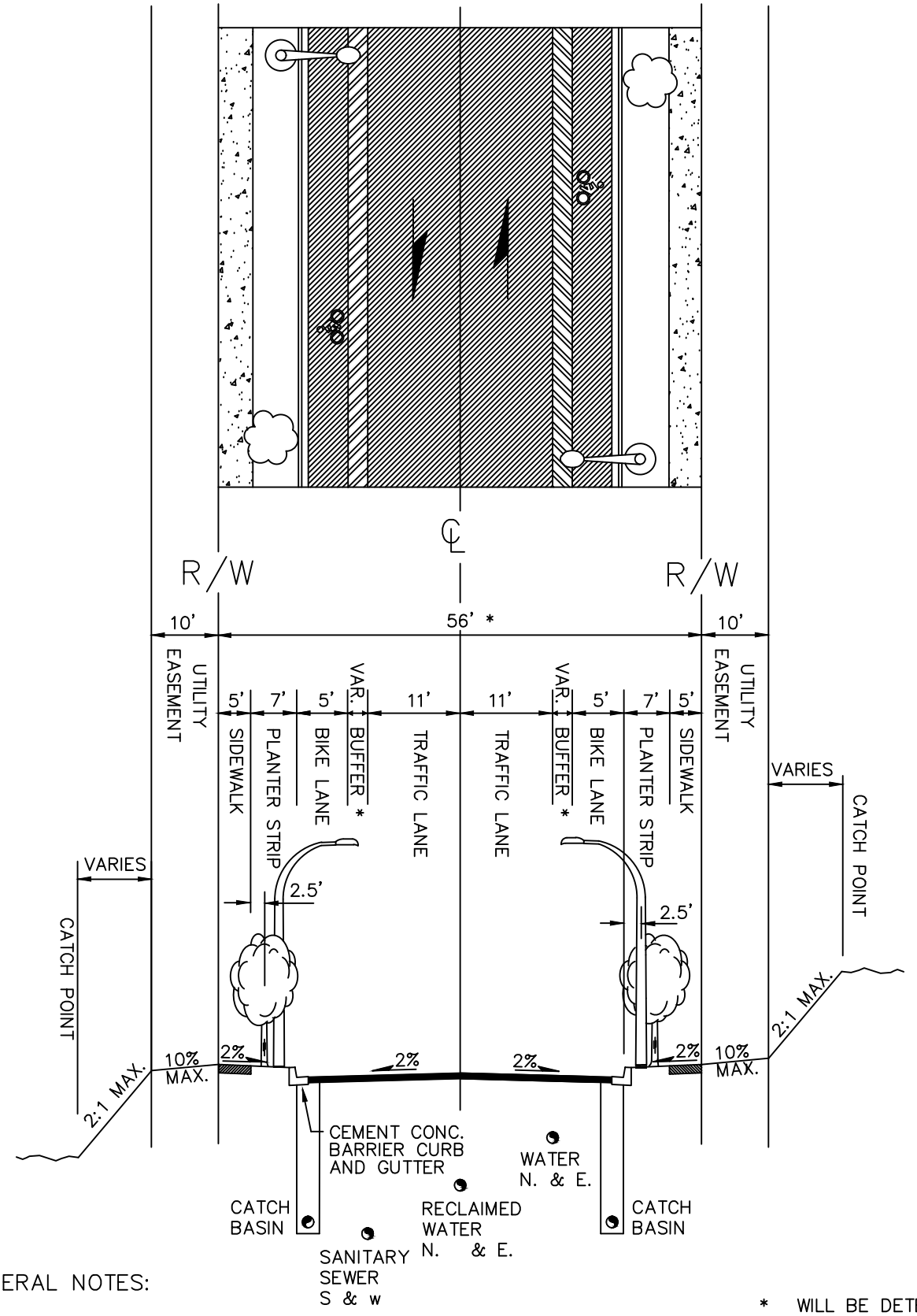


GENERAL NOTES:

* WILL BE DETERMINED BY THE CITY ENGINEER

1. NO "ON STREET" PARKING PERMITTED.
2. REFER TO RELEVANT SECTIONS OF THE DEVELOPMENT GUIDELINES FOR ADDITIONAL INFORMATION ON STORM DRAINAGE, STREET LIGHTING, PAVEMENT STRUCTURE, ECT.

City of YELM WASHINGTON	CITY OF YELM DEPT. OF PUBLIC SERVICES	APPROVED PUBLIC SERVICES DIR.	DWG. NO. 2-3
	URBAN ARTERIAL	DES. / DWN. / CKD. JEG	DATE 6/26/2024



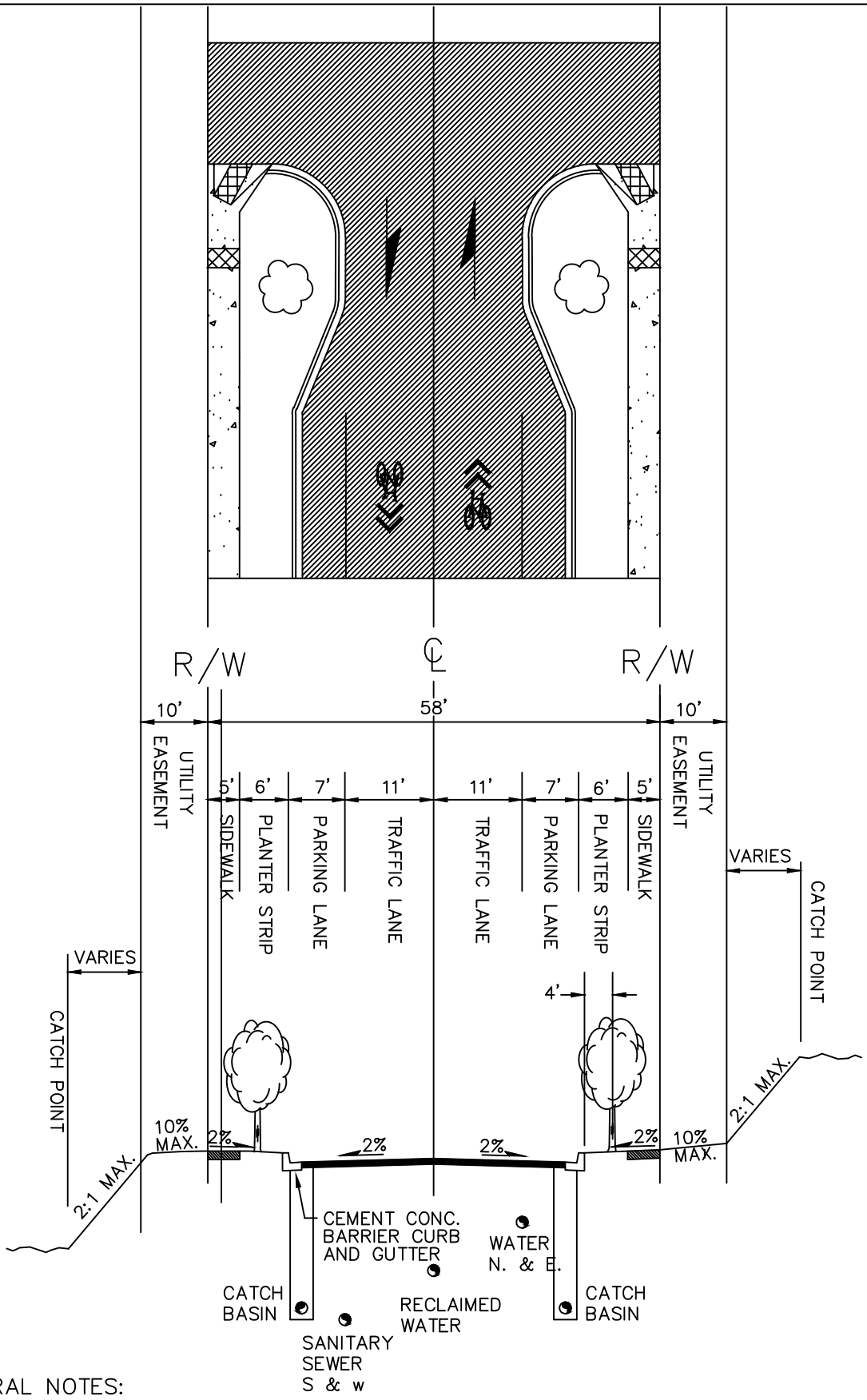
GENERAL NOTES:

* WILL BE DETERMINED BY THE CITY ENGINEER

1. NO "ON STREET" PARKING PERMITTED.

2. REFER TO RELEVANT SECTIONS OF THE DEVELOPMENT GUIDELINES FOR ADDITIONAL INFORMATION ON STORM DRAINAGE, STREET LIGHTING, PAVEMENT STRUCTURE, ECT.

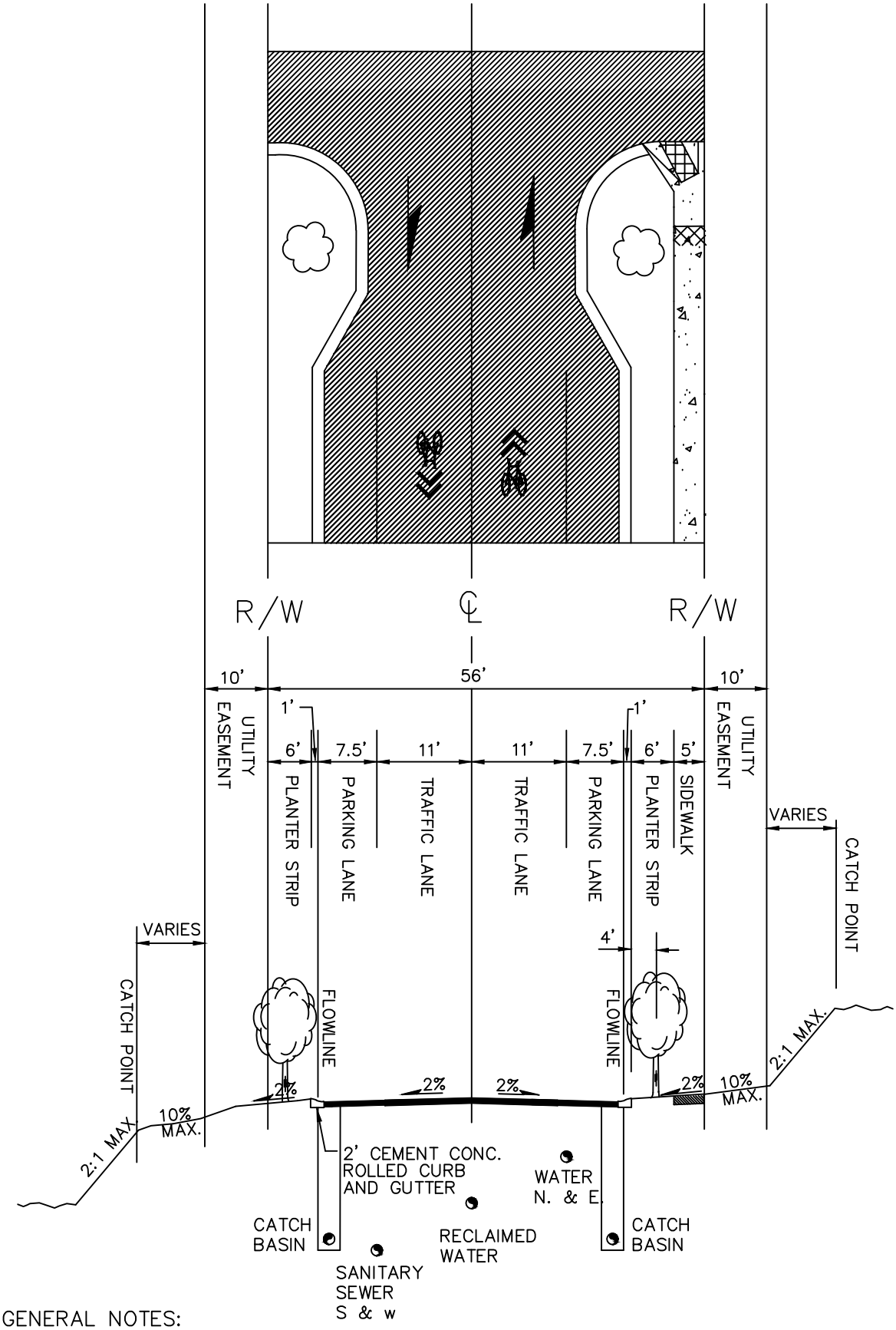
City of YELM WASHINGTON	CITY OF YELM DEPT. OF PUBLIC SERVICES	APPROVED PUBLIC SERVICES DIR.	DWG. NO. 2-4&5
	NEIGHBORHOOD/COMMERCIAL COLLECTOR JEG	DES. / DWN. / CKD.	DATE 6/26/2024



GENERAL NOTES:

1. "ON STREET" PARKING PERMITTED.

City of YELM WASHINGTON	CITY OF YELM DEPT. OF PUBLIC SERVICES	APPROVED PUBLIC SERVICES DIR.	DWG. NO. 2-6
	LOCAL ACCESS COMMERCIAL	DES. / DWN. / CKD. JEG	DATE 6/26/2024



GENERAL NOTES:

1. "ON STREET" PARKING PERMITTED.

City of YELM WASHINGTON	CITY OF YELM DEPT. OF PUBLIC SERVICES	APPROVED PUBLIC SERVICES DIR.		DWG. NO. 2-7
	LOCAL ACCESS RESIDENTIAL	DES.	DWN.	CKD.
	JEG			DATE 6/26/2024

PEDESTRIAN–ORIENTED STREETS:

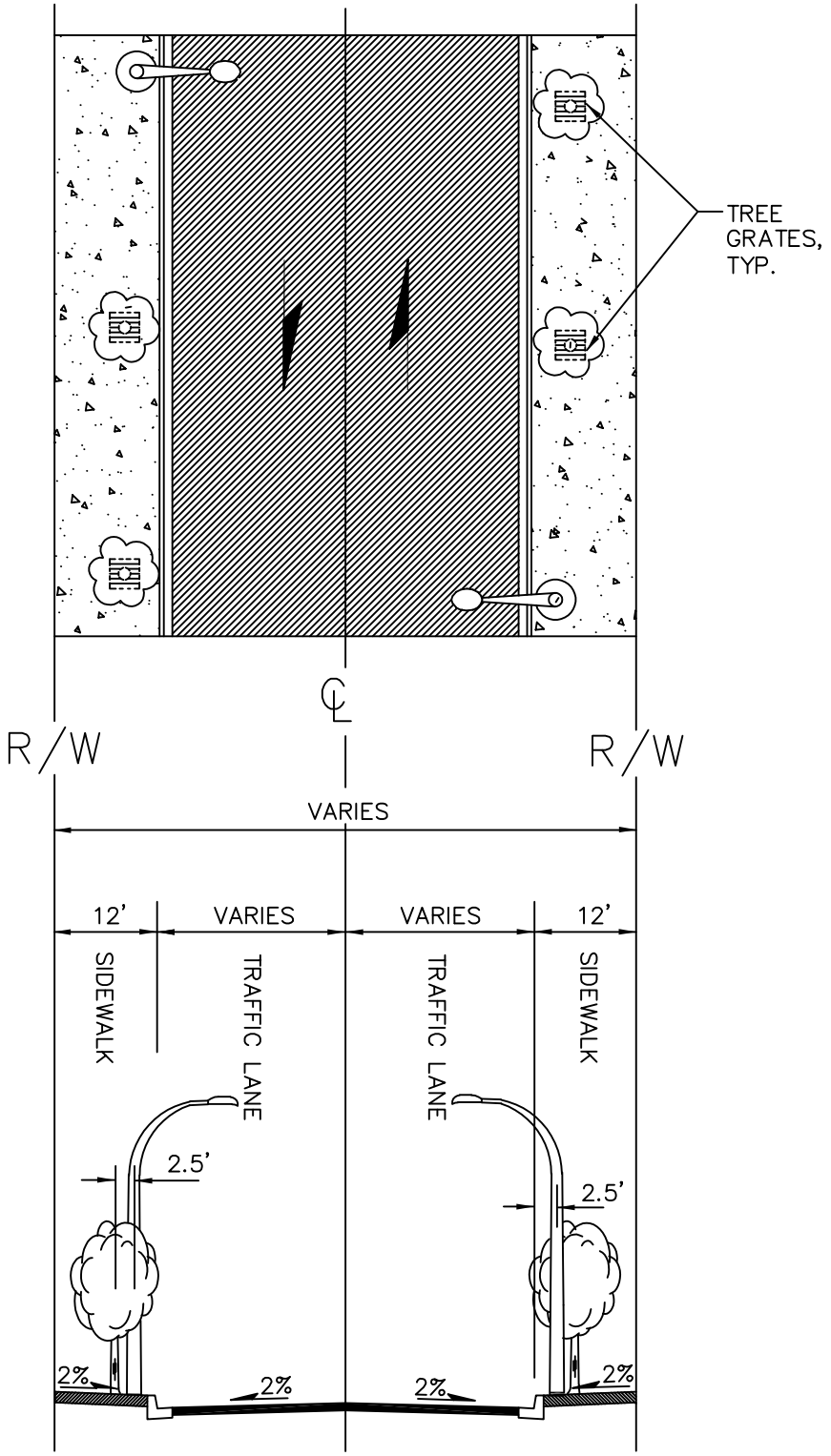
**YELM AVENUE
Between Solberg W. and 4th Street E.

**FIRST STREET
Between Mosman Avenue SE and Jefferson Avenue NE

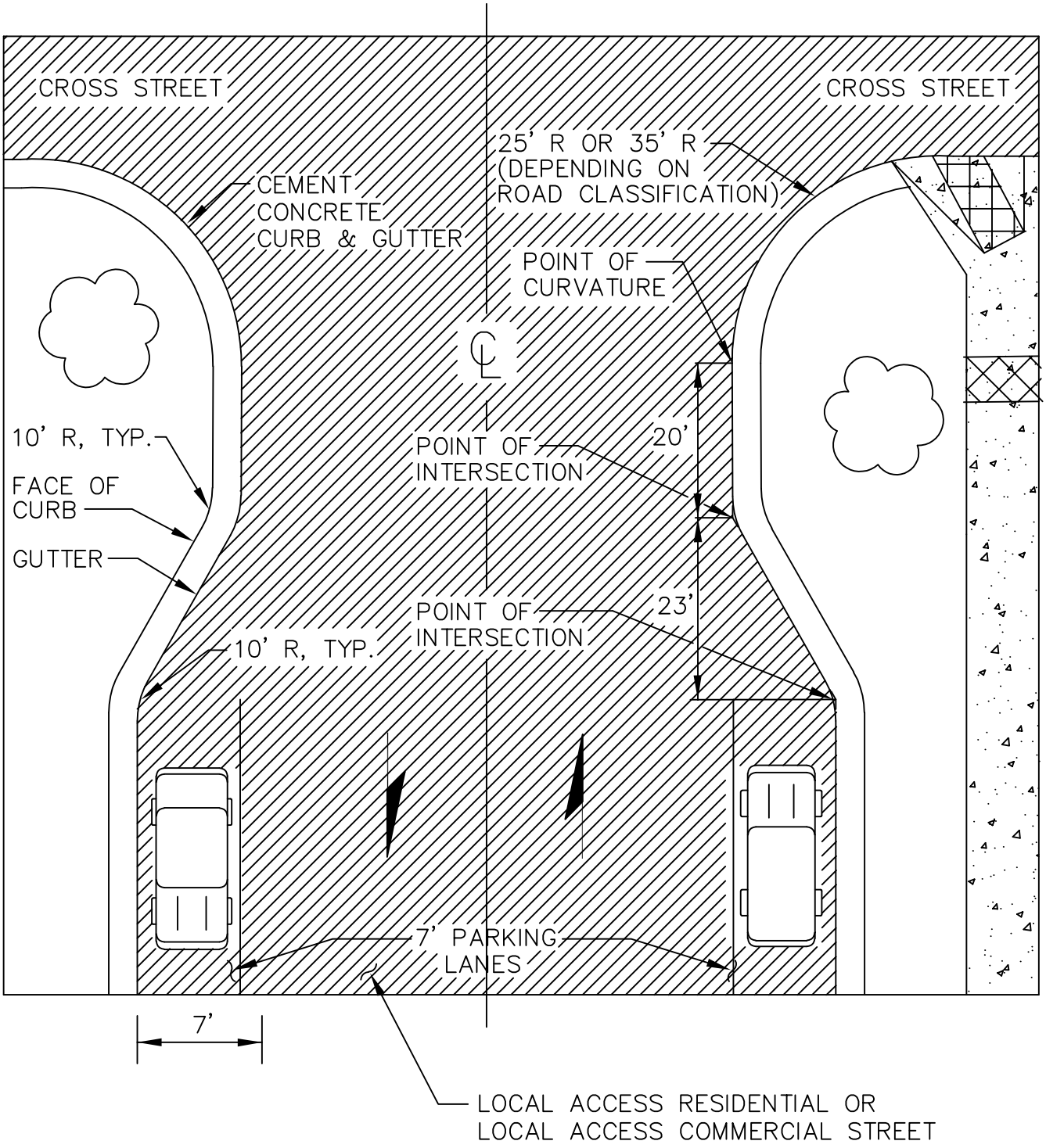
**SECOND STREET SE
Between Washington Avenue SE and Yelm Avenue E

**THIRD STREET SE
Between Washington Avenue SE and Yelm Avenue E

**ALL PUBLIC STREETS
Within 1000 feet of the intersection of Yelm Avenue W. and Killion Road NW



CITY OF YELM DEPT. OF PUBLIC WORKS			
TYPICAL PEDESTRIAN–ORIENTED STREET SECTION			
APPROVED			DWG. NO. 2–8A
DES.	DWN.	CKD.	DATE 9/21/2000
JEG			



GENERAL NOTE:

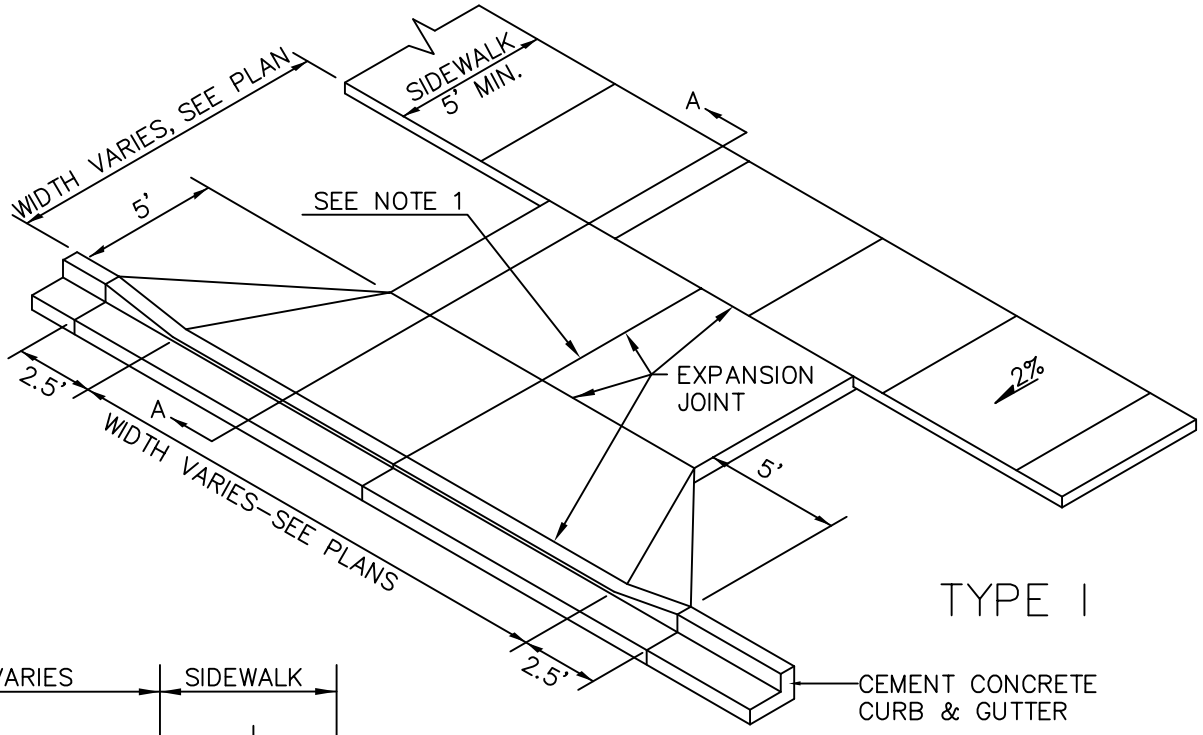
1. REFER TO RELEVANT SECTIONS OF THE DEVELOPMENT GUIDELINES FOR ADDITIONAL INFORMATION ON STORM DRAINAGE, STREET LIGHTING, PAVEMENT STRUCTURE, ETC.

CITY OF YELM
DEPT. OF PUBLIC WORKS

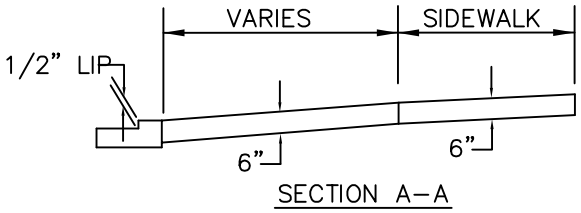
ON-STREET PARKING DETAIL

APPROVED	DWG. NO.
	2-8B

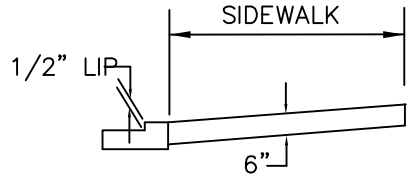
DES.	DWN.	CKD.	DATE
JEG			9/21/2000



TYPE I

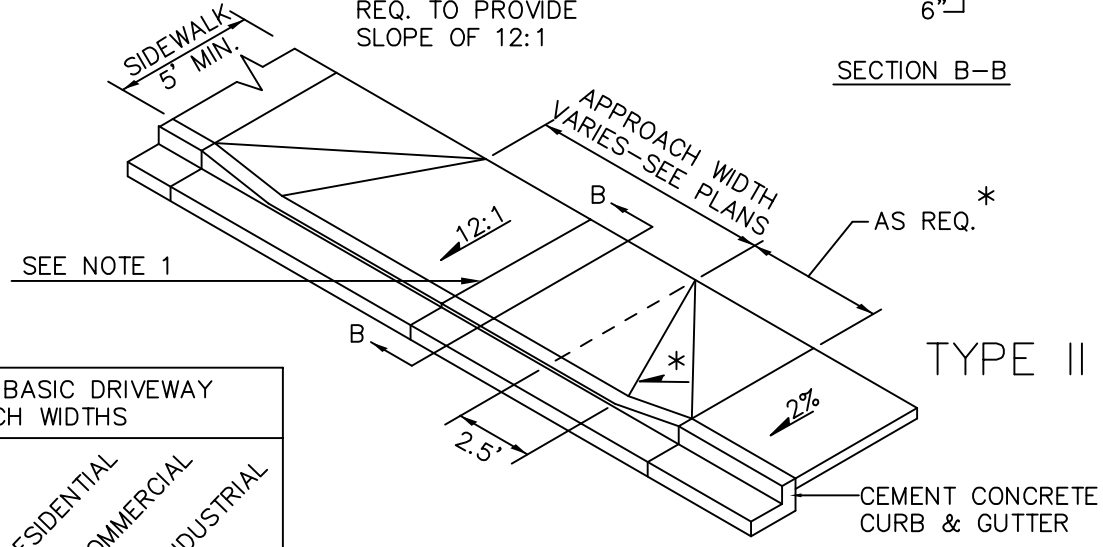


SECTION A–A



SECTION B–B

* ADJUST WIDTH AS REQ. TO PROVIDE SLOPE OF 12:1



TYPE II

RECOMMENDED BASIC DRIVEWAY APPROACH WIDTHS			
NOMINAL WIDTH	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
ONE–WAY	10'	15'	20'
TWO–WAY	10'	30'	40'

NOTES:

1. WHERE APPROACH EXCEEDS 16' WIDTH A FULL DEPTH EXPANSION JOINT SHALL BE PLACED LONGITUDINALLY, CENTERED IN THE APPROACH.
2. FORM AND SUBGRADE INSPECTION ARE REQUIRED BEFORE POURING CONCRETE.
3. REFER TO SECTION 4B.140, YELM DEVELOPMENT GUIDELINES.

CITY OF YELM
DEPT. OF PUBLIC WORKS

CEMENT CONCRETE APPROACH

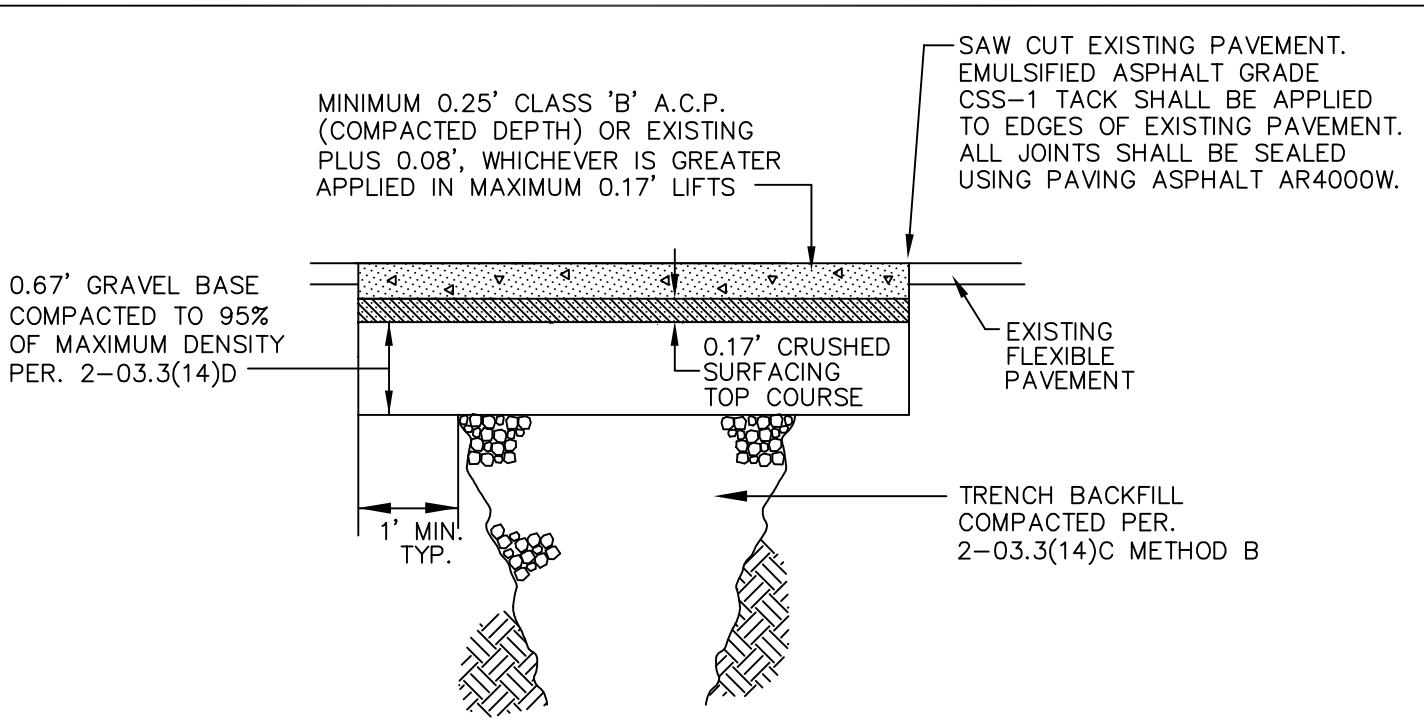
APPROVED

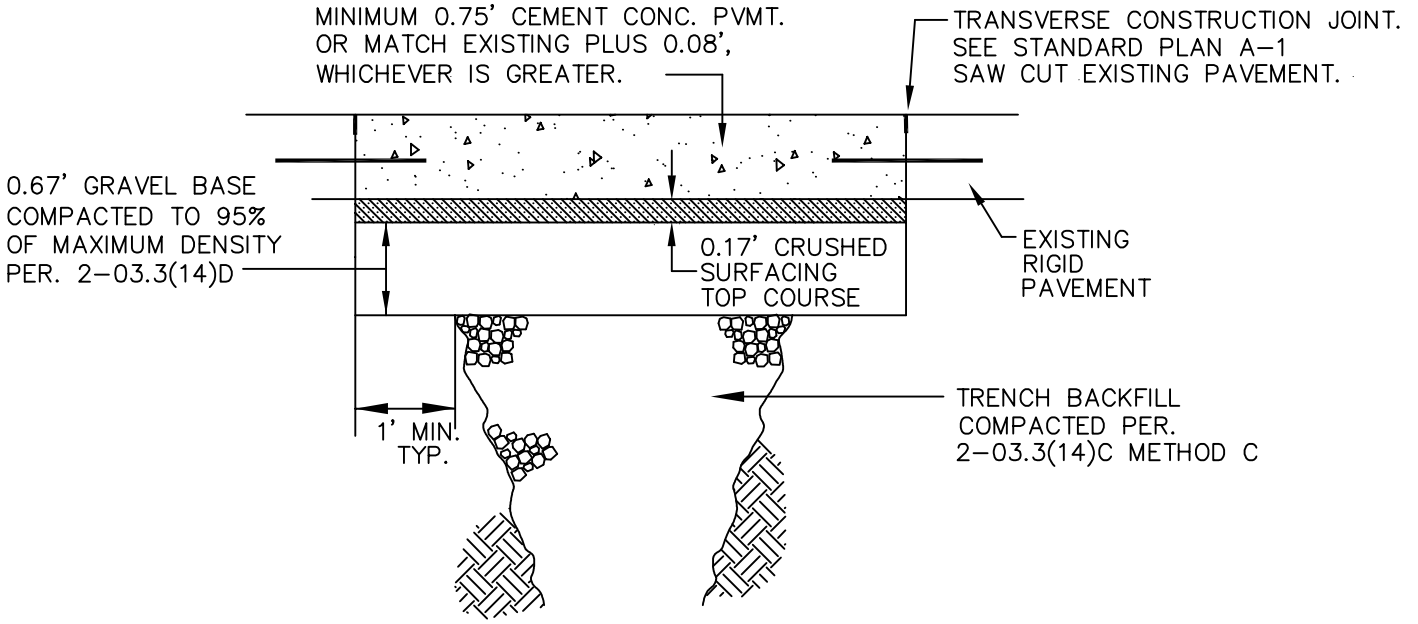
PUBLIC WORKS DIRECTOR DATE

DWG. NO. 2–9

DES.	DWN.	CKD.	DATE
S–C	S–C	S–C	2/2/95

JEG





NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND INSTALL-ATION SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AS AMENDED BY CITY OF YELM STANDARDS.

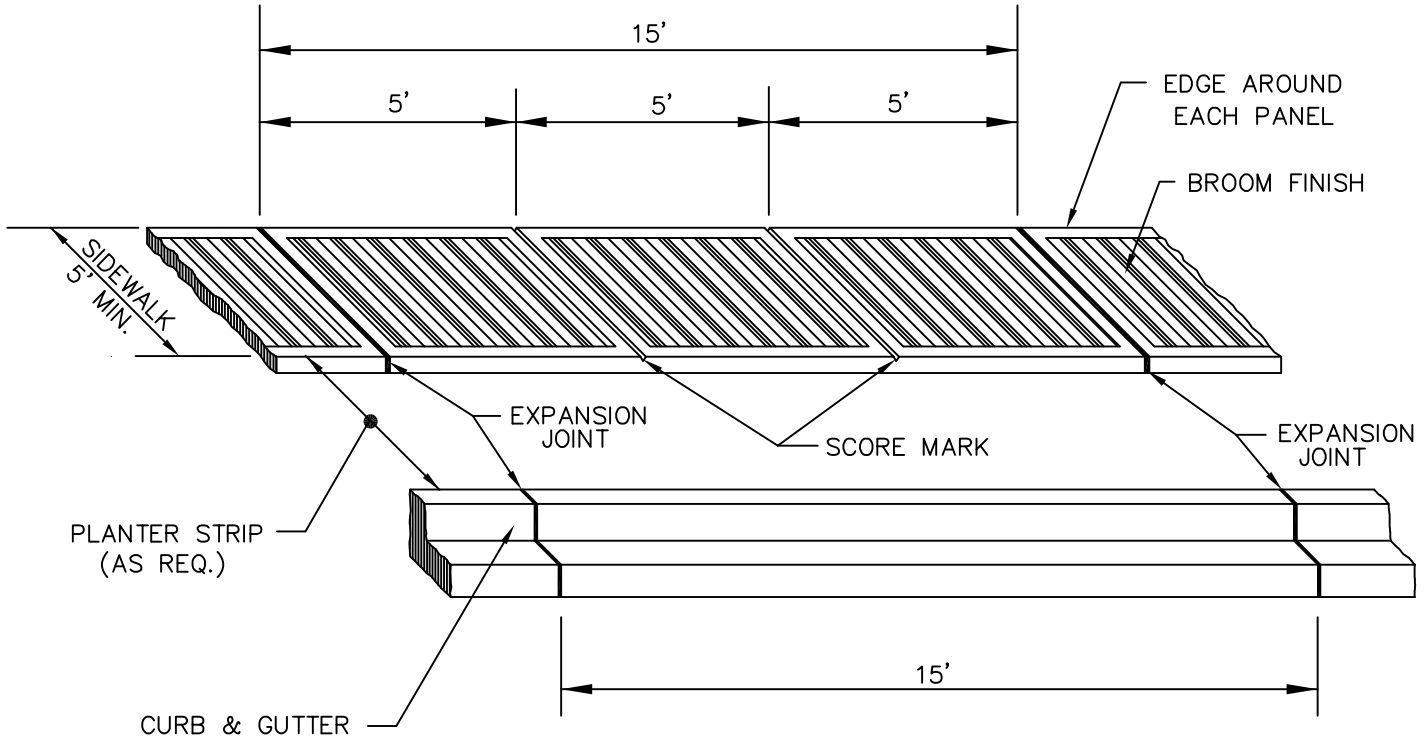
JEG

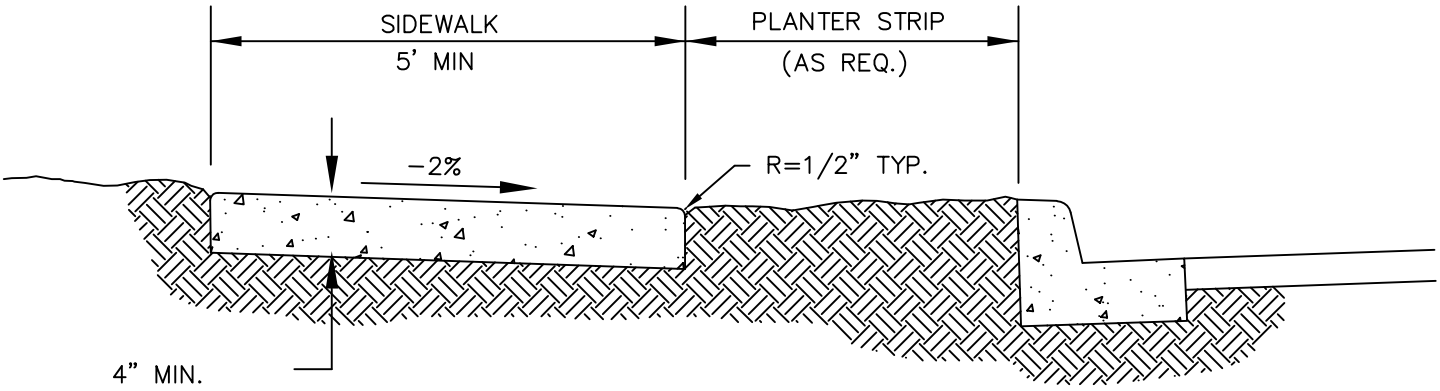
CITY OF YELM
DEPT. OF PUBLIC WORKS

TRENCH-PAVEMENT RESTORATION DETAIL

APPROVED	DWG. NO.
PUBLIC WORKS DIRECTOR DATE	2-10

DES.	DWN.	CKD.	DATE
S-C	S-C	S-C	10/3/94





NOTES:

1. EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.
2. FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.
3. SCORE MARKS SHALL BE ±1/8" WIDE BY ±1/4" DEEP. FOR SIDEWALKS OVER 8' IN WIDTH, A LONGITUDINAL SCORE MARK SHALL BE MADE ALONG CENTER OF WALK.
4. EXPANSION JOINTS SHALL BE INSTALLED IN CURB AND GUTTER AND IN SIDEWALK AT PC AND PT AT ALL CURB RETURNS. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB AND GUTTER, UNLESS OTHERWISE DIRECTED BY ENGINEER.

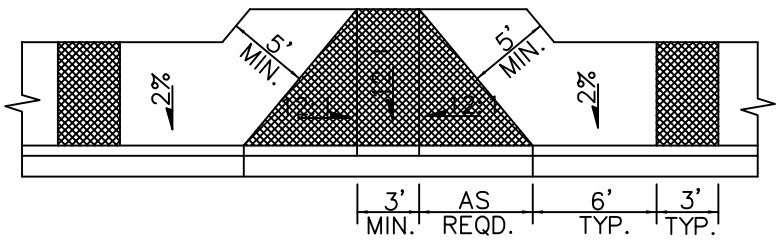
JEG

CITY OF YELM
DEPT. OF PUBLIC WORKS

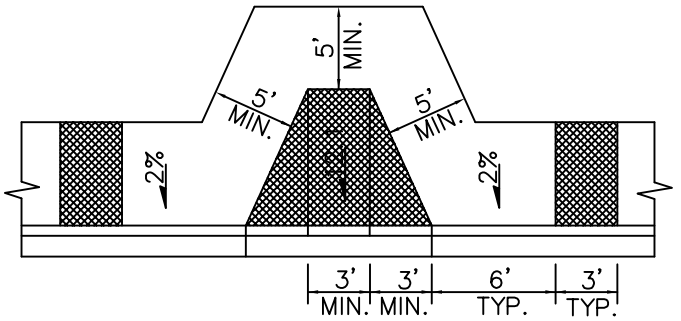
CEMENT CONCRETE SIDEWALK

APPROVED	DWG. NO.
PUBLIC WORKS DIRECTOR DATE	2-11

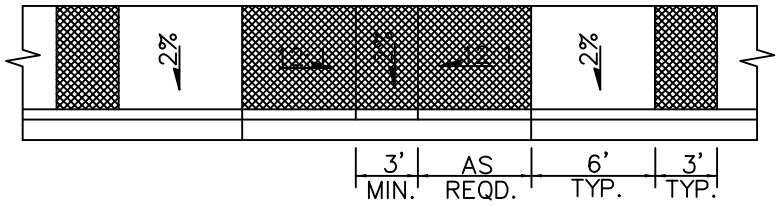
DES.	DWN.	CKD.	DATE
S-C	S-C	S-C	10/3/94



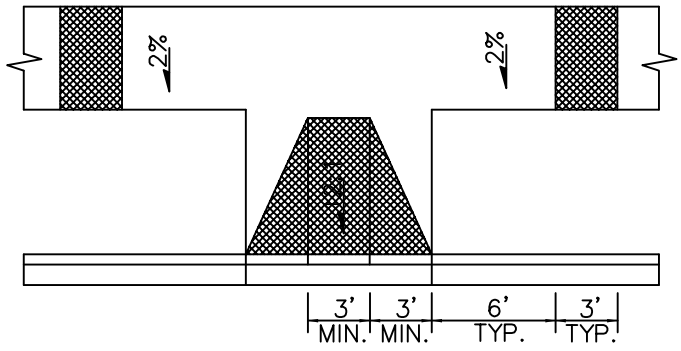
TYPE I



TYPE II



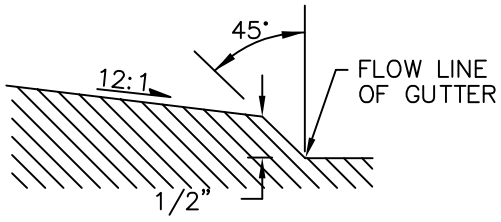
TYPE III



TYPE IV

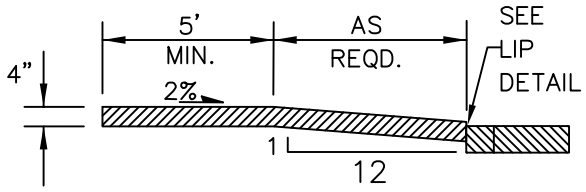
TYPICAL CURB RAMPS

BOTTOM OF RAMP MAY HAVE MAX. 1/2" LIP AT 45°.



LIP DETAIL

NOTE: SEE SIDEWALK SPACING, EXPANSION JOINTS & SCORE MARK DETAIL FOR ADDITIONAL NOTES.



RAMP SECTION

NOTES:

1. RAMP TEXTURING IS TO BE DONE WITH AN EXPANDED METAL GRATE PLACED AND REMOVED FROM WET CON. TO LEAVE A DIAMOND PATTERN. THE LONG AXIS OF THE DIAMOND PATTERN SHALL BE PERPENDICULAR TO THE CURB. GROOVES SHALL BE 1/8" DEEP AND 1/4" WIDE.
2. CURB RAMPS SHALL BE POURED AS A SEPARATE UNIT FROM THE SIDEWALK AND FROM THE CURB AND GUTTER, ISOLATED BY EXPANSION JOINT MATERIAL ON ALL SIDES EXCEPT AT END OF RAMP NEXT TO ROADWAY.
3. INLETS SHALL BE LOCATED SO THAT RUNOFF DOES NOT FLOW PAST THE CURB RAMP. NO INLETS ARE TO BE SET SO THAT PEDESTRIANS WALK OVER OR AROUND THEM.

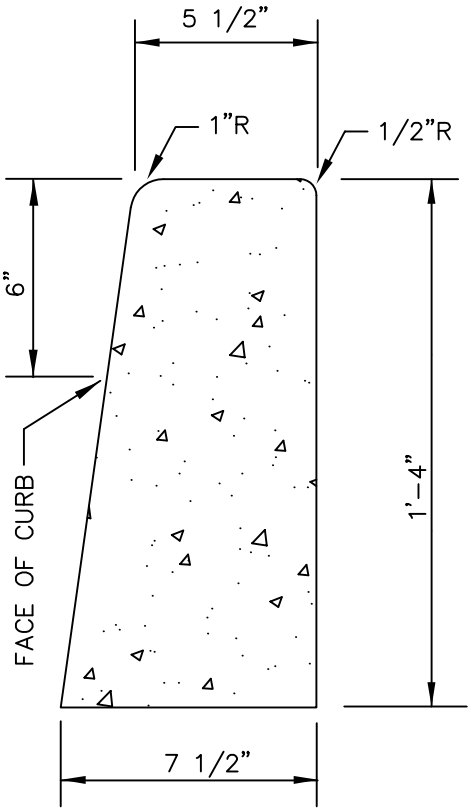
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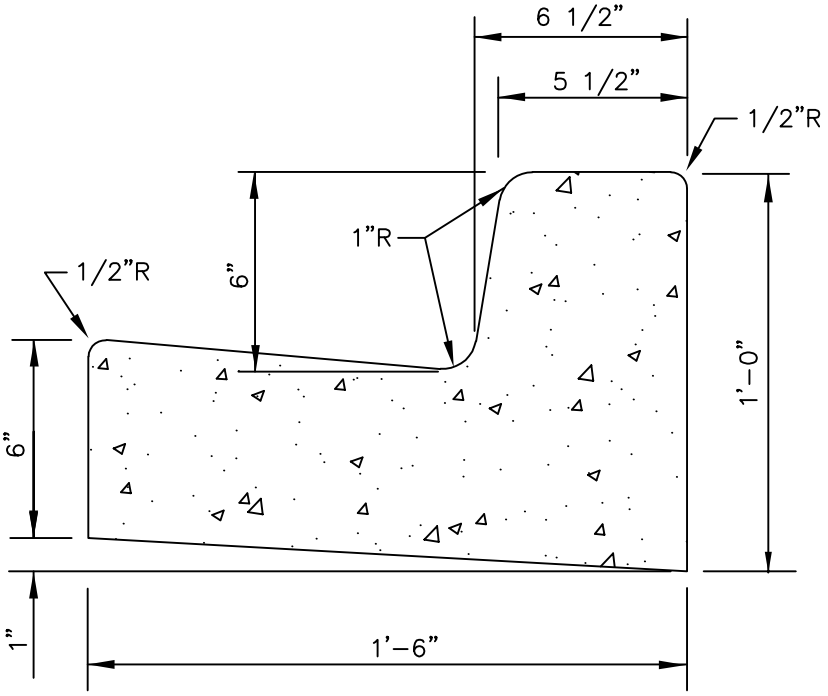
TYPICAL CURB RAMPS

APPROVED	DWG. NO.
PUBLIC WORKS DIRECTOR DATE	2-12

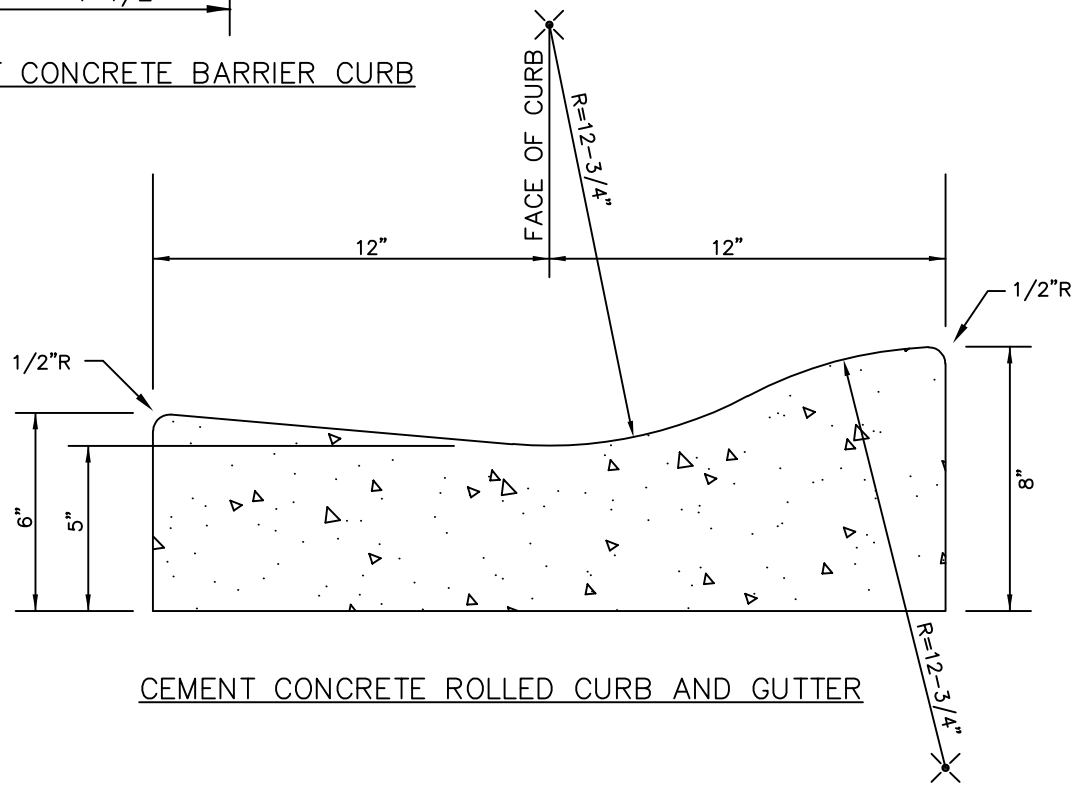
DES.	DWN.	CKD.	DATE
S-C	S-C	S-C	10/3/94



CEMENT CONCRETE BARRIER CURB



CEMENT CONCRETE BARRIER CURB AND GUTTER



CEMENT CONCRETE ROLLED CURB AND GUTTER

NOTES:

1. EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.
2. FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.
3. EXPANSION JOINTS TO BE PLACED ON 15' CENTERS.

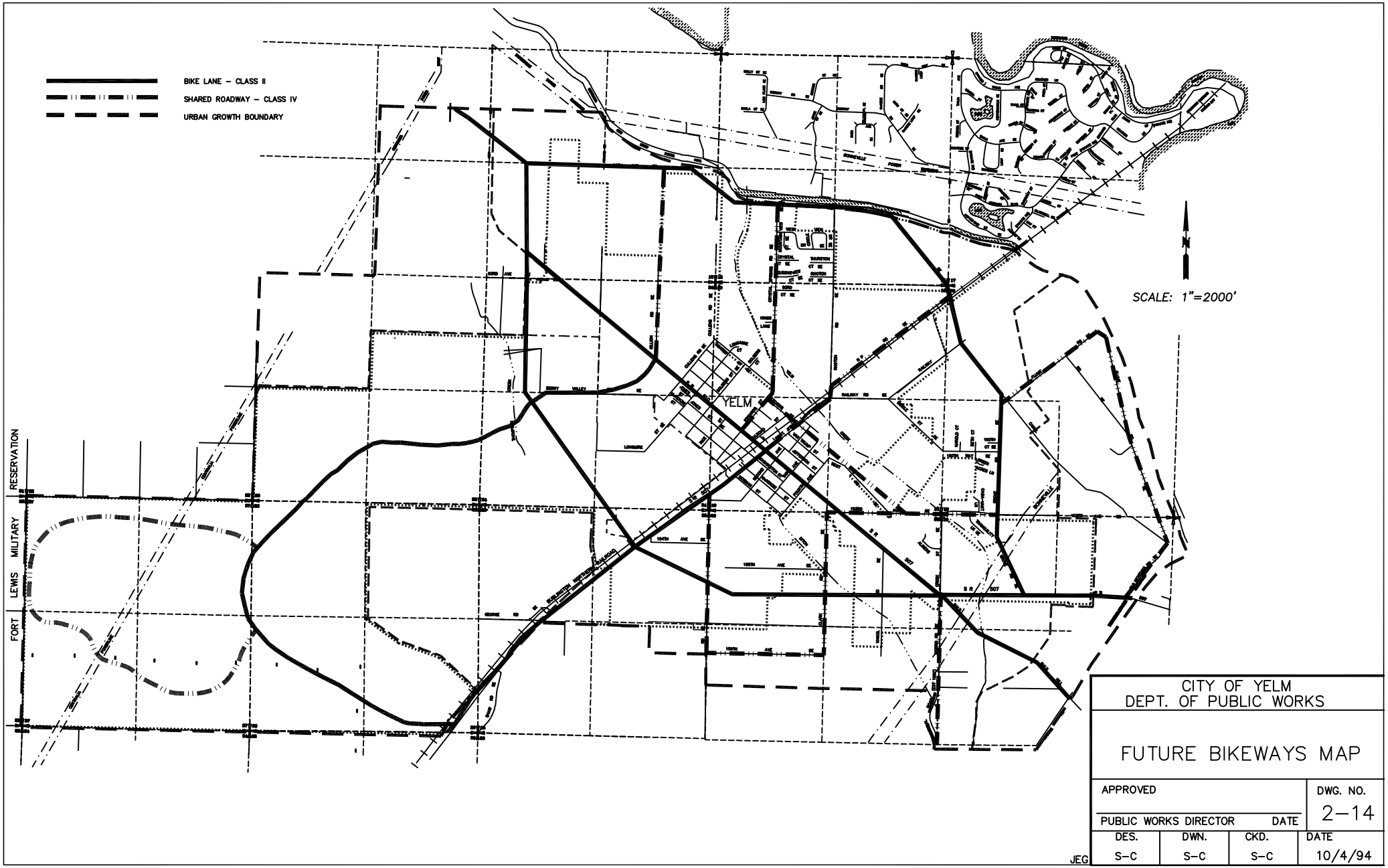
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CEMENT CONCRETE CURBS

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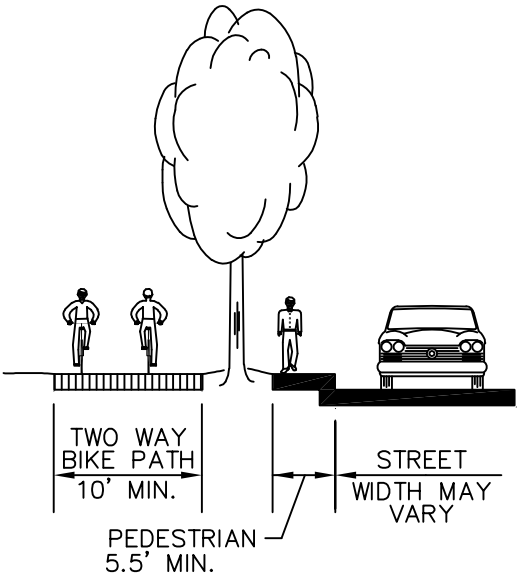


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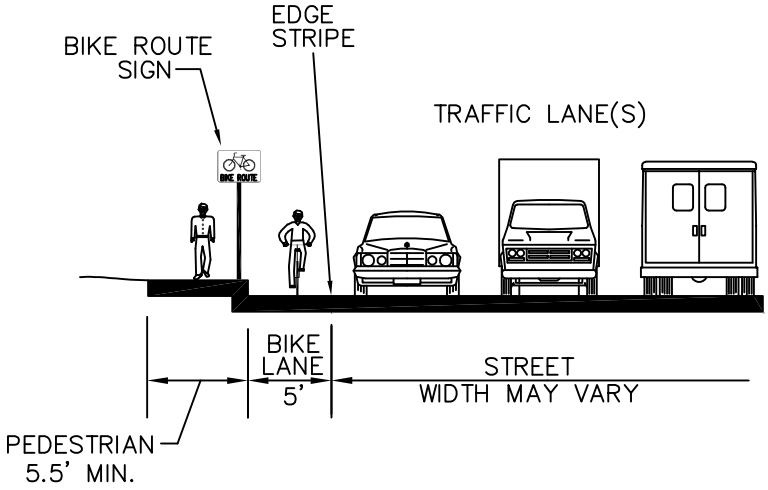
FUTURE BIKEWAYS MAP

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PUBLIC WORKS DIRECTOR DATE			2–14
DES.	DWN.	CKD.	DATE
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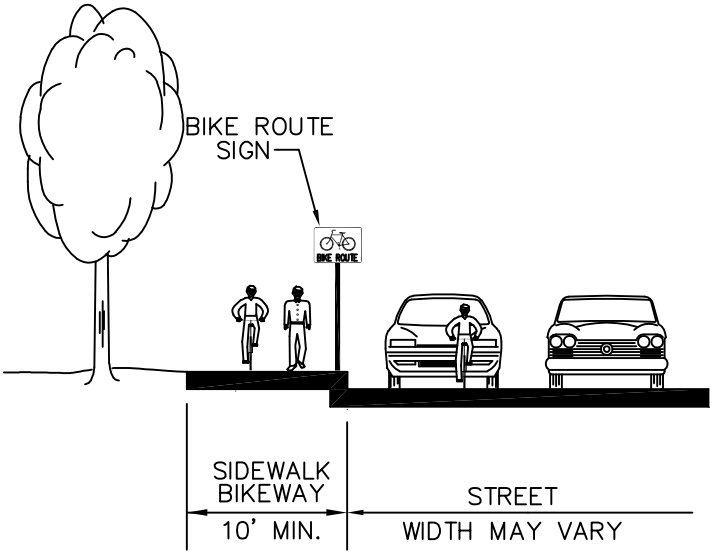
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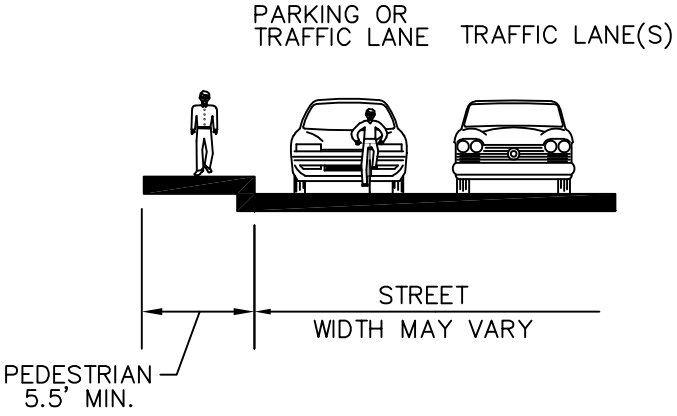
CLASS I BIKE PATH



CLASS II BIKE LANE



CLASS III BIKE ROUTE



CLASS IV SHARED ROADWAY

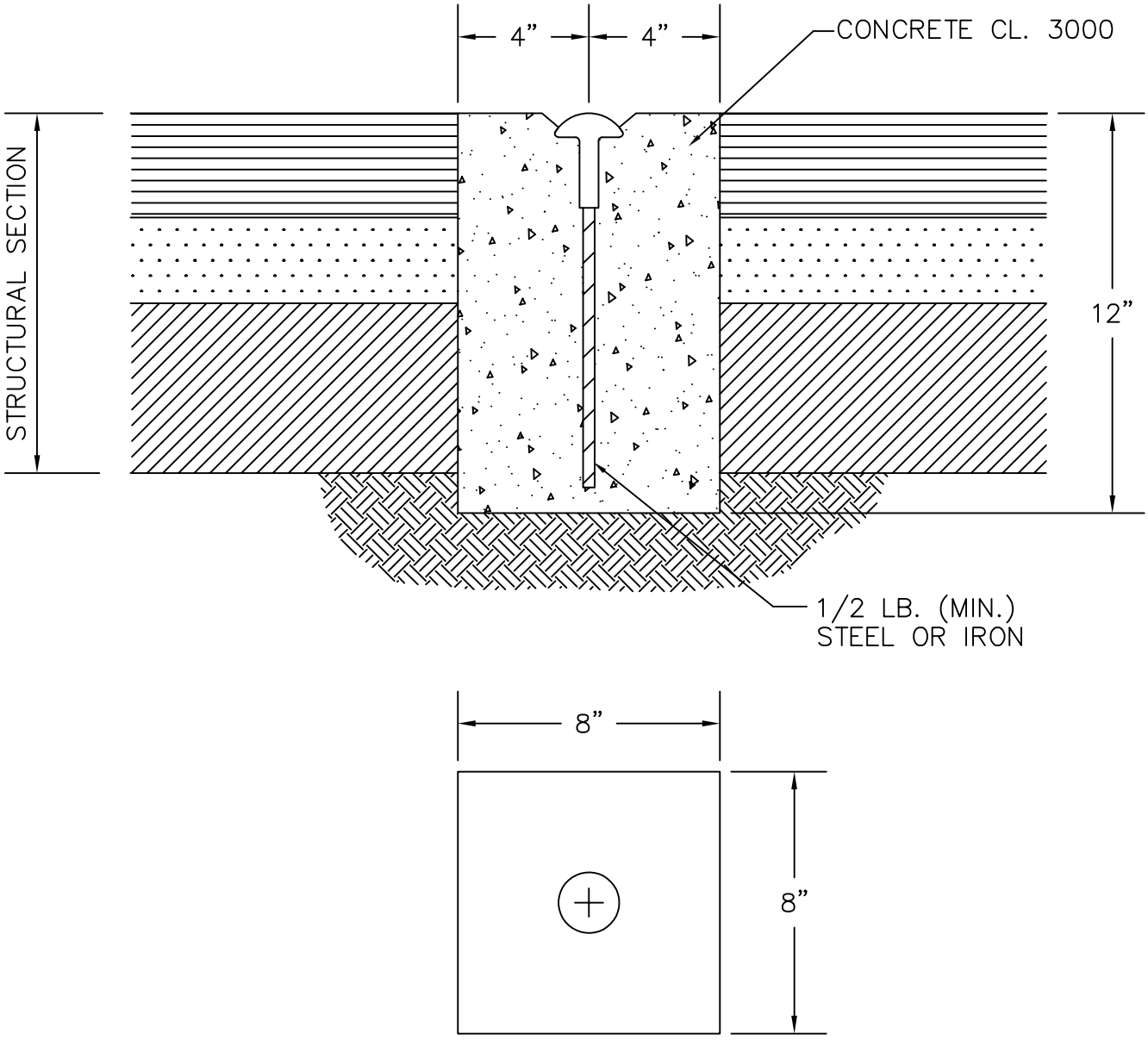
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BIKEWAY CLASSES

APPROVED	DWG. NO.
PUBLIC WORKS DIRECTOR DATE	2-15

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GENERAL NOTES:

1. THIS MONUMENT TO BE USED IN BITUMINOUS OR ASPHALT CONCRETE PAVEMENT WHERE CASED MONUMENT IS NOT REQUIRED
2. CONCRETE BASE DIMENSIONS SHOWN ARE MINIMUM. CONCRETE BASE NEED NOT BE FORMED.
3. CAP SHALL BE 2" MIN. DIAM. BRASS PLUG MARKER.
4. CONCRETE TO BE PLACED ON A FIRM AND UNYIELDING FOUNDATION.

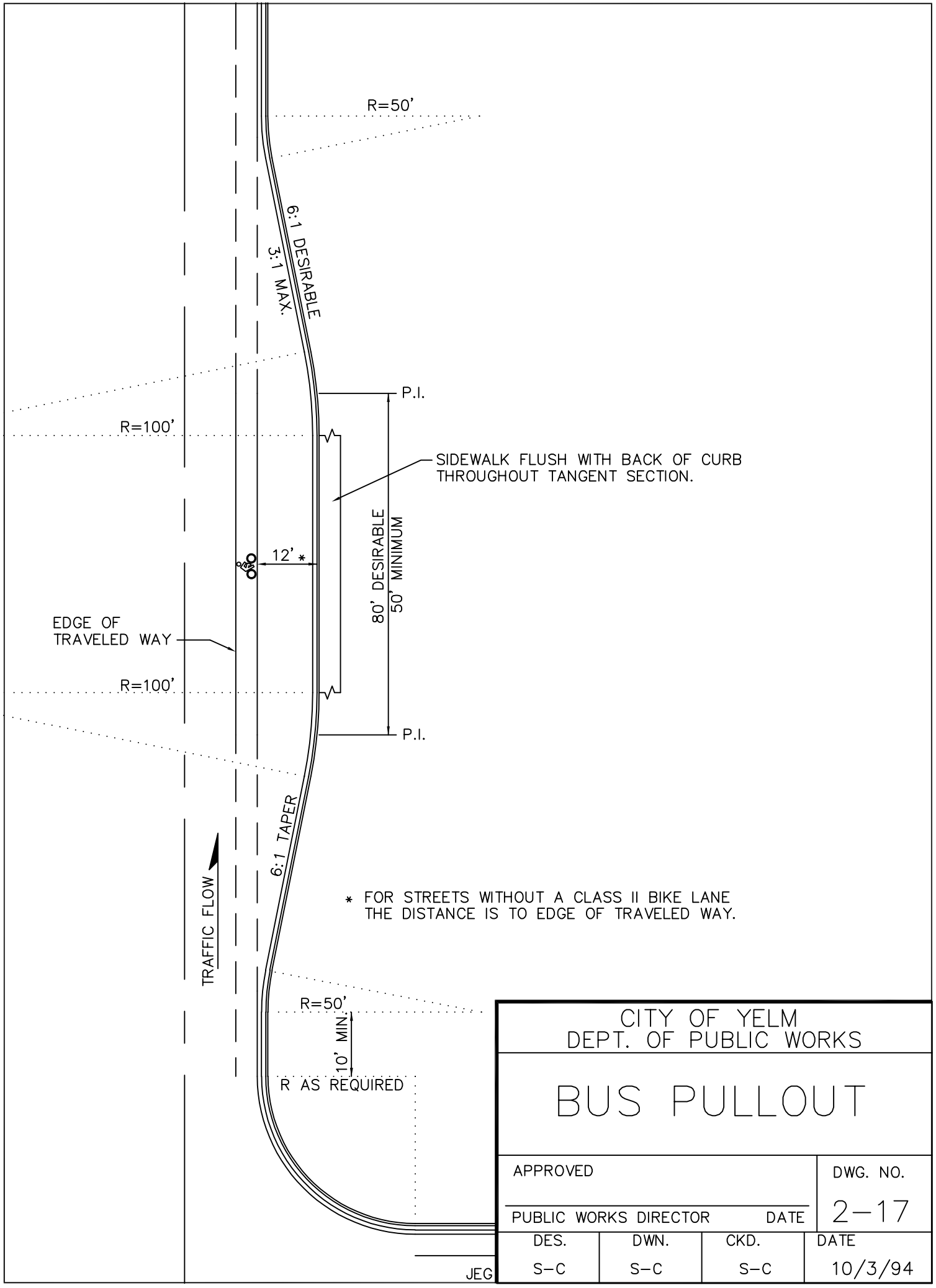
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CAST IN PLACE MONUMENT

APPROVED	DWG. NO.
PUBLIC WORKS DIRECTOR DATE	2-16

DES.	DWN.	CKD.	DATE
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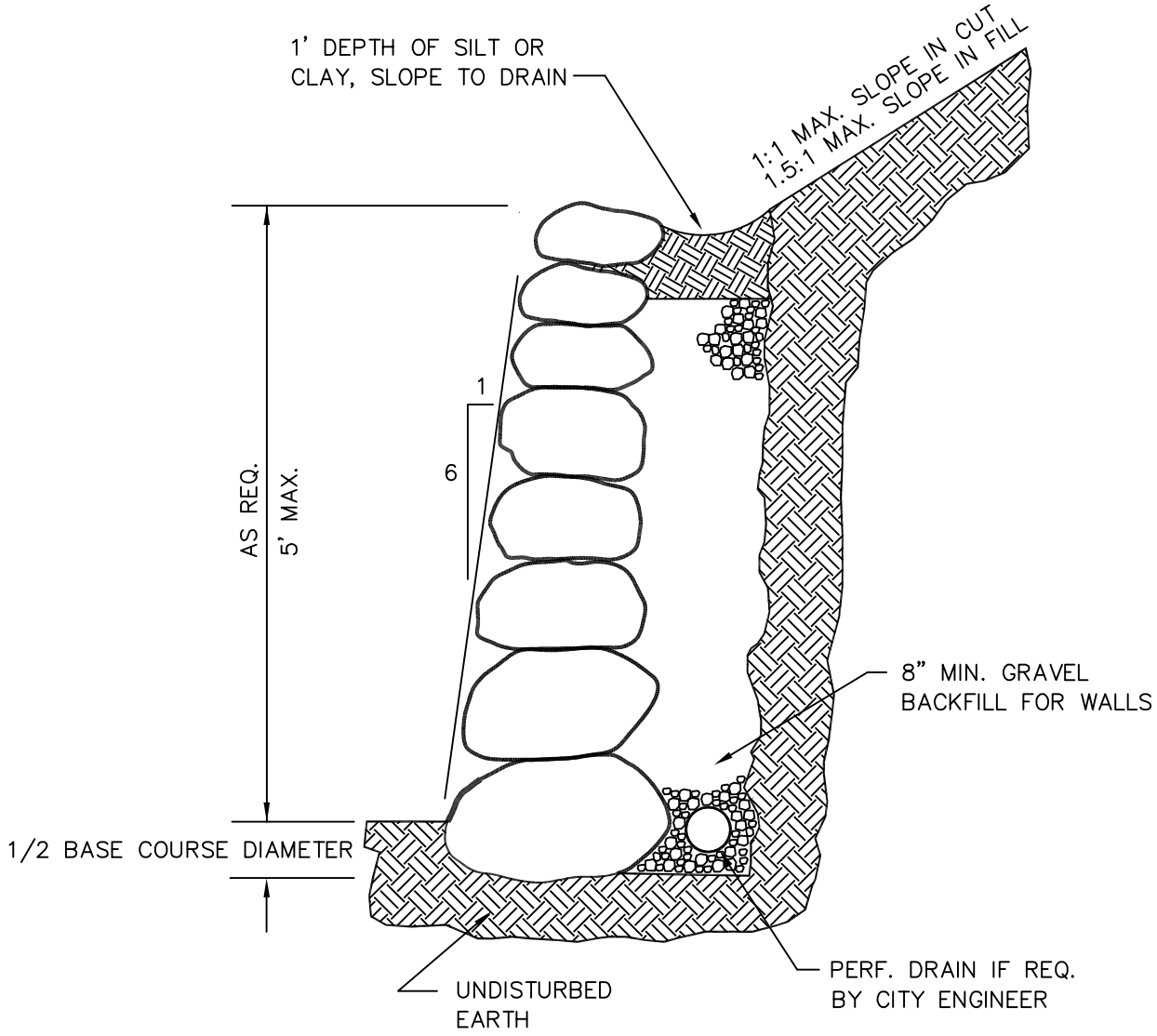


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BUS PULLOUT

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PUBLIC WORKS DIRECTOR DATE	2–17

DES.	DWN.	CKD.	DATE
S–C	S–C	S–C	10/3/94



GENERAL NOTES:

1. ROCK WALLS SHALL BE CONSTRUCTED OF 3–MAN TO 2–MAN ROCKS FROM BOTTOM TO TOP. ROCK SIZES ARE AS FOLLOWS.

   2–MAN ROCK (300 TO 600 LBS.) 13 INCHES IN LEAST DIMENSION.

   3–MAN ROCK (600 TO 1200 LBS.) 16 INCHES IN LEAST DIMENSION.

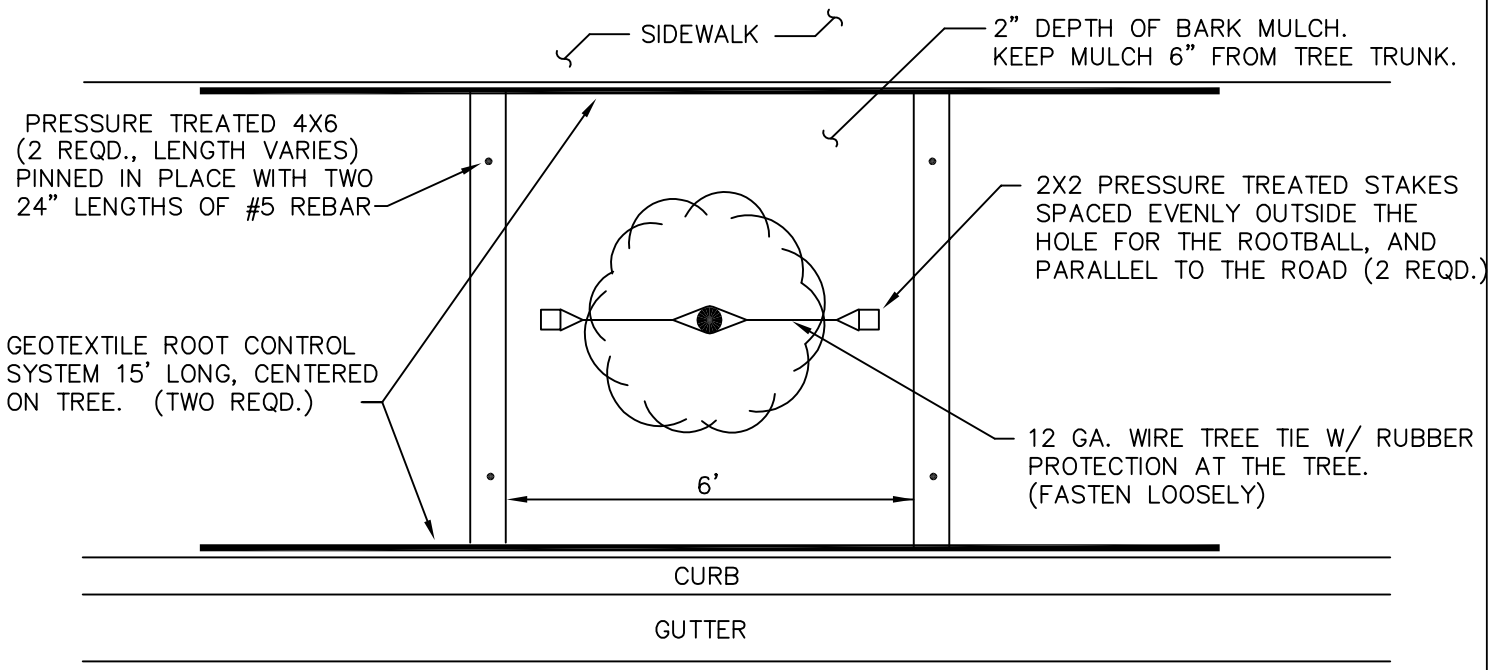
2. THE ROCK WALL SHALL BE INSTALLED WITH A SMOOTH FACE.
3. THE LONG DIMENSION OF THE ROCKS SHALL BE PER–PENDICULAR TO THE FACE OF THE WALL TO PROVIDE MAXIMUM STABILITY.
4. EACH ROCK SHALL BE PLACED SO AS TO LOCK INTO TWO ROCKS IN THE LOWER TIER.
5. CALL FOR INSPECTION PRIOR TO SETTING ANY ROCKS.
6. DESIGNS VARYING FROM THAT SHOWN SHALL CARRY THE SEAL OF A CIVIL ENGINEER.

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ROCK WALL

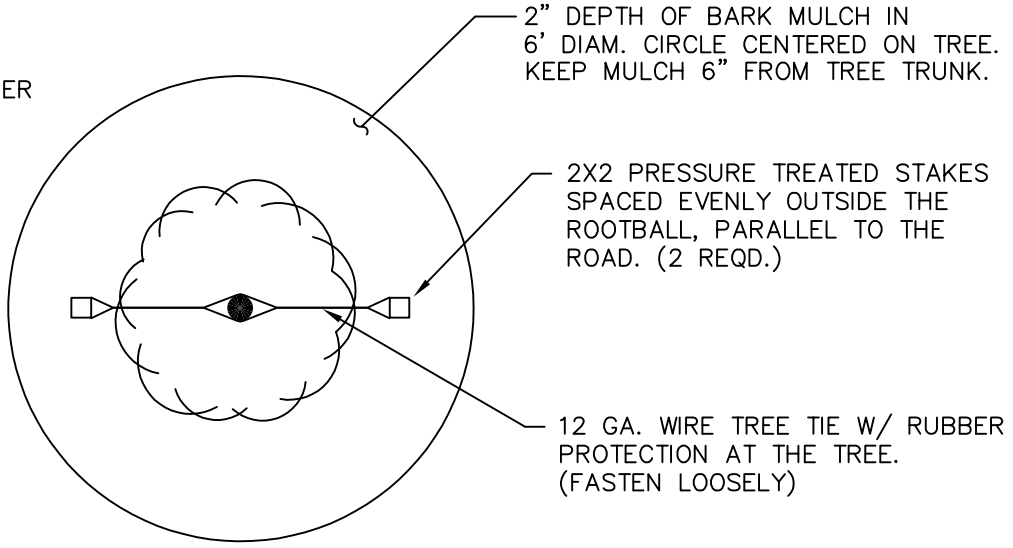
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DES. S–C	DWN. S–C	CKD. S–C	DATE 10/3/94



FOR USE WHEN TREE IS WITHIN 6' OF CURB AND/OR SIDEWALK

STREET TREE SPECIFICATIONS:

1. TREES SHALL BE 2" TO 3" CALIPER MEASURED 6" ABOVE THE BASE.
2. TREES SHALL HAVE A MINIMUM 6 FOOT FREE-OF-BRANCH CLEARANCE, MEASURED FROM THE GROUND LINE TO THE FIRST BRANCH.
3. TREES SHALL BE SPACED 35 FEET ON CENTER STARTING 15 FEET FROM THE PROPERTY LINE.



FOR USE WHEN TREE IS NOT WITHIN 6' OF CURB AND/OR SIDEWALK

NOTES:

1. THE GEOTEXTILE ROOT CONTROL SYSTEM SHALL BE 12 INCH BIOBARRIER STRIPS, OR APPROVED EQUAL.
2. WIRE TREE TIE SHALL BE 42" ABOVE THE GROUND
3. FINISH GRADE FOR BARK MULCH SHALL BE 1 TO 2 INCHES BELOW SURROUNDING GRADE

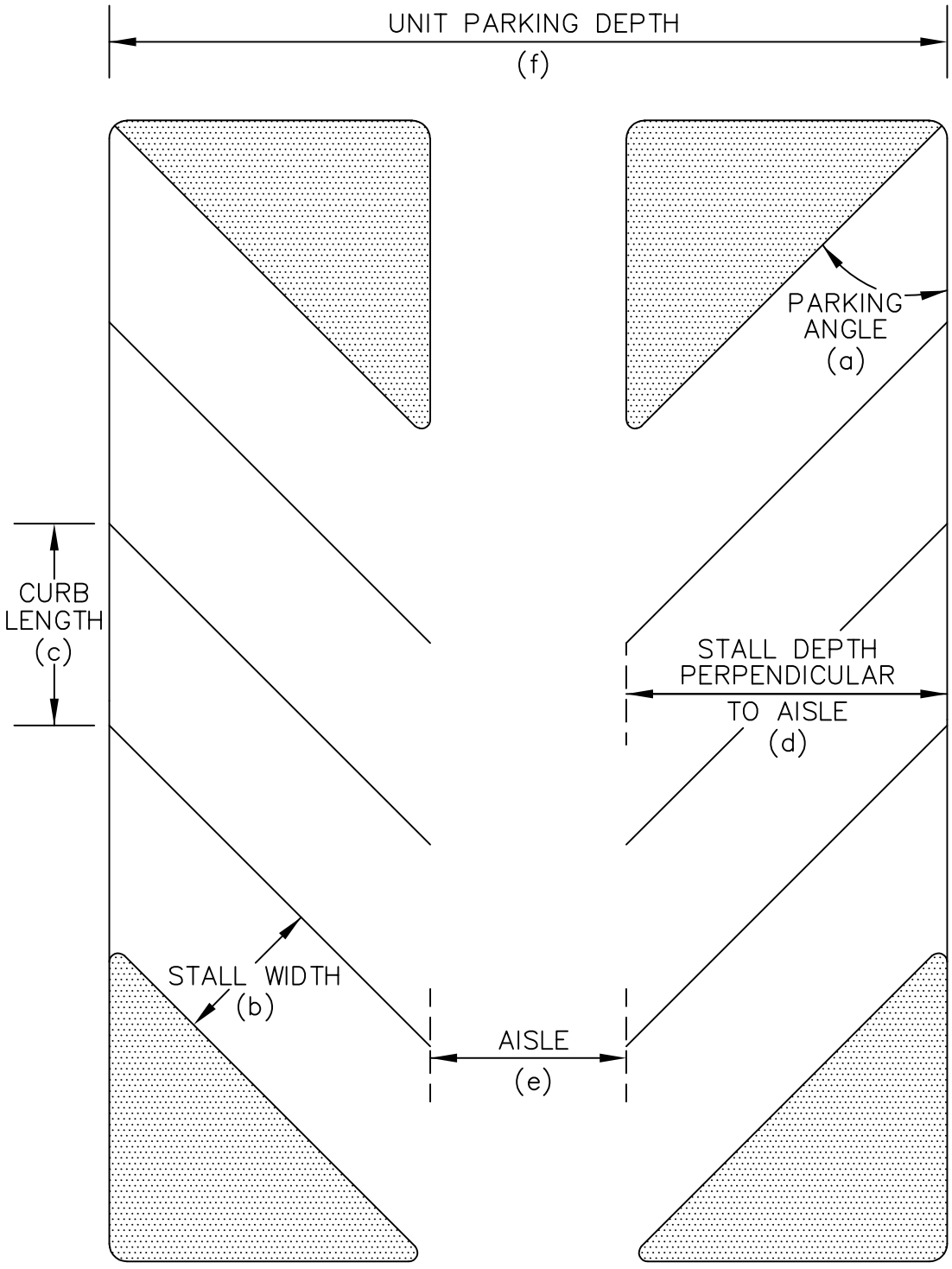
CITY OF YELM
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STREET TREE

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PUBLIC WORKS DIRECTOR DATE	2-19

DES.	DWN.	CKD.	DATE
S-C	S-C	S-C	10/3/94.

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CITY OF YELM
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NOMENCLATURE OF OFF-STREET PARKING AREA

APPROVED

CITY ENGINEER DATE

DWG. NO. 2-21

DES.	DWN.	CKD.	DATE
S-C	S-C	S-C	12/2/95

JEG

A	B		C	D	E		F	
PARKING ANGLE	STALL WIDTH		CURB LENGTH	STALL DEPTH	AISLE WIDTH 1–WAY	2–WAY	UNIT DEPTH 1–WAY	2–WAY
0		8.0*	20.0*	8.0*	12.0	20.0	**	**
	Min.	8.5	22.5	8.5	12.0	20.0	29.0	37.0
	Desired	9.0	22.5	9.0	12.0	20.0	30.0	38.0
30		8.0*	16.0*	15.0*	10.0	20.0	**	**
	Min.	8.5	17.0	16.5	10.0	20.0	43.0	53.0
	Desired	9.0	18.0	17.0	10.0	20.0	44.0	54.0
45		8.0*	11.5*	17.0*	12.0	20.0	**	**
	Min.	8.5	12.0	19.0	12.0	20.0	50.0	58.0
	Desired	9.0	12.5	19.5	12.0	20.0	51.0	59.0
60		8.0*	9.5*	18.0*	18.0	20.0	**	**
	Min.	8.5	10.0	20.0	18.0	20.0	58.0	60.0
	Desired	9.0	10.5	21.0	18.0	20.0	60.0	62.0
90		8.0*	8.0*	16.0*	23.0	23.0	**	**
	Min.	8.5	8.5	20.0	23.0	23.0	63.0	63.0
	Desired	9.0	9.0	20.0	23.0	23.0	63.0	63.0

* FOR COMPACT STALL ONLY
** VARIABLE WITH COMPACT AND STANDARD COMBINATIONS

CITY OF YELM
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MOST COMMON MINIMUM PARKING AREA DIMENSIONS

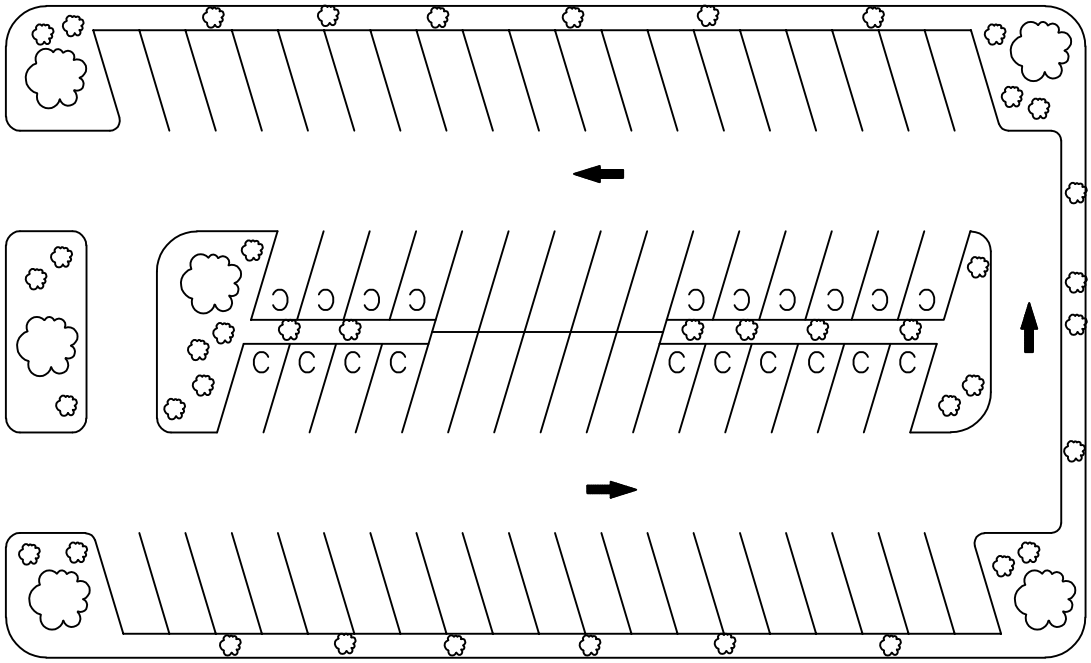
APPROVED

CITY ENGINEER DATE

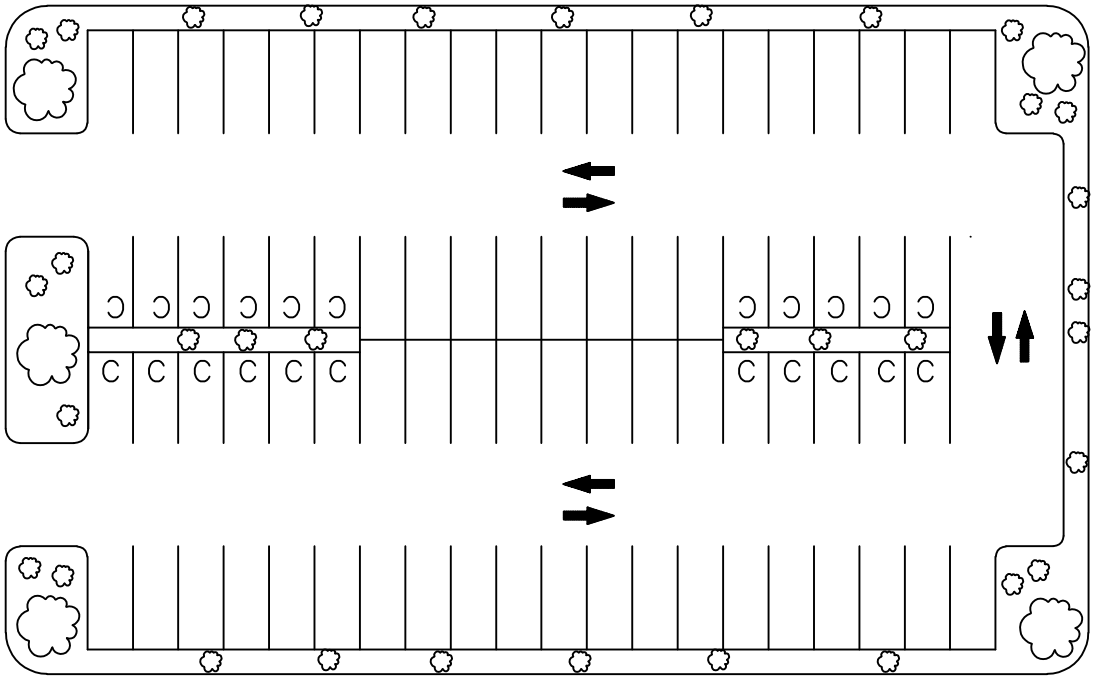
DWG. NO. 2–22

DES.	DWN.	CKD.	DATE
S–C	S–C	S–C	12/2/95

JEG



45°
ONE–WAY



90°
TWO–WAY

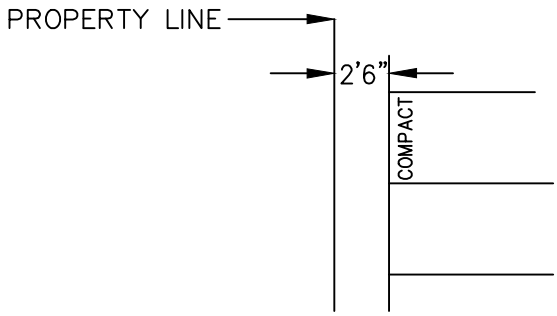
CITY OF YELM
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EXAMPLES OF OFF–STREET PARKING

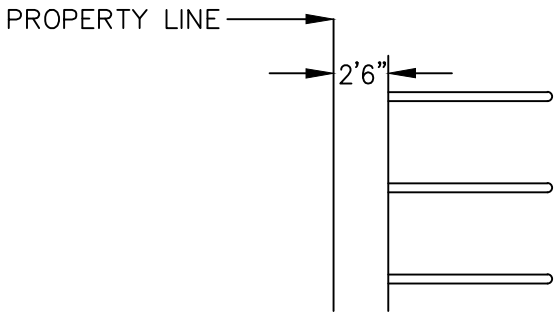
APPROVED	DWG. NO.
CITY ENGINEER DATE	2–23

DES.	DWN.	CKD.	DATE
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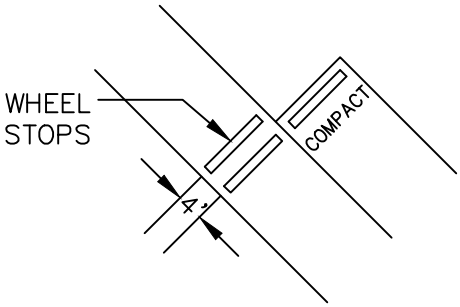
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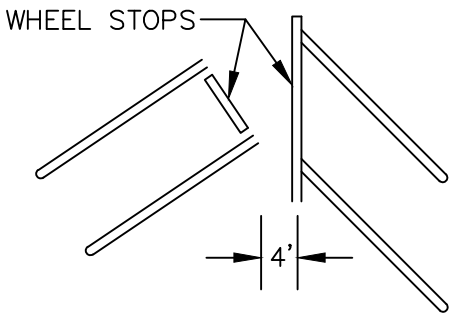


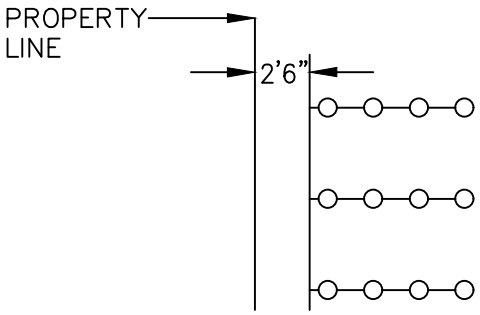
COMPACT MARKING



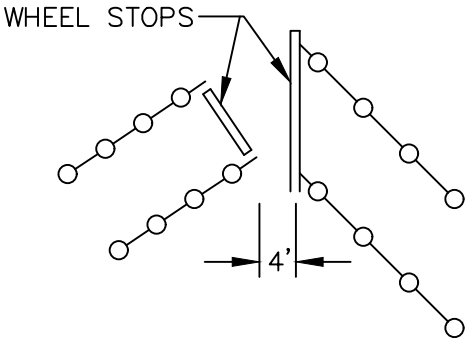
PAINTED HORSESHOE MARKING







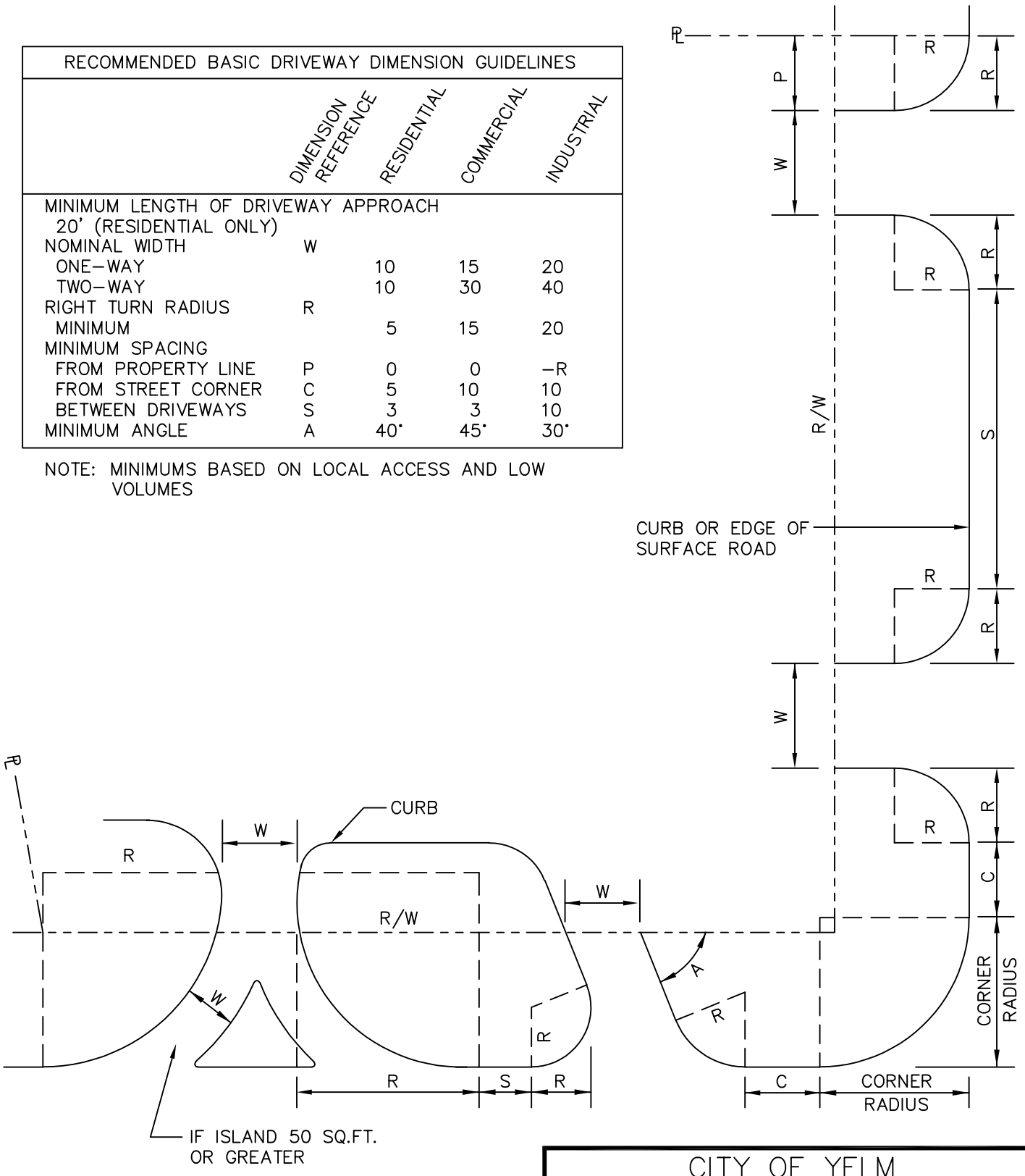
METAL OR PLASTIC
TRAFFIC MARKING



City of YELM WASHINGTON	CITY OF YELM DEPT. OF PUBLIC SERVICES	APPROVED PUBLIC SERVICES DIR.		DWG. NO. 2-24
	STALL MARKINGS AND WHEEL STOP LOCATIONS JEG	DES.	DWN.	CKD.	DATE 6/26/2024

RECOMMENDED BASIC DRIVEWAY DIMENSION GUIDELINES				
	DIMENSION REFERENCE	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
MINIMUM LENGTH OF DRIVEWAY APPROACH 20' (RESIDENTIAL ONLY)				
NOMINAL WIDTH	W			
ONE–WAY		10	15	20
TWO–WAY		10	30	40
RIGHT TURN RADIUS	R			
MINIMUM		5	15	20
MINIMUM SPACING				
FROM PROPERTY LINE	P	0	0	–R
FROM STREET CORNER	C	5	10	10
BETWEEN DRIVEWAYS	S	3	3	10
MINIMUM ANGLE	A	40°	45°	30°

NOTE: MINIMUMS BASED ON LOCAL ACCESS AND LOW VOLUMES



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DRIVEWAY DIMENSIONS MEASUREMENTS

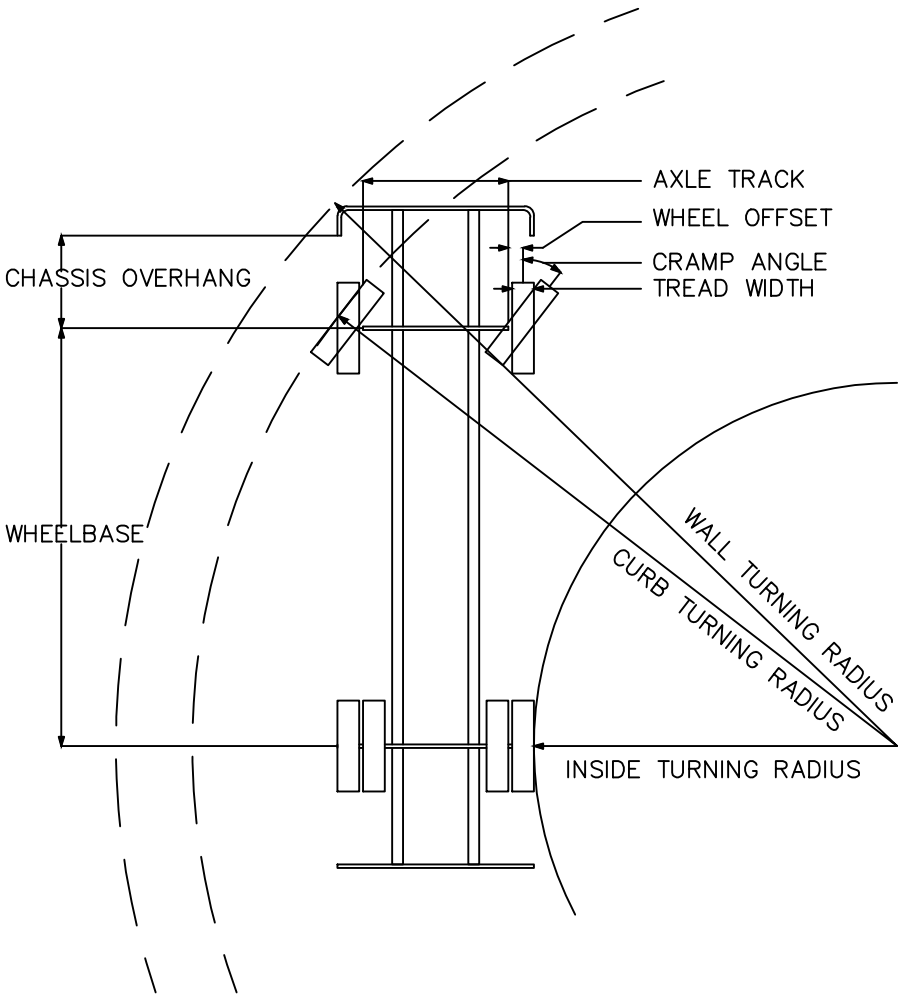
APPROVED

PUBLIC WORKS DIRECTOR DATE

DWG. NO. 2–25

DES.	DWN.	CKD.	DATE
S–C	S–C	S–C	2/3/95

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PARAMETERS	
INSIDE CRAMP ANGLE	45°
AXLE TRACK	82.92 IN.
WHEEL OFFSET	4.68 IN.
TREAD WIDTH	17.9 IN.
CHASSIS OVERHANG	78 IN.
FRONT OVERHANG	78 IN.
WHEELBASE	248.5 IN.

CALCULATED TURNING RADII	
INSIDE TURN	19 FT. 7 IN.
CURB TURN	35 FT. 8 IN.
WALL TURN	39 FT. 7 IN.

NOTES:

1. AN ADDITIONAL 6 FEET MUST BE ADDED TO THE WALL TURN RADIUS.

CITY OF YELM
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MIN. FIRE TRUCK TURNING RADII

APPROVED

PUBLIC SERVICES DIR. DATE

DES.	DWN.	CKD.

DWG. NO. 2-26

DATE 2/21/2024

ENGINEERING SPECIFICATIONS
AND STANDARD DETAILS
CHAPTER 3 STORMWATER FACILITIES

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GENERAL NOTES (STORMWATER CONSTRUCTION) 7

CHAPTER 3.00 STORMWATER FACILITIES

3.00.010 General Considerations

The standards established by this chapter are intended to represent the minimum standards for the design and construction of storm drainage facilities.

The City of Yelm (City) has adopted the latest edition of the Department of Ecology Stormwater Management Manual of Western Washington (SWMMWW) by reference and is hereinafter referred to as the Manual. The Manual is considered a part of these standards and sets forth minimum drainage and erosion control requirements. Where conflicting information occurs between this chapter and the Manual, the most appropriate standard as determined by the Civil Review Engineer shall apply.

3.00.020 Design Standards

The design of storm drainage and/or retention/detention system shall depend on their type and local site conditions. The design elements of storm drainage systems shall conform to City standards as set forth herein and follow current design practice as set forth in Chapter 1. The following design considerations shall apply:

A. No retention/detention facility shall be located in an area that is used to satisfy an open space requirement unless it is approved during Site Plan Review.

B. Use of designated open space areas for stormwater detention / retention and for infiltration shall satisfy all conditions of the City for usability and landscape conformity. See Section 3.00.030 for landscape considerations.

C. The City shall make the sole determination whether the proposed stormwater facilities are compatible with open space and satisfy the intent of the City for open space amenities.

D. Infiltration trenches shall not be located under a public roadway prism. Infiltration trenches and swales may be located within the public right-of-way within a planter strip or green belt as long as the trench or swale does not interfere with the original intent of the planter strip or green belt.

E. Stormwater facilities shall not have other utilities located within them unless approved during the civil plan review. Adequate separation (as determined by the City) between stormwater facilities and other utilities will also be required.

F. Swales designed for transporting, storing and/or infiltrating stormwater shall not be located on a lot designated for single family

occupancy. Easements proposed for such swales shall not be allowed. This is necessary due to the complexity of operating and maintaining the integrity of such facilities within fenced and landscaped private property.

G. The use of commercial parking lots for detention of storm water will be reviewed by the Civil Review Engineer and approved or denied based on the design. The detention area shall be situated away from areas of pedestrian movement unless means for the rapid closing of the area is incorporated into the design. The maximum depth of water in parking lot storage shall be limited to 12 inches.

H. Maximum catch basin spacing shall be 300 feet on boulevards, arterials and collectors and 500 feet on all other street classifications.

I. The maximum depth of a retention or detention basin shall be 4.5 feet from the pond bottom to the top of the side slope (not the water elevation). Deeper basins may be allowed by the City's Civil Review Engineer. If basins over 4.5 feet deep have side slopes steeper than 4:1 (horizontal:vertical), then benches that are a minimum 3 feet wide shall be required for every 4.5 feet of depth. If basins over 4.5 feet deep have sides flatter than 4:1, benches are not required.

3.00.030 Landscape Considerations

The final landscape design shall be prepared by a licensed landscape architect or certified nursery technician. Wherever possible, existing trees and other native vegetation around the facility shall be saved. This allows for a smooth transition to other undeveloped areas and helps retain the character of the site.

New vegetation will need to be planted regardless of how much is cleared. Plantings should be designed with specific functions in mind: soil preservation, erosion control, evapotranspiration, screening, space definition, sun and shade, and others. Use a combination of trees, shrubs and groundcovers to provide variety and interest. Plant at least three different species of trees and shrubs.

Native plants that will tolerate flooding and wet conditions are preferred. To ensure survival of newly planted native vegetation, it is recommended that the plants be irrigated for the first season. In wet ponds with standing water, wetland herbaceous species (cattails, sedges, rushes, etc.) must be included.

Regional wet basins located in commercial developments should be designed with consideration for pedestrian and passive recreation facilities. Amenities around regional wet basins such as picnic tables, benches, gazebos, etc. are encouraged. Aeration and/or recirculation of

the water, such as waterfalls, cascades and fountains, should be considered to reduce the potential for odors to develop during the warmer months, to add visual interest, and to mask unwanted traffic noise.

Consult the City's Associate Planner for additional details on plant and landscape design criteria.

3.00.040 Conveyance

Pipe: Storm drainpipe within a public right-of-way or easement shall be sized to carry the maximum anticipated runoff from the possible contributing area using a 25-year, 24-hour storm event model or a continuous time series model with 25-year conditions, whichever is more stringent.

All storm pipe shall be a minimum of 12-inch diameter for mains within the right-of-way. Laterals less than 12 inch in diameter must be approved by City's Civil Review Engineer as supported by situation variables. When private stormwater (i.e. roof, lot or footing drains) cannot be infiltrated on individual lots, the minimum standard piping connection to the public system shall be 8 inch PVC. The 8-inch main used for connection shall begin at the right-of-way, the connection to the catch basin or manhole shall be cored.

The minimum cover above the top of the storm drainpipe shall be 2 feet. Where the minimum depth includes the roadway section, structural calculations for the appropriate H-loading shall be submitted along with the plans. All pipe specified where the cover is 2 feet or less shall be concrete or ductile iron of a class determined by the structural calculations.

All pipe for storm mains shall comply with the requirements specified in the Storm General Notes at the end of this chapter.

Channels: The City encourages the use of open vegetated channels to convey stormwater runoff when possible. Any open channels proposed to be located within public right-of-way shall require special approval from the Director of Public Works.

Private stormwater conveyance piping shall not be located within the public right-of-way. Where soils or other conditions prohibit infiltration on individual parcels (as determined by the City's Civil Review Engineer), stormwater may be conveyed to the stormwater facilities associated with the residential or commercial development. In that case, the stormwater conveyance system located in the public right-of-way shall be sized to accommodate the additional stormwater. The minimum private stormwater conveyance pipe size within the right of way shall be 8 inch in diameter. Multiple roof drains shall be terminated at a common junction structure outside of the Right of Way (i.e. catch basin or manhole). The connection from the common junction structure to the City's storm system

shall be through an 8-inch main connecting to a City catch basin or manhole.

3.00.050 Staking

All surveying and staking shall be performed by an engineering or surveying firm capable of performing such work. The surveyor directing such work shall be licensed as a Professional Land Surveyor by the State of Washington.

The minimum staking of storm sewer systems shall be as follows:

A. Stake centerline alignment every 50 feet with station and cut or fill to invert of pipe.

B. Stake location of all catch basins, manholes and other fixtures for grade and alignment with cut or fill to rim and invert of all pipes.

C. Grade stake or slope stake (as appropriate) at intervals, sufficient to control location, size and depth of retention/detention facilities.

3.00.060 Erosion Control

See Volumes I and II of the Manual for specific erosion control requirements. Sites subject to a Construction Stormwater Pollution Prevention Plan (SWPPP) must have the SWPPP approved prior to any site disturbing activity. All erosion control measures shall be implemented and maintained throughout the entire site development process and a financial vehicle shall be provided to ensure removal of temporary erosion control measures after the project is developed.

3.00.070 Trench Excavation

See Chapter 4.00.170 for requirements regarding trench excavation.

3.00.080 Backfilling

See Chapter 4.00.190 for requirements regarding backfilling.

3.00.090 Street Patching and Restoration

See Sections 2.10.130 and 2.10.140 YDS for requirements regarding street patching and trench restoration.

3.00.100 Maintenance

All stormwater facilities in the City, both public and private, shall be maintained according to this Chapter, maintenance guidelines specific to the stormwater facility, and the Minimum Maintenance Requirements and Standards of the Stormwater Management Manual for Western Washington, as published by the Washington State Department of Ecology (the Manual). The City shall maintain all stormwater system elements located within the public rights-of-way. The developer, homeowner

association, or other responsible entity shall maintain stormwater system elements located outside of the rights-of way.

A. All stormwater facilities shall be inspected at regular intervals and maintained and repaired as needed to comply with this Chapter, the approved designs for stormwater facilities, stormwater permits that may be issued by the City, the State Department of Ecology or the Environmental Protection Agency (EPA), applicable construction standards, and the minimum requirements as stated in the Manual.

B. Disposal of waste from maintenance activities shall be conducted in accordance with the minimum Functional Standards for Solid Waste Handling, Chapter 173-304 WAC, guidelines for disposal of waste materials from stormwater maintenance activities, and where appropriate, the Dangerous Waste Regulations, Chapter 173-303 WAC.

C. Unless otherwise specified by agreement, property owners are responsible for the maintenance, operation, and repair of stormwater systems and BMP's within their property. Property owners shall maintain, operate, and repair these facilities in compliance with the requirements of this Chapter and the Manual.

The General Notes on the following pages shall be included on any plans dealing with storm systems in the City.

GENERAL NOTES (STORMWATER CONSTRUCTION)

1. The contractor shall obtain all approvals and permits required by the City of Yelm (City) prior to the start of construction. A grading permit for storm pond construction may be required.
2. Storm drain pipe shall be on the WSDOT Qualified Products list for the specification listed below:
    a. Plain Concrete Storm Sewer Pipe or Reinforced Concrete Storm Sewer Pipe per WSDOT Standard Specification 9-05.7.
    b. Solid Wall PVC Storm Sewer Pipe per WSDOT Standard Specification 9- 05.12(1).
    c. Ductile Iron Sewer Pipe per WSDOT Standard Specification 9-05.13.
    d. Hancor Blue Seal ™ and Advanced Drainage Systems (ADS/Hancor) N-12 HDPE and (ADS/Hancor) SaniTite up to 36” in diameter per WSDOT Standard Specifications 9-05.20 and 9-05.24.
    e. Contech DuroMaxx steel rib reinforced polyethylene pipe, in diameters from 24 inch to 60 inch per WSDOT Standard Specification 9-05.22.
3. All storm drainage systems shall be air tested at 4 psi except concrete pipe, which shall be tested per WSDOT/APWA standard for concrete storm pipe. All flexible pipe shall be mandrel tested per WSDOT/APWA standards. Testing shall be done by the contractor.
4. Testing of the storm sewer shall include videotaping of the main by the contractor. Immediately prior to videotaping, enough water shall be run down the line so it comes out the lower catch basin. A copy of the video tape shall be submitted to the City. Acceptance of the line will not be made until after the tape has been reviewed and approved by the City. Testing shall take place after all underground utilities are installed and compaction of the roadway subgrade is complete.
5. Special structures, oil/water separators and outlet controls shall be installed per plans and manufacturers' recommendations. Where oil/water separators are connected to a sewer system, they shall be installed with a P-trap or check valve to prevent odors.
6. All disturbed areas shall be stabilized in accordance with Minimum Requirement 2 of the latest edition of the Department of Ecology Stormwater Management Manual for Western Washington (SWMMWW). For sites where vegetation has been planted through hydro seeding, the financial guarantee will not be released until the vegetation has been thoroughly established.
7. Where connections require "field verification", the contractor shall expose such connection points and fittings 48 hours prior to distributing shutdown notices.

8. Any changes to the design shall first be reviewed and approved by the Project Engineer and the City's Civil Review Engineer.

9. All storm pipe shall be a minimum of 12-inch diameter for mains and crossings. When private stormwater (i.e. roof, lot or footing drains) cannot be infiltrated on individual lots, the minimum standard piping connection to the public system shall be 8-inch PVC. The 8-inch main used for connection shall begin at the right-of-way, and the connection to the catch basin or manhole shall be cored and grouted.

10. All storm mains and retention/detention areas shall be staked for grade and alignment by an engineering or survey firm licensed to perform such work.

11. The minimum staking of storm sewer systems shall be in accordance with Section 3.00.050 of these standards, and as follows:

    a. Stake location of all catch basins, manholes and other fixtures for grade and alignment.

    b. Stake location, size, and depth of retention/detention facility.

    c. Stake finished grade of all stormwater features, including but not limited to catch basin/manhole rim elevations, overflow structures, weirs, and invert elevations of all pipes in catch basins, manholes, and pipes that daylight.

12. Pipe materials used for stormwater conveyance shall be as approved by the City. Pipe size, slope, cover, etc., shall be as specified in the City of Yelm Development Guidelines and Engineering Standards.

13. All driveway culverts shall be of sufficient length to provide a minimum 3:1 slope from the edge of the driveway to the bottom of the ditch. Culverts shall have beveled end sections to match the side slope.

14. If drainage outlets (stub-outs) are to be provided for each individual lot, the stub outs shall conform to the following:

    a. Each outlet shall be located at the lowest elevation on the lot, to service all future roof downspouts and footing drains, driveways, yard drains, and any other surface or subsurface. Each outlet shall have free-flowing, positive drainage to an approved storm water conveyance system or to an approved outfall location.

    b. Outlets on each lot shall be located with a 5-foot high, 2"x 4" stake marked "storm" or "drain." The stub-out shall visibly extend above surface level and be secured to the stake.

    c. Pipe material shall be as approved by the City.

    d. Drainage easements are required for drainage systems designed to convey flows through individual lots.

    e. The developer and/or contractor is responsible for coordinating the locations of all stub-out conveyance lines with respect to the utilities (e.g., power, gas, telephone, television).

f. All individual stub-outs shall be privately owned and maintained by the lot homeowner.

15. The storm drainage system shall be constructed according to approved plans on file with the City. Any material deviation from the approved plans will require written approval from the City.

16. All disturbed areas shall be seeded and mulched or similarly stabilized to the satisfaction of the City. For sites where grass has been planted through hydro seeding, the performance bond will not be released until the grass has been thoroughly established, unless otherwise approved by the City.

17. All building downspouts on commercial sites shall be connected to the storm drainage system, unless otherwise approved by the City.

18. All erosion control and stormwater facilities shall be regularly inspected and maintained by the contractor during the construction phase of the development project.

19. No final cut or fill slope shall exceed two (2) horizontal to one (1) vertical without stabilization by rockery or by a structural retaining wall.

20. The Project Engineer shall verify the locations, widths, thicknesses, and elevations of all existing pavements and structures, including utilities and other frontage improvements, that are to interface with new work, and provide all trimming, cutting, saw cutting, grading, leveling, sloping, coating, and other work, including materials necessary to cause the interface with existing works to be proper, without conflict, acceptable to the Project Engineer and the City’s Civil Review Engineer, complete in place, and ready to use.

21. Compaction of all fill areas shall be per current APWA specifications. Fill shall be provided in 6" maximum lifts and shall be compacted to 95 percent of its maximum relative density.

YELM ENGINEERING SPECIFICATIONS AND STANDARD DETAILS

CHAPTER 4 WATER

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CHAPTER 4.00 WATER

4.00.010 General

Any extension of the Yelm Water System must be approved by the Public Services Director and, all extensions must conform to DOH and the Coordinated Water System Plan, City of Yelm Water System Plan, and South East Thurston Fire Authority requirements.

In designing and planning for any development, it is the developer's responsibility to see that adequate water for both domestic use and fire protection is attainable. The developer must show, in the proposed plans, how water will be supplied and whether adequate water pressure will be attained in case of fire. An analysis of the system may be required if it appears that the system might be inadequate.

Prior to the release of any water meters, all Public Works improvements, and Special Power of Attorney for annexation if required must be completed and approved including granting of Right-of-Way or easements, and all applicable fees must be paid.

Issuance of building permits for new construction of single family subdivisions shall not occur until final Public Works approval is given. For commercial projects, building permits may be issued upon completion and acceptance of the required fire protection facilities. A performance bond, in accordance with Section 1.00.050 YDS, will be required for the remaining Public Works improvements. Certificate of occupancy will not be issued until final Public Works approval is given for all improvements.

4.00.020 Design Standards

The design of any water extension/connection shall conform to City Standards and any applicable standards as set forth herein and in Section 1.00.010 YDS.

The layout of extensions shall provide for the future continuation and/or "looping" of the existing system as determined by the City. In addition, main extensions shall be extended as required in Section 1.00.095 YDS.

The General Notes on the following page shall be included on any plans dealing with water system design.

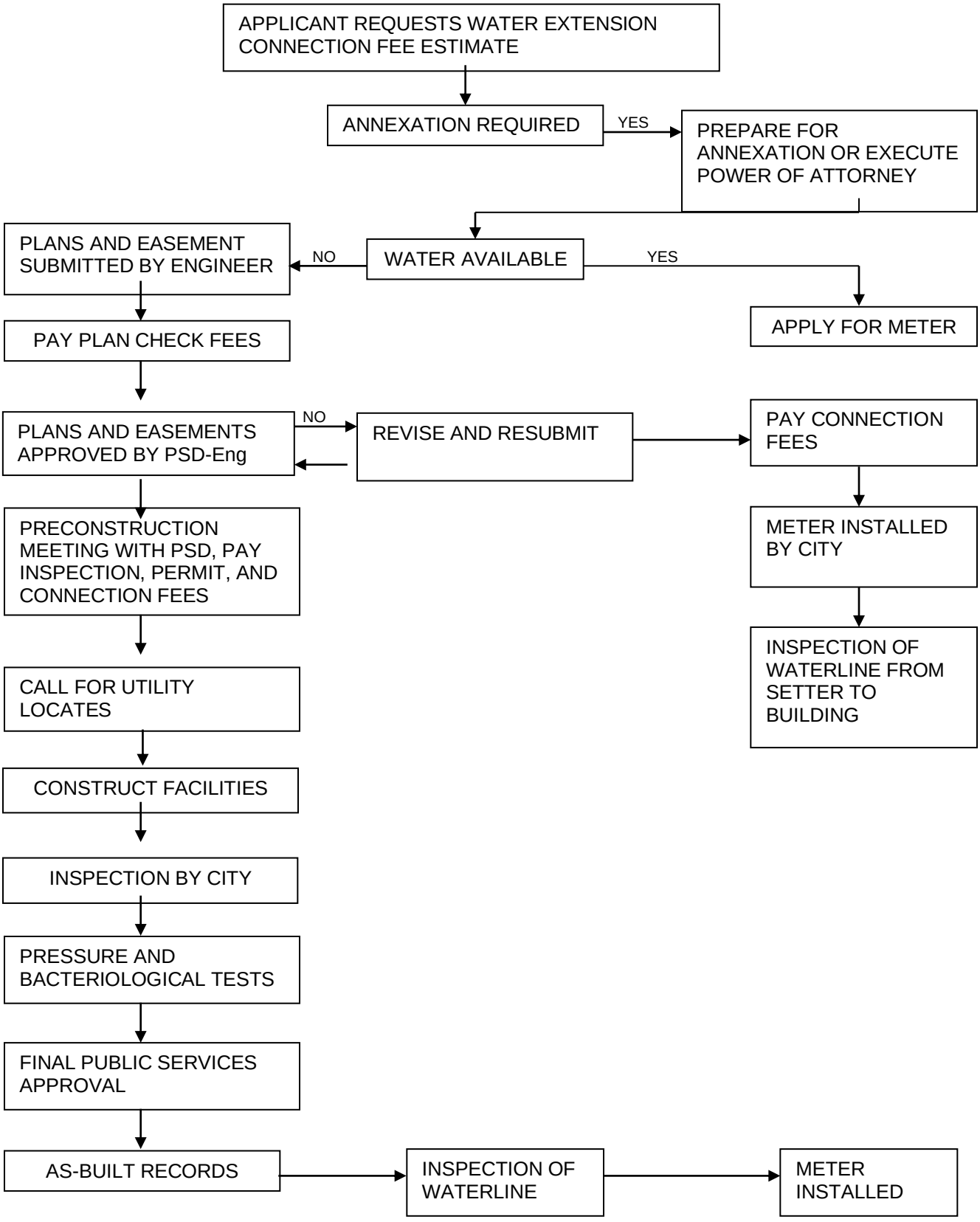
GENERAL NOTES (WATER MAIN INSTALLATION)

1. All workmanship and material shall be in accordance with City of Yelm standards and the most current copy of the State of Washington Standard Specifications for Road, Bridge and Municipal Construction.
2. All work in City right-of-way requires a permit from the City of Yelm. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting to be attended by all major contractors, representatives of involved utilities, and the City of Yelm. The Contractor is responsible to have a set of approved plans at the meeting.
3. Water mains shall meet the following specifications:
    1. Polyvinyl Chloride (PVC) Pipe (under 4 inches): Pipe material shall be PVC 1120, PVC 1220, or PVC 2120, and have minimum wall thickness equal to or less than the Standard Dimension Ratio (SDR) of 21, and meet the requirements of WSDOT Standard Specifications Section 9-30.1(5)B.
    2. Polyvinyl Chloride (PVC) Pipe (4 through 12 inches): Shall meet the requirements of AWWA C900, Class 150 wall thickness equal to or greater than the SDR of 18, and meet the requirements of WSDOT Standard Specifications Section 9-30.1(5)A.
    3. Polyvinyl Chloride (PVC) Pipe (14 through 20 inches): Shall meet the requirements of AWWA C905 wall thickness equal to or greater than the SDR of 18.
    4. Ductile Iron Pipe (DIP): DIP shall conform to AWWA C151 Class 50 or greater, and shall be 1/16-inch cement lined and sealed in accordance with ANSI/AWWA C104/A21.4-90, and meet the requirements of WSDOT Standard Specifications Section 9-30.2.(1). Six-inch fire hydrant spools shall be Class 52.
4. Gate valves shall be resilient wedge, NRS (Non Rising Stem) with O-rings seals. Valve ends shall be mechanical joint or ANSI flanges. Valves shall conform to AWWA 509-80. Valves shall be Mueller, M & H, Kennedy, Clow R/W, Waterous Series 500, or AVK. Existing valves to be operated by City employees only.
5. Hydrants shall be M & H Reliant Style 129, Mueller Centurion, Clow Medallion, or AVK. Hydrants shall be bagged until system is approved.
6. All lines shall be chlorinated and tested in conformance with the above referenced specification (Note 1).
7. All pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the final ground surface. The marker shall

be plastic non-biodegradable, metal core or backing marked water 2-inch-wide minimum, which can be detected by a standard metal detector. Tape shall be Terra Tape "D" or approved equal. In addition to tracer tape, install 12 gauge heavy duty direct bury coated copper wire (PAIGE "UF" single conductor or equal), wrapped around the pipe, brought up and tied off at valve body All wire connections shall use wire nuts and a DBR Splice Kit, manufactured by 3-M or approved equal. All locator wire for service pipe shall be connected to the locator wire on the water main.

8. Provide traffic control plan(s) as required in accordance with MUTCD.
9. All water mains shall be staked for grades and alignment by an engineering or surveying firm capable of performing such work.
10. All service line locations shall be marked on the face of the curb with an embossed "W" 1/4 inch into concrete.
11. Call Underground Locate at 1-800-424-5555 a minimum of 48 hours prior to any excavations.
12. The City will be given 72 hours' notice prior to scheduling a shutdown. Where connections require "field verification", connection points will be exposed by contractor and fittings verified 48 hours prior to distributing shut-down notices.
13. At any connection to an existing line where a new valve is not installed, the existing valve must be pressure tested to City standards prior to connection. If an existing valve fails to pass the test, the contractor shall make the necessary provisions to test the new line prior to connection to the existing system or install a new valve.
14. After completion of all items shown on these plans and before acceptance of the project, the contractor shall obtain a "punch list" prepared by the City's Inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of water service.
15. A copy of these approved plans and applicable city developer specifications and details shall be onsite during construction.
16. Any revisions made to these plans must be reviewed by the developer's engineer and the City of Yelm prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.

PROCESS TO OBTAIN WATER SERVICE



4.00.030 Main Line

A. Water mains shall be sized to provide adequate domestic flow plus fire flow at the required residual pressure. Fire flow requirements will be determined by South East Thurston Fire Authority, however, the quantity of water required will in no case be less than 750 GPM at 20 psi residual pressure.

The minimum water main size for standard distribution mains shall be 8 inches diameter. The minimum water main size for commercial and industrial applications shall be 12 inch installed in the public right-of-way. On-site water mains shall be looped and sized for the maximum expected fire flow. Larger size mains are required in specific areas as outlined in the Water Comprehensive Plan along existing transmission corridors. Nothing shall preclude the City from requiring the installation of a larger sized main if the City determines a larger size is needed to meet fire protection requirements or for future service.

Public mains serving cul-de-sacs or non-extendible, dead end areas may not be less than two inches in diameter.

B. All pipe for water mains shall have flexible gasketed joints and shall comply with one of the following types:

Water mains shall meet the following specifications:

1. Polyvinyl Chloride (PVC) Pipe (under 4 inches): Pipe material shall be PVC 1120, PVC 1220, or PVC 2120, and have minimum wall thickness equal to or less than the Standard Dimension Ratio (SDR) of 21, and meet the requirements of WSDOT Standard Specifications Section 9-30.1(5)B.
2. Polyvinyl Chloride (PVC) Pipe (4 through 12 inches): Shall meet the requirements of AWWA C900, Class 150 wall thickness equal to or less than the SDR of 18, and meet the requirements of WSDOT Standard Specifications Section 9-30.1(5)A.
3. Polyvinyl Chloride (PVC) Pipe (14 through 20 inches): Shall meet the requirements of AWWA C905 wall thickness equal to or greater than the SDR of 18.
4. Ductile Iron Pipe (DIP): DIP shall conform to AWWA C151 Class 50 or greater, and shall be 1/6-inch cement lined and sealed in accordance with ANSI/AWWA C104/A21.4-90, and meet the requirements of WSDOT Standard Specifications Section 9-30.2.(1). Six-inch fire hydrant spools shall be Class 52.

C. All fittings for ductile iron pipe or PVC pipe shall be ductile iron compact fittings conforming to AWWA C 153 or Class 250 gray iron conforming to AWWA C 110 and C 111. All shall be cement mortar lined conforming to AWWA C 104. Plain end fittings shall be ductile iron if mechanical joint retainer glands are installed on the plain ends. All fittings shall be connected by flanges or mechanical joints.

D. All pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the final ground surface. The marker shall be plastic non-biodegradable, metal core or backing marked water 2-inch-wide minimum, which can be detected by a standard metal detector. Tape shall be Terra Tape "D" or approved equal. In addition to tracer tape, install 12 gauge heavy duty direct bury coated copper wire (PAIGE "UF" single conductor or equal), wrapped around the pipe, brought up and tied off at valve body. All wire connections shall use wire nuts and epoxy DBY water connection kit.

E. The minimum cover for all water mains from top of pipe to finish grade shall be 42 inches unless otherwise approved.

F. No trees shall be planted closer than 5 feet to the water main.

4.00.040 Connection To Existing Water Main

The developer's engineer shall be responsible for determining the scope of work for connection to existing water mains. See drawing number 4-10.

It shall be the Contractor's responsibility to field verify the location and depth of the existing main and the fittings required to make the connections to the existing mains. All fittings shall be approved by the Water Department prior to installation.

4.00.050 Service Interruption

The contractor shall give the City a minimum of 72 hours notice of any planned connection to an existing pipeline. This includes all cut-ins and live taps. Notice is required so any disruptions to existing services can be scheduled. The City will notify customers involved or affected of the water service interruption. The contractor shall make every effort to schedule water main construction with a minimum interruption of water service. In certain situations, the City may dictate scheduling of water main shutdowns so as not to impose unnecessary shutdowns during specific periods to existing customers.

4.00.060 Hydrants

A. The lead from the service main to the fire hydrant shall be ductile iron cement mortar lined Class 52 no less than 6 inches in diameter. MJ joint shall be restrained with wedge action retainer glands, MegaLug 1006 of approved equal.

B. Hydrant leads shall not exceed 50 feet. If a hydrant is required 50 feet or more from the main, the main shall be extended, a tee shall be installed and the hydrant lead shall commence from the second tee. The lead from the service main to the fire hydrant up to 17 feet shall be restrained mechanical joint. For installations exceeding 19 feet, either restrained mechanical joint or field lock gaskets shall be required. Hydrant extensions shall use restrained joints from the main to the hydrant.

C. Fire Hydrants, shall have two, 2-1/2 inch outlets and one 4-1/2 inch pumper port outlet. All outlet ports shall be National Standard thread. The valve opening shall be no less than 5-1/4 inch diameter with a 5-inch "Storz" coupling and blind flange cap installed on the steamer port. The hydrant shall have a positive and automatic barrel drain and shall be of the "traffic safety" or break-away style; i.e., when accidentally broken off, water will not flow.

   All hydrants shall be center-stem compression design, valve shall open against pressure.

   Hydrants shall be M & H Reliant Style 129, Mueller Centurion, Clow Medallion, or American AVK Series 2780. All hydrants shall be bagged until system is approved.

D. The Public Services Department and South East Thurston Fire Authority work together to insure that adequate hydrant spacing and installation are achieved.

   Unless otherwise required by the governing authority, the following guidelines shall apply for hydrant number and location:

   1. At least one hydrant shall be installed at all intersections.
   2. Hydrant spacing of 330 feet shall be required in all areas except single family and duplex residential areas.
   3. Hydrant spacing of 660 feet shall be required for single family and duplex residential areas.
   4. Hydrants located in cul-de-sac or dead end areas either by design, topographic or manmade feature which prohibit straight line distance measurement, shall be located to serve no more

than 120,000 square feet, and be served by an 8-inch-minimum main.

5. When any portion of a proposed building is in excess of 150 feet from a water supply on a public street, there shall be provided, when required by the fire chief, on-site hydrants and mains capable of supplying the required fire flow. Such hydrants shall be located as may be required by the South East Thurston Fire Authority and easements for such hydrants shall be granted to the City.

E. Fire hydrants shall be set as shown in drawing number 4-7.

F. For requirement regarding use, size and location of a fire department connection (FDC) and/or post indicator valve contact South East Thurston Fire Authority. Location of FDC shall be located within 50 feet of a fire hydrant, and shall be shown on the water plan.

G. Where needed, the Department of Public Works or South East Thurston Fire Authority will require hydrants to be protected by two or more posts, each eight inches in diameter by five feet in height made of either reinforced concrete or steel. Post shall be painted to match hydrant color.

H. Fire hydrants must be installed, tested, and accepted prior to the issuance of any building permit.

I. Fire Hydrants must have 3 foot of clearance around them.

J. Hydrant locks are required to be installed as part of the City's water conservation and accountability program. Hydrant locks and adapters are purchased from the City.

4.00.070 Valves

Where possible, valves shall be located at tee's or crosses, and be flanged by mechanical joints.

All valves and fittings shall be ductile iron with ANSI flanges or mechanical joint ends. All existing valves shall be operated by City employees only.

Valves shall be installed in the distribution system at sufficient intervals to facilitate system repair and maintenance, but in no case shall there be less than one valve every 1000 feet. Generally, there shall be two valves on each tee and three valves on each cross. Specific requirements for valve spacing will be made at the plan review stage.

A. Gate Valves, 6 inch to 12 inch. The design, materials and workmanship of all gate valves shall conform to AWWA C509-80

latest revision. Gates valves shall be resilient wedge non-rising stem (NRS) with two internal O-ring stem seals. Gate valves shall be Mueller, M & H, Kennedy, Clow R/W, Waterous Series 500, or AVK.

Gate valves shall be used on all 2 to 12-inch lines.

B. Butterfly Valves. Butterfly valves shall conform to AWWA C504, Class 150B, with cast iron short body and O-ring stem seals. Butterfly valves shall be Mueller, Linseal III, M & H, Pratt Ground hog, or Allis Chalmers.

Butterfly valves shall be used on all lines 14 inches and larger.

C. Valve Box. All valves shall have a standard Inland Foundry, 910 or equal water valve box set to grade with a 6 inch ASTM SDR 21 PVC riser from valve to within 4 to 6 inches of valve box top. If valves are not set in paved area, a 3 foot by 3 foot by 4 inch concrete pad shall be set around each valve box at finished grade. In areas where valve box falls in road shoulder, the ditch and shoulder shall be graded before placing asphalt or concrete pad. See drawing number 4-11.

D. Valve marker Post. Valve marker posts shall be 4 inch x 4 inch reinforced concrete or schedule 40 steel posts 5 feet long stamped with "W" and distance to valve. Post shall be painted with 1 base coat and 2 coats white oil base enamel. See drawing number 4-12.

4.00.080 Casing

Steel casing shall be designed to a minimum of H2O loading. Pipe spacers shall be Cascade style CC5 with 8 inch runners as available from Cascade Waterworks. Casing pipe and spacers shall be sized for pipe being installed. Install minimum of three spacers per section of pipe.

4.00.090 Sampling Station

The requirement for the location and type of the sample station will be determined by the City during the plan review on a case-by-case basis by the Water Quality Program. Sample stations shall be located in planter strips, behind the walk on a property line, in an open space, or in a utility easement whenever possible and shall generally be centrally located in the project at a low point if possible.

4.00.100 Air and Vacuum Release Valve

Combination air and vacuum release valves (ARV) shall be 2” combination air release valve, or approved equal. Installation shall be as shown on drawing number 4-8.

The installation shall be set at the high point of the line when required. Where possible, pipes are to be graded to prevent the need for an air release valve. Air release valves may not be required when services or a hydrant are in the vicinity.

4.00.110 Blowoff Assembly

If a fire hydrant is not located at the end of a dead end main, a blowoff assembly shall be required. On water mains which will be extended in the future, the valve which operates the blowoff assembly shall be the same size as the main and provided with a concrete thrust block. The pressure rating for blowoff assemblies shall be 200 psi. Installation shall be as shown on drawing number 4-9.

4.00.120 Backflow Prevention

All water system connections to serve buildings or properties with domestic potable water, fire sprinkler systems, or irrigation systems shall comply with the minimum backflow requirements as established by the Department of Health (DOH) and the City of Yelm.

The installation of all backflow devices is required to protect the existing water system and users from possible contamination.

Public Services shall get the certificate for testing of any backflow prevention device before releasing the certificate of occupancy on any building. Test may be performed by any person certified by the Washington State Board of Health. A list of approved testers may be obtained from Washington Environmental Training Resource Center (WETRC) located in Auburn, Washington.

South East Thurston Fire Authority will test the fire line and obtain the certificate for underground piping. In any situation, South East Thurston Fire Authority No. 2 will not test their portion of underground until Public Works has tested and approved their main up to the fire line.

4.00.130 Service Connection

A. All service connections relating to new development shall be installed by the developer at the time of mainline construction. After the lines have been constructed, tested and approved the owner may apply for a water meter. The City will install a water meter after the application has been made and all applicable fees have been paid. Water meters will be set only after system is inspected and final approval is given.

B. Service lines shall be one inch high density polyethylene pipe, minimum pressure class 200 psi DR7, Phillips Drisco 5100 Ultra-Line, or Westflex. No glued joints will be accepted. Service

lines shall be installed 90 degrees off the main. Tracer tape and wire wrapped around the pipe shall be installed on all service lines.

C. Service saddle shall be all ductile iron body with stainless steel straps and shall be Romac style 202S, Rockwell 313 or approved equal. All clamps shall have rubber gasket and iron pipe threaded outlets.

D. Corporation stop shall be all bronze, lead free, and shall be Ford type FB1101 or approved equal with iron pipe threads conforming to AWWA C 800. Stainless steel inserts shall be used with pack joints and polyethylene pipe.

E. Master meters will not be allowed for service to more than one building. An approved backflow prevention system must be installed in conjunction with any master meter. Deviations to this may be granted by the Public Service Director.

4.00.140 Marking Service Lines on Curbs

The location of all service lines shall be marked on the face or top of the cement concrete curb with a "W" 1/4 inch into concrete.

4.00.150 Separation from Nonpotable Conveyance Systems

Appropriate separation between potable and nonpotable pipelines protects public health and safety. Pipeline failure or leaks can result in pipeline contamination that jeopardize public health and safety. Nonpotable conveyance systems include but not limited to piping that carries:

- Sanitary or industrial sewage
- Reclaimed water
- Irrigation supply from nonpotable sources
- Storm drains
- Petroleum products (oil, refined products)
- Natural gas
- Power, Telephone, Fiber Optic, and Cable

Water mains shall be laid at least 10-feet horizontally from any existing or proposed sanitary sewer, reclaimed water, storm drain, and septic tank and/or absorption field. The distance shall be measured edge to edge. If the City Engineer determines it is not practical to maintain a 10-foot separation, the City Engineer may approve deviation on a case-by-

case basis using criteria from the Washington State Department of Ecology (DOE).

Wherever practical, water mains shall cross other utilities at right angles. If this is not practical as determined by the City Engineer, the crossing angle shall be maintained between 45 and 90 degrees. Water mains crossing sanitary sewer, reclaimed water, and storm drain shall be laid to provide a minimum vertical separation of 18 inches. The longest standard length of water pipe shall be installed so that the joints will fall equidistant from any other pipe. In some cases where minimum separation cannot be maintained, it may be necessary to encase the water pipe and/or sewer service in pipe or concrete. No concrete shall be installed unless specifically directed by the City Engineer.

The minimum cover for water main of 42 inches may be reduced to 30 inches upon approval by the City to provide for as much vertical separation as possible.

Taken from: "Criteria for Sewage Works Design"

By: "State of Washington Department of Ecology"

Situations not addressed below shall follow the criteria as outlined in the most current edition of the above mentioned document.

WATER MAIN STANDARD PIPE MATERIAL			
	AWWA (ASTM) Standard		
Type of Pipe	**PIPE**	**JOINT**	**FITTINGS**
Ductile Iron – Class 50	C151 & C104	C111	C110 & C153
Polyvinyl-Chloride – Class 150	C900*	D3139 & F 477	C110 & FC153
Concrete Cylinder	C303		
HDPE 3408	C 906	Fused per C 906	C 906

*** Pipe spec C900 for pipe up to about 12 inches in diameter; C905 for pipe more than 12 inches in diameter.**

4.00.160 Irrigation

All irrigation systems shall be installed with an approved backflow prevention assembly approved by the Department of Health.

Irrigation sprinklers shall be situated so as to not wet any public street or sidewalk.

4.00.170 Staking

All surveying and staking shall be performed by an engineering or surveying firm capable of performing such work. The engineer or surveyor directing such work shall be licensed as a Professional Engineer or Professional Land Surveyor by the State of Washington.

A preconstruction meeting shall be held with the City prior to commencing staking. All construction staking shall be inspected by the City prior to construction.

The minimum staking of waterlines shall be as directed by the City Engineer or as follows:

A. Stake centerline alignment every 50 feet with cut or fill to invert of pipe maintaining 42 inches of cover over pipe. Cuts are normally not required when road grade has been built to subgrade elevation.

B. Stake alignment of all fire hydrants, tees, water meters, setters and other fixtures and mark cut or fill to hydrant flange finished grade.

4.00.180 Trench Excavation

A. Clearing and grubbing where required shall be performed within the easement or public Right-of-Way as permitted by the City and/or governing agencies. Debris resulting from the clearing and grubbing shall be disposed of by the owner or contractor in accordance with the terms of all applicable permits. Temporary erosion control measures shall be installed and approved by the City Inspector prior to any excavations.

B. Trenches shall be excavated to the line and depth designated by the Engineer to provide a minimum of 42 inches of cover over the pipe. Except for unusual circumstances where approved by the City, the trench width shall be excavated only to such widths as are necessary for adequate working space as allowed by the governing agency. The trench shall be kept free from water until joining is complete. Surface water shall be diverted so as not to enter the trench. The owner shall maintain sufficient pumping equipment on the job to insure that these provisions are carried out.

C. The contractor shall perform all excavation of every description and whatever substance encountered and boulders, rocks, roots and other obstructions shall be entirely removed or cut out to the width of the trench and to a depth 6 inches below water main grade. Where materials are removed from below water main grade, the trench shall be backfilled to grade with material satisfactory to the City and thoroughly compacted Section 4.00.200 YDS.

D. Trenching and shoring operations shall not proceed more than 100 feet in advance of pipe laying without approval of the City, and shall be in conformance with Washington Industrial Safety and Health Administration (WISHA) and Office of Safety and Health Administration (OSHA) Safety Standard.

E. The bottom of the trench shall be finished to grade with hand tools in such a manner that the pipe will have bearing along the entire length of the barrel. The bell holes shall be excavated with hand tools to sufficient size to make up the joint.

4.00.190 Thrust Blocking

Location of thrust blocking shall be shown on plans. Thrust block concrete shall be commercial Class 3000 psi poured against undisturbed earth. A plastic barrier shall be placed between all thrust blocks and fittings.

See drawing number 4-13 and 4-14 for thrust block locations and calculations.

4.00.200 Backfilling

Backfilling and surface restoration shall closely follow installation of pipe so that not more than 100 feet is left exposed during construction hours without approval of the City. All trenches shall be backfilled during non-working hours unless otherwise approved by the City. Selected backfill material shall be sorted or screened so that the maximum aggregate is 4 inches and placed and compacted around and under the water mains by hand tools to a height of 6 inches above the top of the water main. The remaining backfill shall be compacted to 95 percent of the maximum density in traveled areas, 90 percent outside traveled area. Where governmental agencies other than the City have jurisdiction over roadways, the backfill and compaction shall be done to the satisfaction of the agency having jurisdiction. See Standard Drawing No. 4-15 for backfill and bedding materials.

4.00.210 Street Patching and Restoration

See Chapter 2 for requirements regarding street patching and trench restoration.

4.00.220 Hydrostatic Tests

After the water main and appurtenances and service connections to the meter setter have been installed, filled and sterilized, the system shall be tested in sections not to exceed 1,500 feet in length. The installation shall be subjected to a hydrostatic pressure test of 200 psi for 15 minutes, and any leaks or imperfections developing under said pressure shall be remedied by the contractor. No main shall be hydrostatically tested until the lines are flushed of chlorine. The main shall be tested between valves. Insofar as possible, no hydrostatic pressure shall be placed against the opposite side of the valve being tested. Test pressure shall be maintained while the entire installation is inspected.

The contractor shall provide all necessary equipment and shall perform all work connected with the tests. Tests shall be made after all connections have been made and the roadway section is constructed to subgrade. This is to include any and all connections as shown on the plan. The contractor shall perform the test to assure that the equipment to be used for the test is adequate and in good operating condition and the air in the line has been released before requesting the City to witness the test.

See Section 4.00.120 for testing responsibilities for backflow prevention devices.

4.00.230 Sterilization and Flushing

Sterilization of water mains shall be accomplished by the contractor in accordance with the requirements of the Washington State Department of Health and in a manner satisfactory to the City. At no time shall chlorinated water from a new main be flushed into a body of fresh water. This is to include lakes, rivers, streams, drainage ways, and any and all other waters where fish or other natural water life can be expected.

When a chlorine concentration has been established throughout the line, the valves shall be closed and the line left undisturbed for 24 hours. The line shall then be thoroughly flushed and water samples taken by the contractor at least 24 hours after flushing and disinfecting for approval by the local health agency. Should the initial treatment result in an unsatisfactory bacteriological test, the original chlorination procedure shall be repeated by the contractor until satisfactory results are obtained. The sample can only be taken on Mondays, Tuesdays, and Wednesdays until noon. Testing and sampling shall take place after all underground utilities are installed and compaction of the roadway section is complete.

All water flushed from main lines shall be dechlorinated using a dechlorinating diffuser with ascorbic acid tablets, sodium sulfite tablets, or an approved equivalent.

4.00.240 Fencing at Water Meters

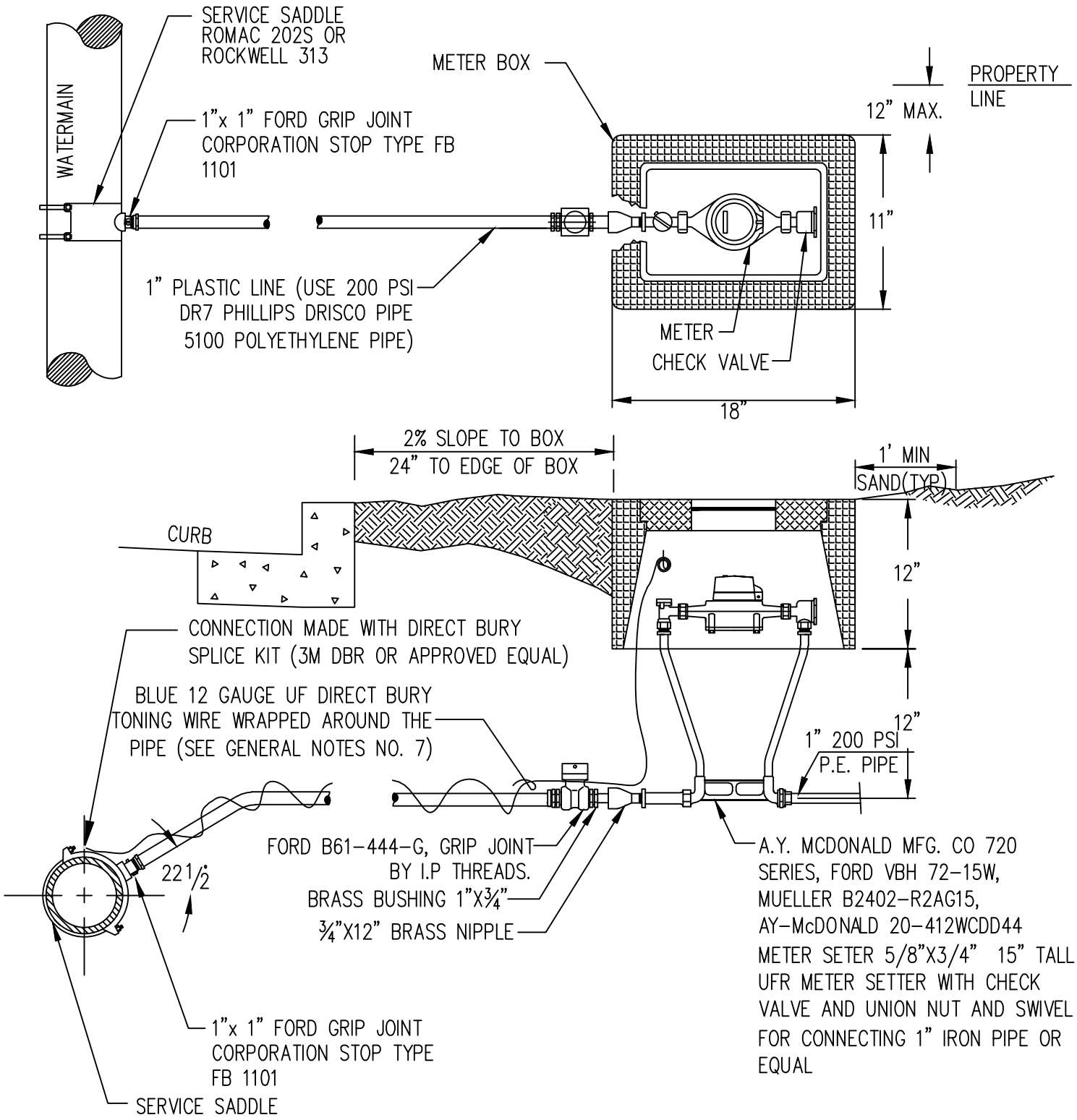
Water meters shall not be fenced in yard. Fencing shall be placed around meters to allow access from the City right-of-way or easements.

4.00.250 Landscaping, Water Meters and Fire Hydrants

No trees or shrubs shall be planted within 5 feet of any water meter or fire hydrant. Improvement or landscaping of any sort shall not be constructed which will impede easy access or maintenance to water meters and fire hydrants.

LIST OF DRAWINGS - WATER

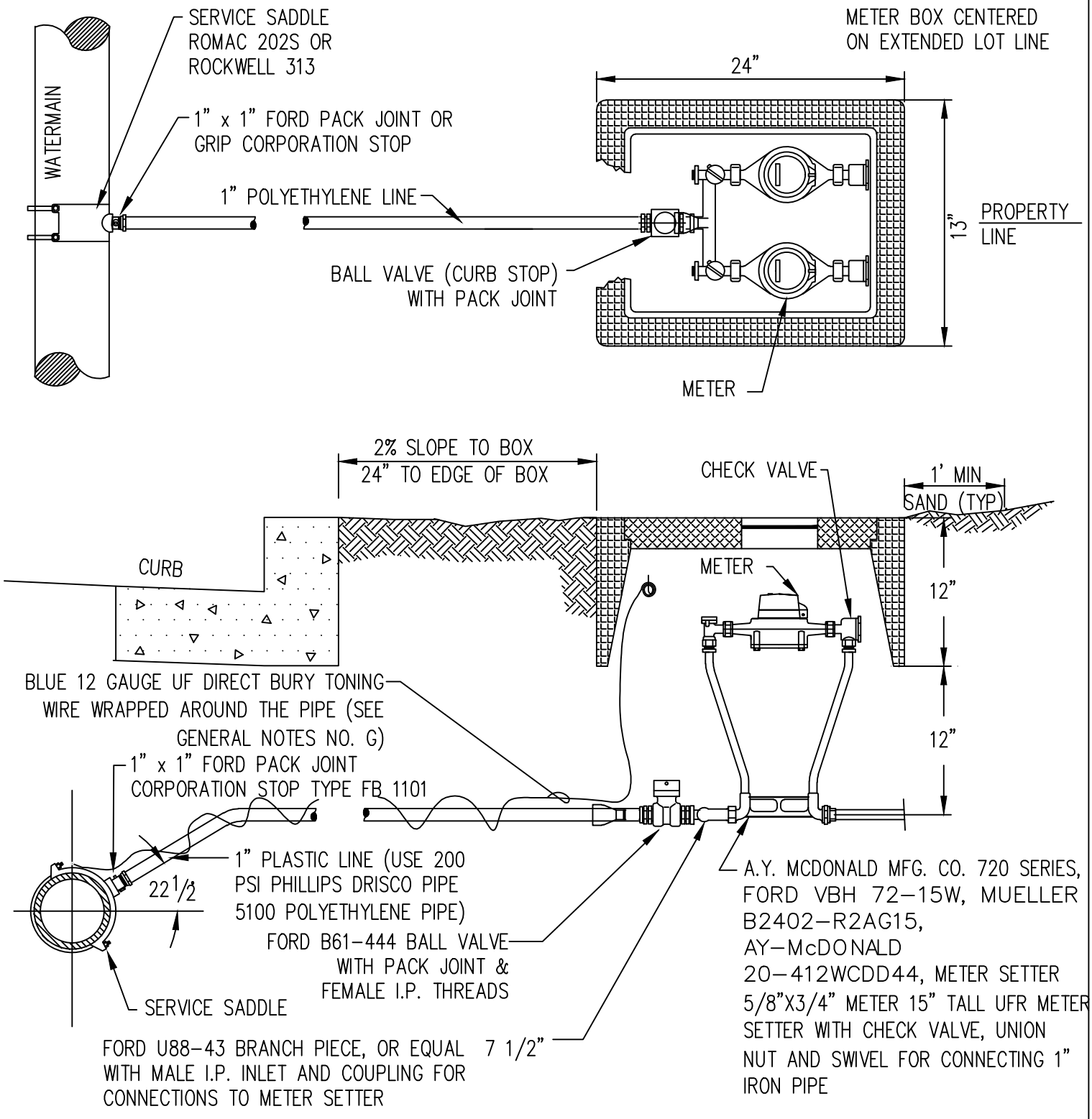
Title	Drawing
5/8" Single Meter Service	4 - 1
5/8" Dual Meter Service	4 - 2
1 ½" to 2" Meter Service	4 - 3
Double Detector Check Valve	4 - 4
Blank (RESERVED)	4 - 4.1
Water Vault Details	4 - 4.2
Double Detector Check Valve Notes.	4 - 4.3
Fire Department Connection.	4 - 4.4
3" – 4" – 6" Water Meter.	4 - 5
Sampling Station.	4 - 6
Fire Hydrant	4 - 7
2" Air and Vacuum Release Valve.	4 - 8
2" Blowoff Assembly.	4 - 9
Connection to Existing Main	4 - 10
Standard Valve Box	4 - 11
Valve Marker Post & Hydrant Bollard Detail	4 - 12
Standard Blocking Detail	4 - 13
Thrust Loads	4 - 14
Typical Water Main Trench & Bedding	4 – 15
Double Check Valve Assembly 2" and Smaller	4 – 16
Reduced Pressure Backflow Assembly for 2" or Smaller	4 – 17
Reduced Pressure Backflow Assembly for 3" and Greater	4 – 18



NOTES:

1. STAINLESS STEEL INSERTS REQUIRED FOR ALL PACK JOINTS AND GRIP.
2. ALL SERVICE SADDLES SHALL AND FITTINGS SHALL HAVE I.P. THREADS.
3. APPROVED METER BOX
   LID – *FLUSH COVER WITH PLASTIC OR CAST IRON READ DOOR
   BOX– *OLD CASTLE BOX 1118BCF *OR PRE APPROVED EQUAL
4. ALL SERVICE LINE LOCATIONS SHALL BE MARKED ON THE FACE OF THE CURB WITH AN EMBOSSED "W" 1/4 INCH INTO CONCRETE.

City of YELM WASHINGTON	CITY OF YELM	APPROVED BY	DWG. NO. 4-1
	5/8" SINGLE METER SERVICE	PUBLIC WORKS DIRECTOR DATE	DATE 02/2025
		DES. MKD / DWN. MKD / CKD. JEG	



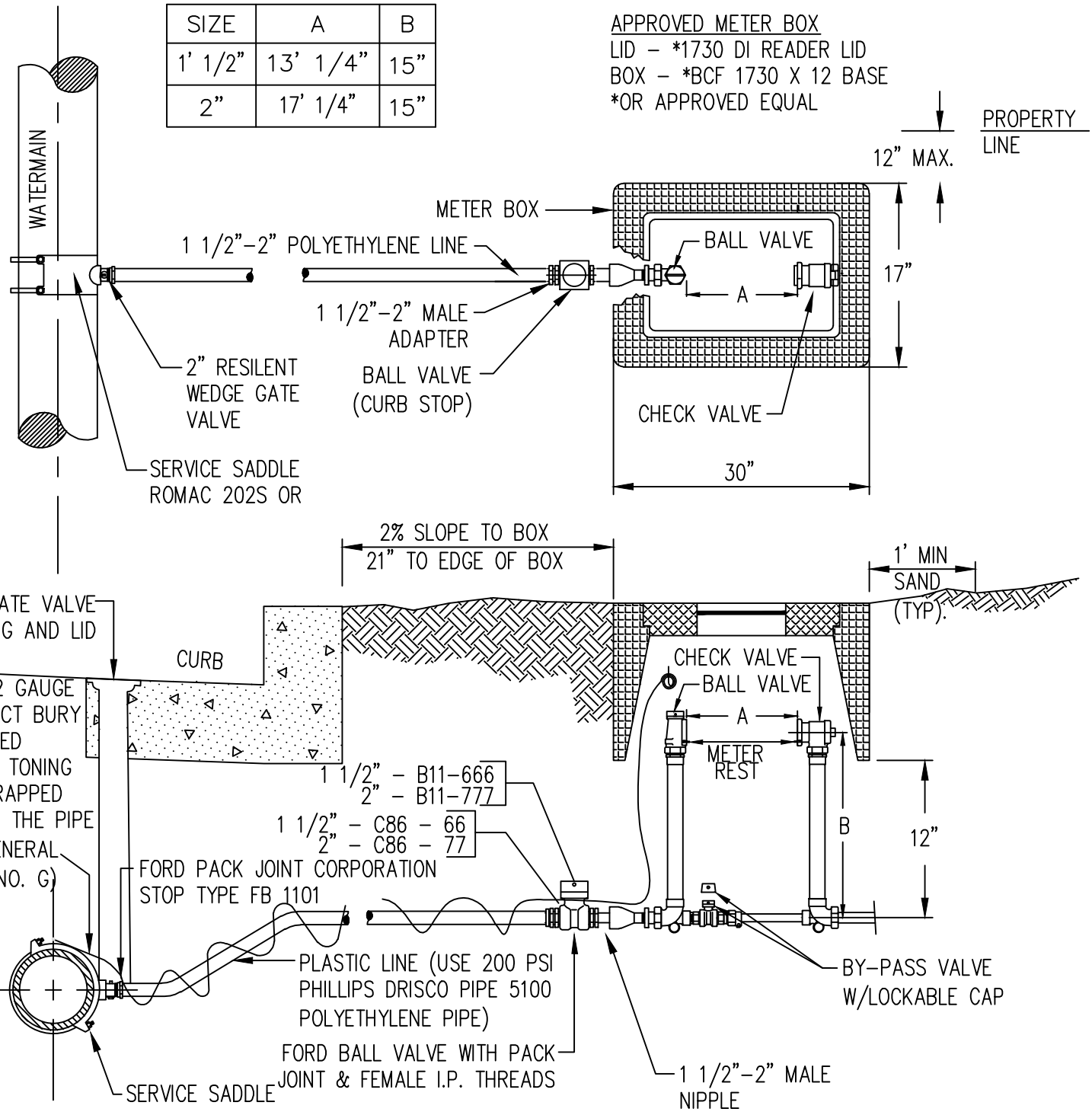
NOTES:

1. STAINLESS STEEL INSERTS REQUIRED FOR ALL PACK JOINTS AND GRIP.
2. ALL SERVICE SADDLES SHALL AND FITTINGS SHALL HAVE I.P. THREADS.
3. APPROVED METER BOX
   LID – *FLUSH COVER WITH PLASTIC OR CAST IRON READ DOOR
   BOX– *OLD CASTLE BOX 1324BCF *OR PRE APPROVED EQUAL
4. ALL SERVICE LINE LOCATIONS SHALL BE MARKED ON THE FACE OF THE CURB WITH AN EMBOSSED "W" 1/4 INCH INTO CONCRETE.

City of YELM WASHINGTON	CITY OF YELM	APPROVED BY	DWG. NO. 4-2
	5/8" DUAL METER SERVICE	PUBLIC WORKS DIRECTOR DATE	DATE 02/2025
		DES. MKD / DWN. MKD / CKD. JEG	

SIZE	A	B
1' 1/2"	13' 1/4"	15"
2"	17' 1/4"	15"

APPROVED METER BOX
LID – *1730 DI READER LID
BOX – *BCF 1730 X 12 BASE
*OR APPROVED EQUAL



NOTES:

1. STAINLESS STEEL INSERTS REQUIRED FOR ALL PACK JOINTS.
2. ALL SERVICE SADDLES SHALL HAVE RUBBER 2. GASKET AND I.P. THREADS.
3. CITY STANDARD FOR COPPER SETTERS ARE: 1 1/2" – FORD VBH 76-15B13 OR EQUAL 2" – FORD VBH 77-15B17 OR EQUAL
4. ALL 1 1/2" AND 2" SADDLES WILL BE 2" TAPS WITH BRASS 2" NIPPLE AND 2" RESILENT WEDGE GATE VALVE AND 910 HOUSING AND SDR-21 PVC PIPE HOUSING
5. ALL SERVICE LINE LOCATIONS SHALL BE MARKED ON THE FACE OF THE CURB WITH AN EMBOSSED "W" 1/4 INCH INTO CONCRETE.

CITY OF YELM

11/2" TO 2" METER SERVICE

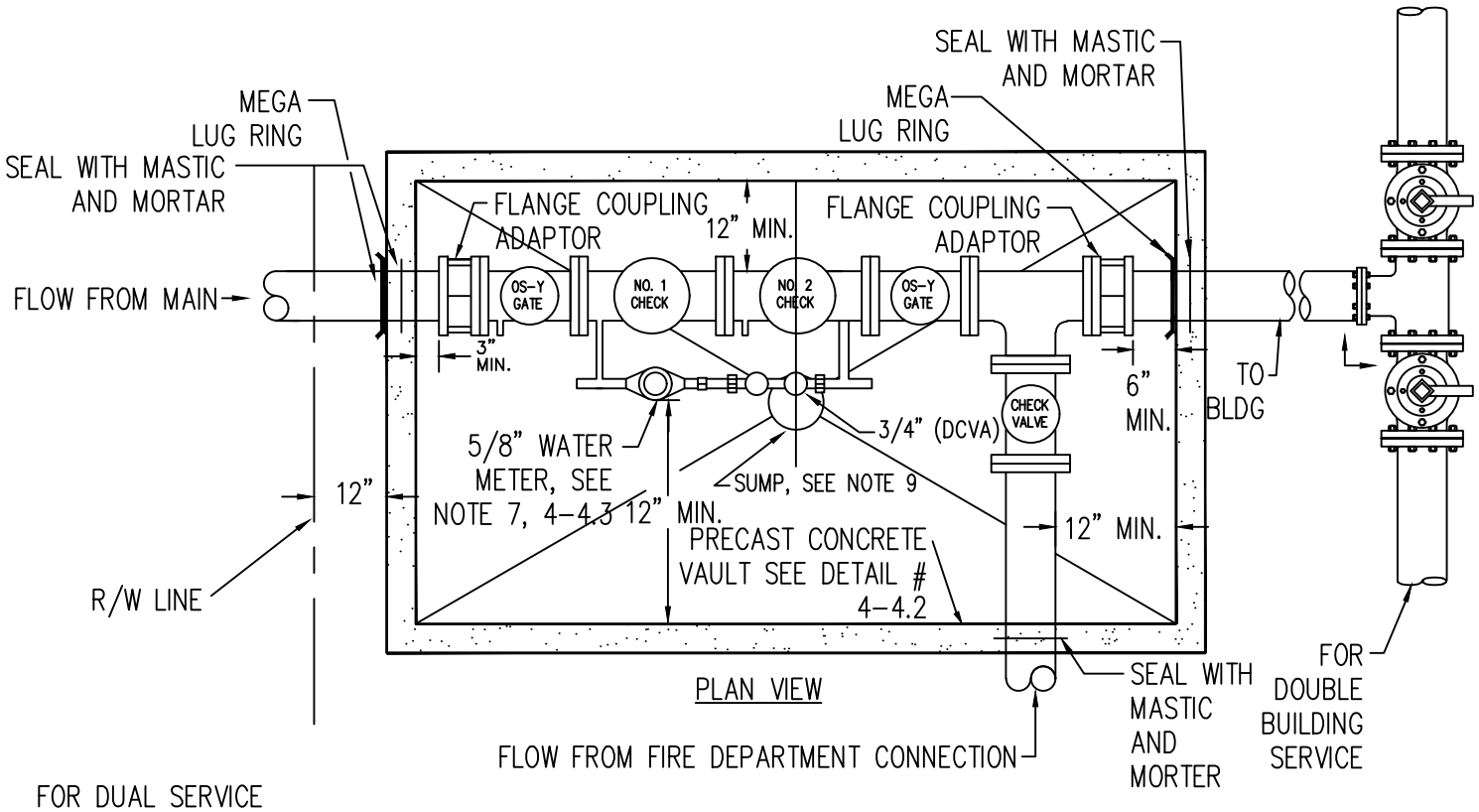
APPROVED BY

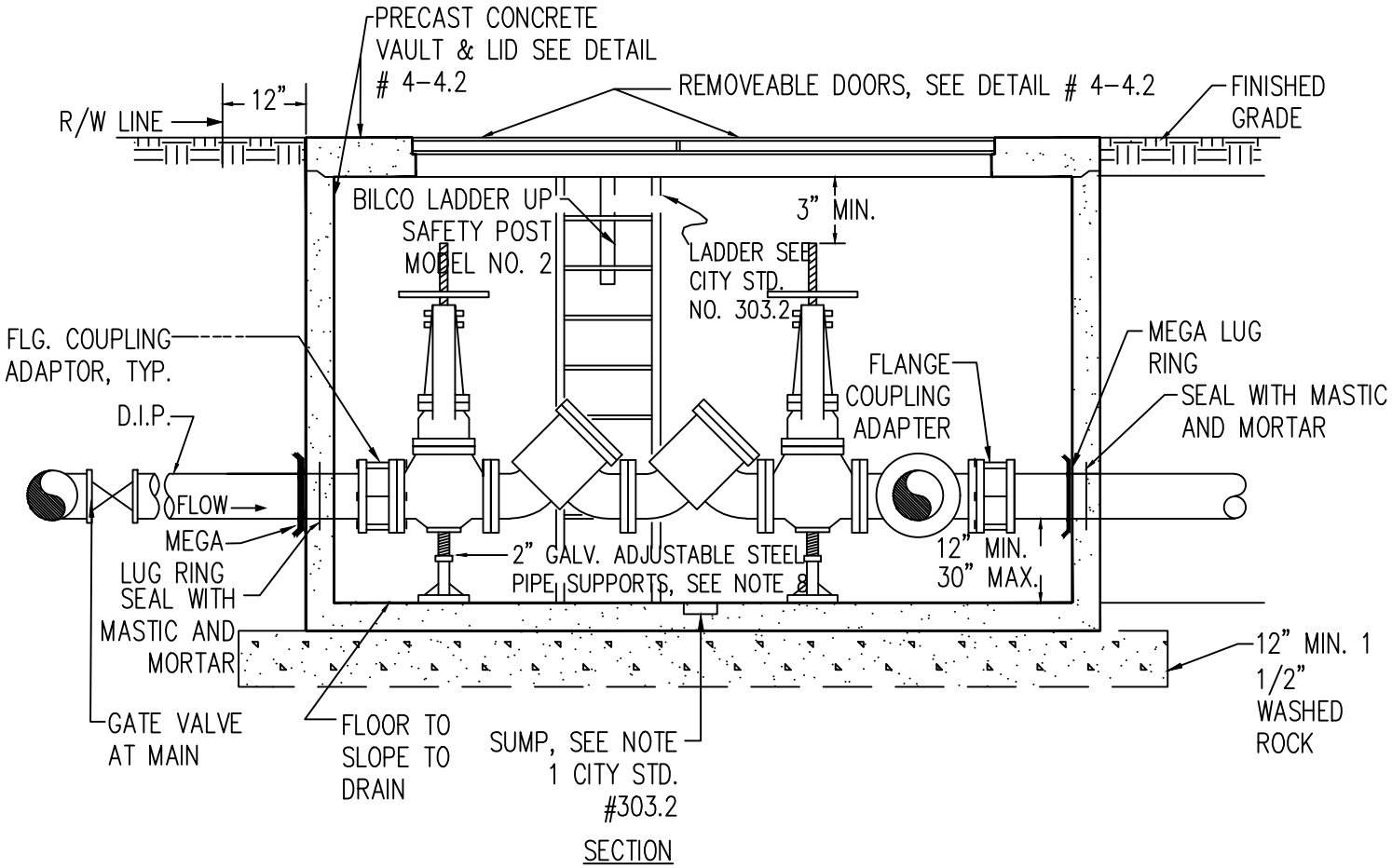
PUBLIC WORKS DIRECTOR DATE

DES.	DWN.	CKD.
MKD	MKD	JEG

DWG. NO. 4-3

DATE





City of YELM WASHINGTON	CITY OF YELM DOUBLE DETECTOR CHECK VALVE	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. JEG	DWG. NO. 4-4 DATE 12/2016

CITY OF YELM

RESERVED

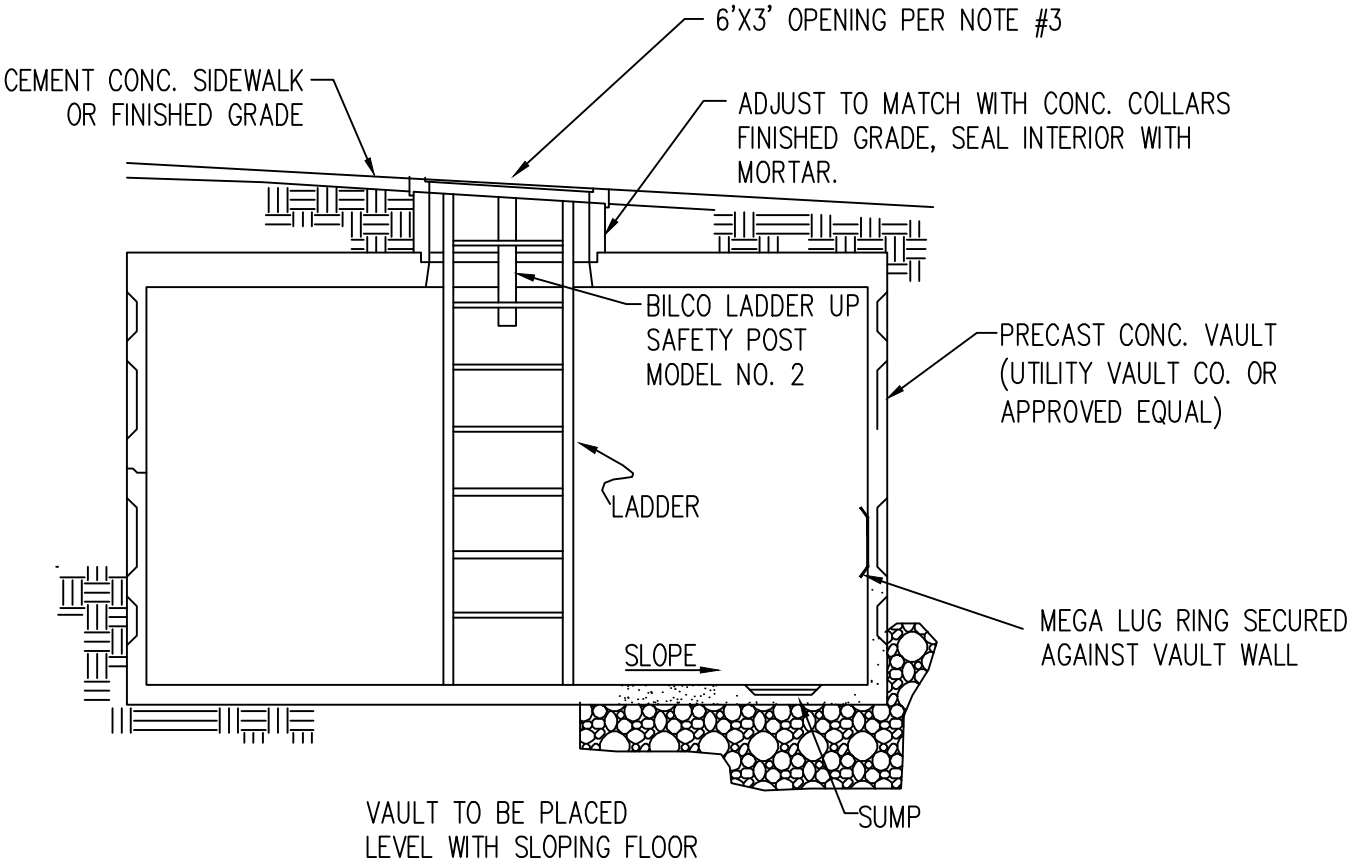
APPROVED BY

PUBLIC WORKS DIRECTOR DATE

DES.	DWN.	CKD.
MKD	MKD	JEG

DWG. NO. 4-4.1

DATE 07/2024



1. IN AREAS OF HIGH GROUNDWATER A 1/4 HP SUMP PUMP SHALL BE INSTALLED IN THE SUMP PIT OF THE VAULT. IT SHALL BE WIRED PER WASHINGTON STATE ELECTRICAL CODE AND INSPECTED BY AT STATE ELECTRICAL INSPECTOR. THE DISCHARGE PIPE SHALL BE CONNECTED TO THE NEAREST APPROVED ON-SITE STORM DRAINAGE STRUCTURE OR DRAIN TO DAYLIGHT. WHERE NO GROUNDWATER IS PRESENT USE A 2"ø DRAIN HOLE WITH 1/4 CUBIC YARD OF WASHED DRAIN ROCK.

2. THE VAULT SHALL BE A PRECAST CONCRETE VAULT SIZED TO MEET THE CLEARANCE REQUIREMENTS SHOWN ON DETAIL #4-5.

3. REMOVABLE DOORS SHALL BE A MINIMUM OF 6'-0" X 3'-0" DIAMOND PLATE HINGED LOCKING DOORS, WITH HINGES LOCATED AT EACH END OF OPENING. DOORS SHALL HAVE AN H-20 LOAD RATING IN AREAS THAT ARE SUBJECT TO VEHICLE TRAFFIC. DOORS SHALL BE SPRING LOADED WITH OPEN POSITION LOCK.

4. A GALVANIZED LADDER SHALL BE SET INSIDE THE VAULT FOR ACCESS INTO THE VAULT. IT SHALL BE SECURED TO THE VAULT WITH 1/2" DIA. BOLTS EPOXIED TO THE VAULT LID AND FLOOR.

5. A BILCO LADDER UP SAFETY POST MODEL NO. 2 SHALL BE ATTACHED TO THE LADDER STEPS.

City of YELM WASHINGTON	CITY OF YELM	APPROVED BY	DWG. NO. 4-4.2
	WATER VAULT DETAILS	PUBLIC WORKS DIRECTOR DATE	DATE 12/2016
		DES. MKD / DWN. MKD / CKD. JEG	

NOTES FOR: DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) INSTALLATION

1. INSTALLATION OF THE APPROVED BACKFLOW ASSEMBLY SHALL BE IN ACCORDANCE WITH THE "BACKFLOW PREVENTION AND CROSS-CONNECTION CONTROL: RECOMMENDED PRACTICES" MANUAL, OF THE CROSS-CONNECTION CONTROL COMMITTEE, PACIFIC N.W. SECTION OF THE A.W.W.A., FEBRUARY 2015 OR CURRENT ADDITION.

2. BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.

3. UPON INSTALLATION OF THE APPROVED BACKFLOW ASSEMBLY, (AND YEARLY THEREAFTER), THE ASSEMBLY SHALL BE TESTED BY A WASHINGTON STATE CERTIFIED BACKFLOW ASSEMBLY TESTER, WHO SHALL PROMPTLY FORWARD THE TEST RESULTS TO: THE CITY OF YELM, WATER DEPARTMENT, PRIOR TO OCCUPANCY.

4. DOUBLE DETECTOR CHECK VALVE ASSEMBLY OS & Y GATE VALVES SHALL HAVE SUPERVISED TAMPER SWITCHES.

5. ALL ELECTRICAL SHALL BE INSPECTED BY BY A WASHINGTON STATE ELECTRICAL INSPECTOR.

6. DDCVA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO ASSEMBLY ARE ALLOWED.

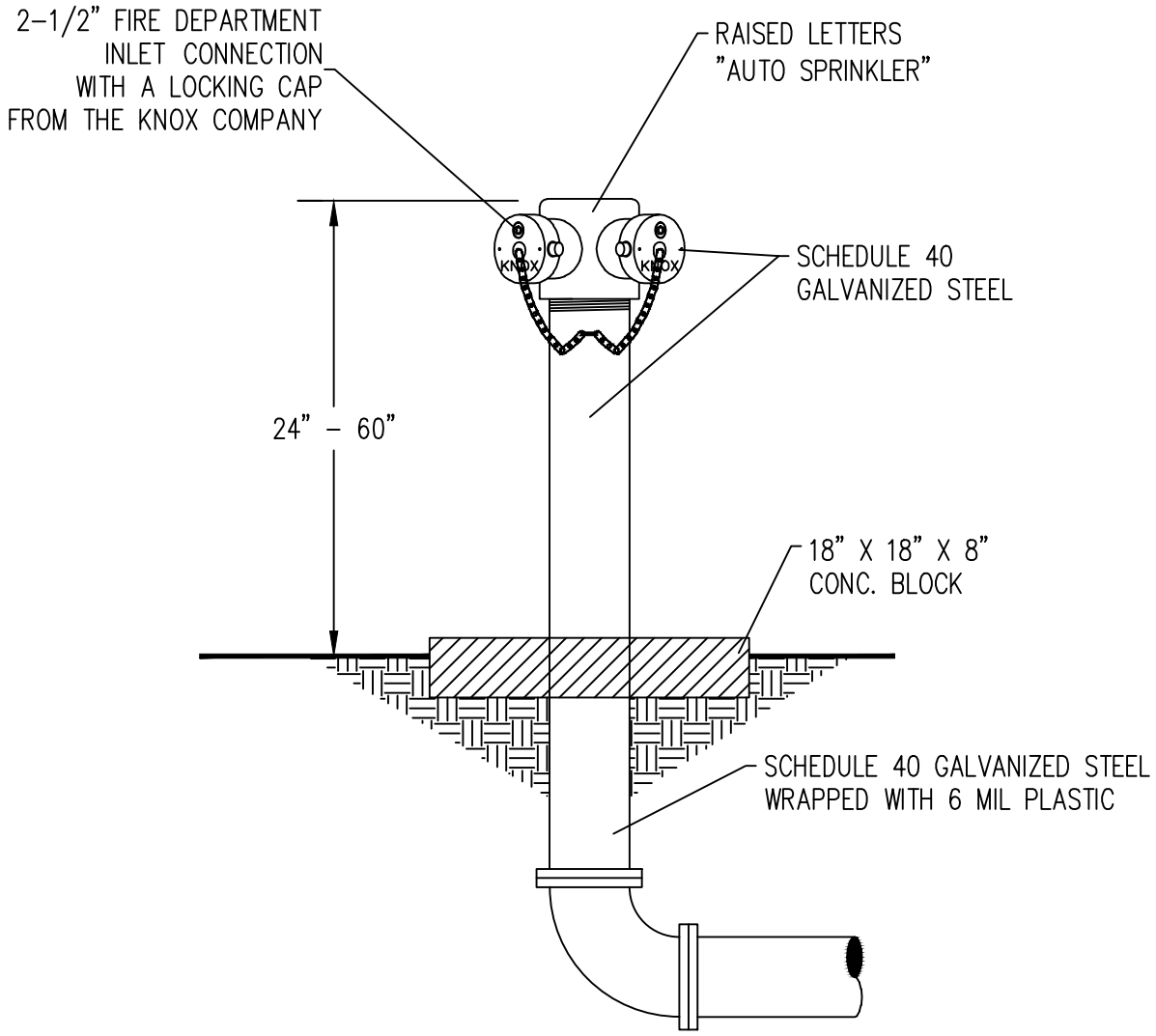
7. WATER METER SHALL BE CITY OF YELM APPROVED, READING IN CUBIC FEET.

8. PIPE SUPPORTS SHALL BE RUST-PROTECTED WITH ALUMINUM PAINT.

9. THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 15 FEET OF A FIRE HYDRANT BUT NOT LESS THAN 10 FEET.

10. WHEN DDCVA IS LOCATED WITHIN A BUILDING, THE BALL DRIP SHALL DRAIN TO THE NEAREST APPROVED CATCH BASIN.

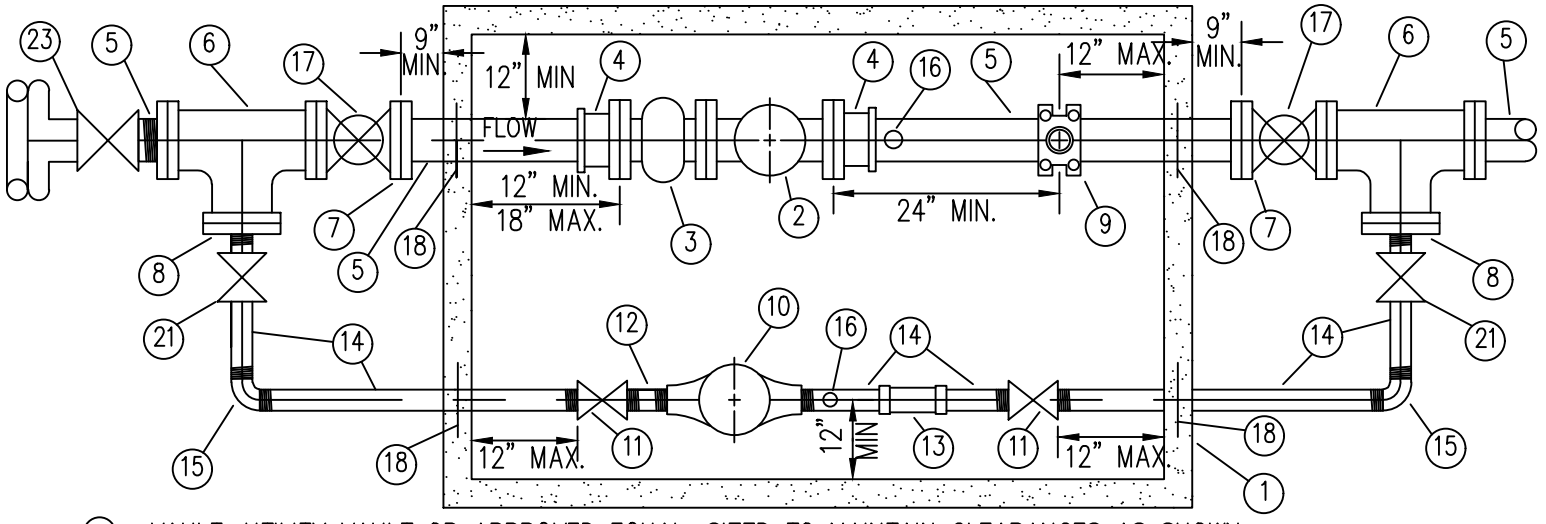
City of YELM WASHINGTON	CITY OF YELM DOUBLE DETECTOR CHECK VALVE	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. JEG	DWG. NO. 4-4.3 DATE 12/2016



	CITY OF YELM FIRE DEPARTMENT CONNECTION	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD / DWN. MKD / CKD. JEG	DWG. NO. 4-4.4 DATE 02/2025

-GENERAL NOTES-

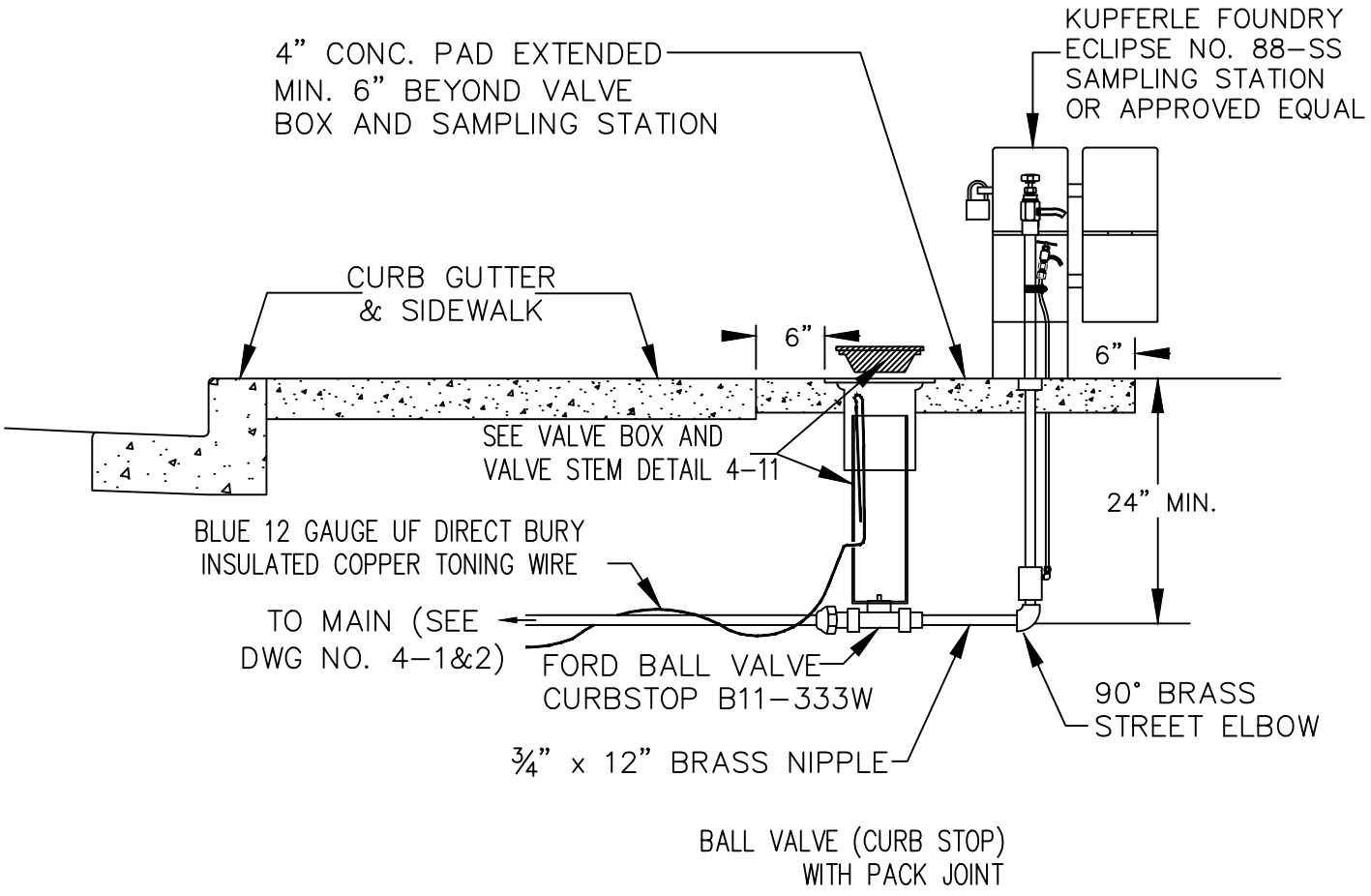
1. ALL PIPE, VALVES, FITTINGS AND OTHER MATERIAL USED SHALL CONFORM TO AWWA STANDARDS (LATEST EDITION).
2. ALL CONSTRUCTION SHALL CONFORM TO WSDOT/APWA STANDARDS SPECIFICATIONS, 2000 EDITION, AND CITY OF YELM STANDARDS.

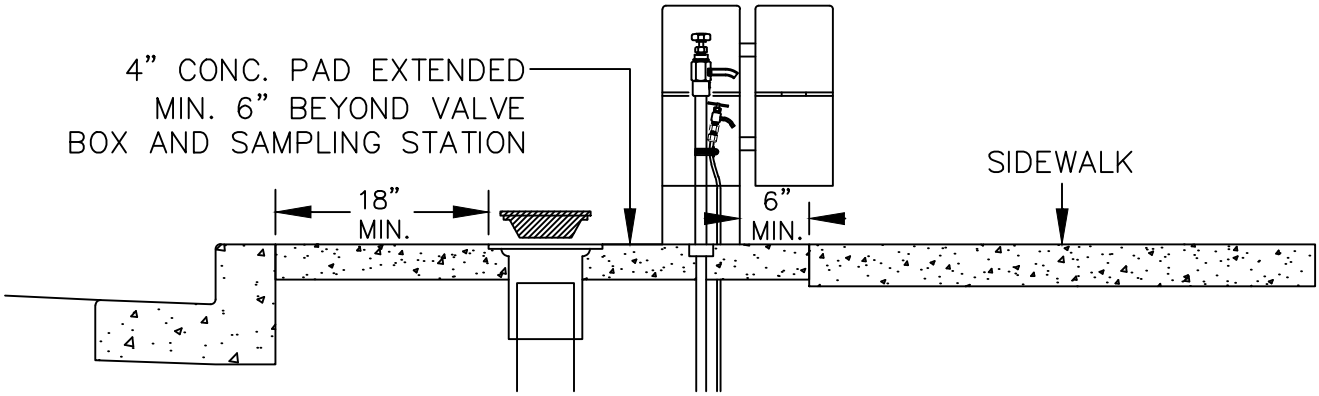


① VAULT, UTILITY VAULT OR APPROVED EQUAL, SIZED TO MAINTAIN CLEARANCES AS SHOWN.
② **COMPOUND PRO READ METER – READS IN CUBIC FEET.
③ *FLANGED STRAINER.
④ *FLANGED COUPLING ADAPTOR.
⑤ *DUCTILE IRON PIPE–CLASS 50 INSTALL VALVE AT MAIN LINE TEE.
⑥ *X*X* TEE (MJxFLGxFLG).
⑦ *GATE VALVE (FLGxMJ) W/2" THRD. PLUG – SAME SIZE PIPE
⑧ *BLIND FLANGED W/2" THREADED OUTLET.
⑨ *x2" DOUBLE STRAP D.I. SADDLE W/2" THRD. PLUG.
⑩ **2" PRO READ – READS IN CUBIC FEET.
⑪ 2" GATE VALVE, KENNEDY FIG. 982 W/HANDWHEEL.
⑫ 2"x6" THRD. GALV. NIPPLE.
⑬ 2" COMPRESSION COUPLING, ROCKWELL #522.
⑭ 2" THRD. GALV. PIPE–CUT TO LENGTH REQUIRED.
⑮ 2" THRD. GALV. ELL.
⑯ 2" ADJUSTABLE PIPE SUPPORT–GALVANIZED.
⑰ VALVE BOX W/WATER MARKED ON LID.
⑱ MASTIC AND MORTAR SEAL.
⑲ REMOVABLE DOORS SHALL BE A MINIMUM OF 6'–0" X 3'–0" DIAMOND PLATE HINGED LOCKING DOORS, WITH HINGES LOCATED AT EACH END OF OPENING. DOORS SHALL HAVE AN H–20 LOAD RATING IN AREAS THAT ARE SUBJECT TO VEHICLE TRAFFIC. DOORS SHALL BE SPRING LOADED WITH OPEN POSITION LOCK.
⑳ VAULT SHALL DRAIN TO DAYLIGHT OR STORM DRAIN. * = 3",4",OR 6" DEPENDING ON SERVICE LINE SIZE NOTE: APPROVED EQUAL SUBSTITUTIONS MAY BE MADE FOR MOST MATERIALS, EXCEPT THE METER AND THE PIPE.
㉑ 2" SQUARE NUT RISILIENT WEDGE GATE VALVE AND HOUSING PER STANDARD DETAIL.
㉒ BY–PASS FOR MEDICAL ONLY
㉓ *X" GATE VALVE

** CITY TO SUPPLY METER AT THE OWNER'S EXPENSE. METER TO BE READ ONLY BY YELM METER READING EQUIPMENT.

City of YELM WASHINGTON	CITY OF YELM	APPROVED BY	DWG. NO. 4-5
	3"- 4"- 5" WATER METER	PUBLIC WORKS DIRECTOR DATE	DATE 12/2016
		DES. MKD / DWN. MKD / CKD. JEG	

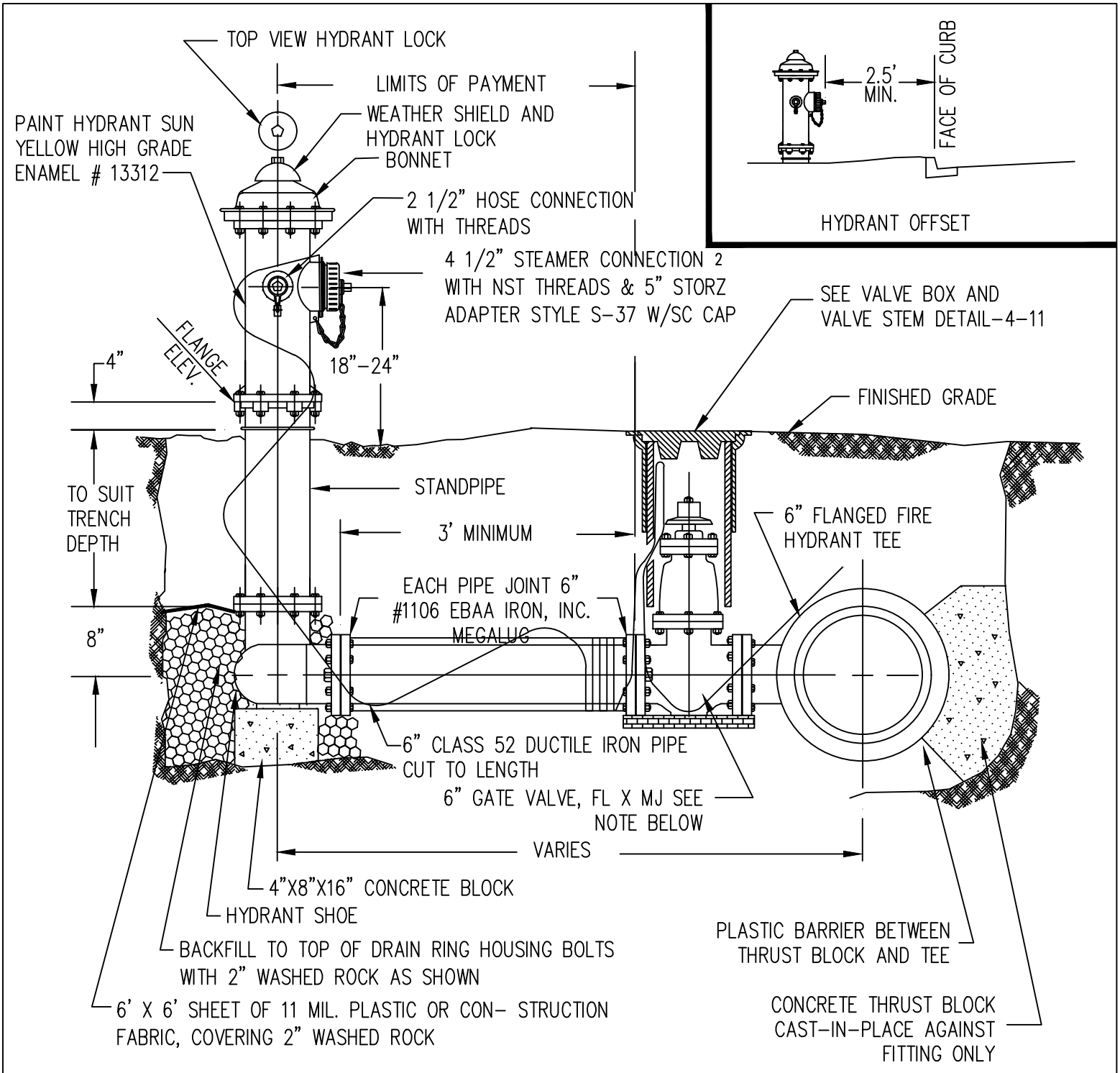




GENERAL NOTES:

1. DIRECT TAP WILL NOT BE ALLOWED.
2. TONING WIRE SHALL BE CONNECTED TO WATER MAIN TONING WIRE WITH DIRECT BURY SPLICE KIT (3M DBR OR APPROVED EQUAL).

City of YELM WASHINGTON	CITY OF YELM	APPROVED BY	DWG. NO. 4-6
	SAMPLING STATION	PUBLIC SERVICES DIRECTOR DATE	
		DES. / DWN. / CKD.	DATE 06/2024



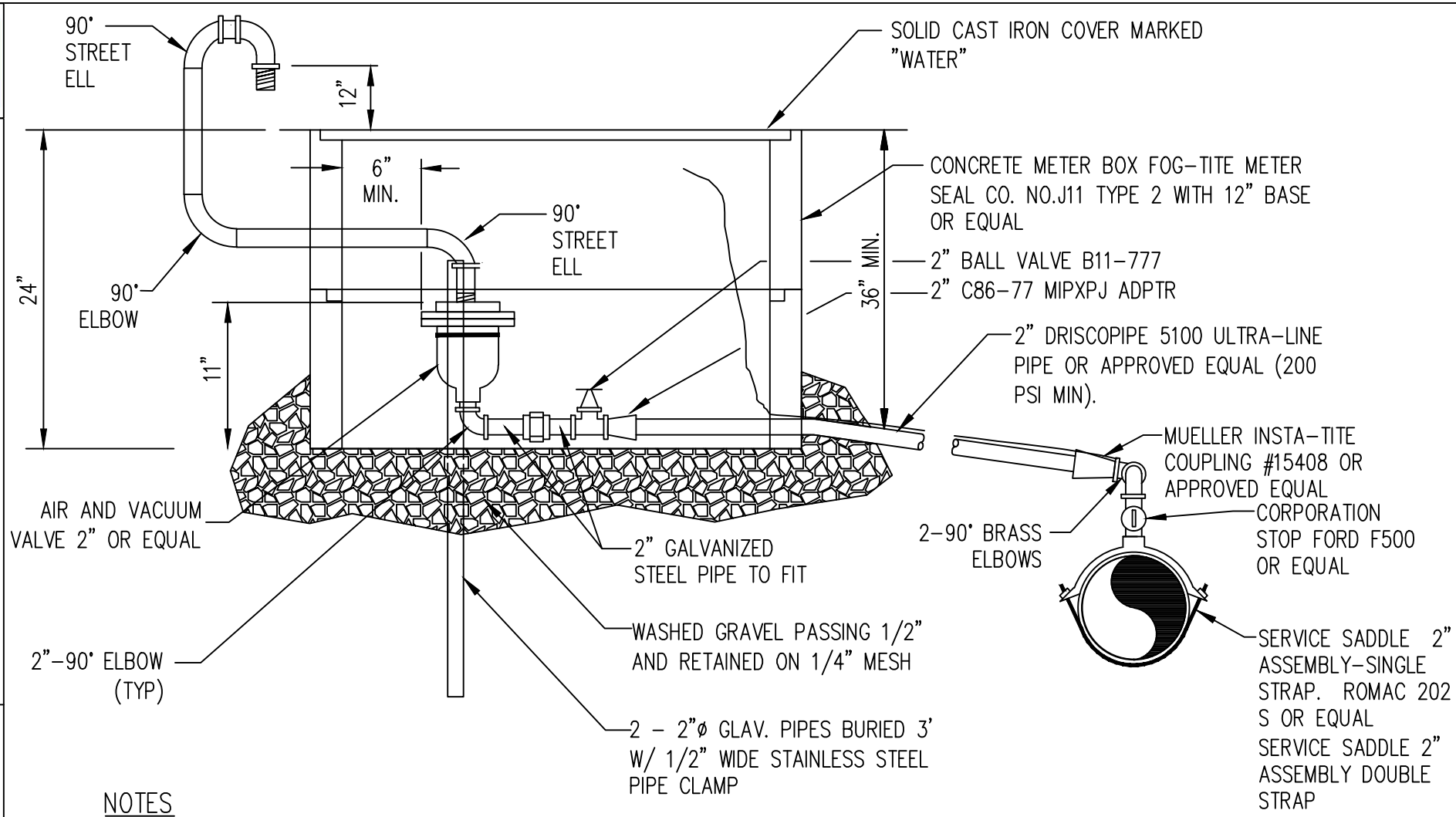
NOTES

1. HYDRANTS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 6.060. IN ADDITION, A MINIMUM THREE FOOT RADIUS UNOBSTRUCTED WORKING AREA SHALL BE PROVIDED AROUND ALL HYDRANTS.
2. HYDRANTS SHALL BE DRESSER M & H RELIANT STYLE 129, CLOW MEDALLION OR AMERICAN AVK SERIES 2780 OR MUELLER CENTURION
3. GATE VALVES SHALL BE RESILIENT WEDGE NRS WITH O-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT BY ANSI FLANGES. VALVES SHALL CONFORM TO AWWA 509-80. VALVES SHALL BE MUELLER M&H, KENNEDY, CLOW R/W OR WATEROUS SERIES 500.
4. FIRE HYDRANT LOCK PAYMENT IS REQUIRED CITY WILL ORDER AND INSTALL.

	CITY OF YELM	APPROVED BY	DWG. NO. 4-7
	FIRE HYDRANT	PUBLIC WORKS DIRECTOR DATE	DATE 02/2025
		DES. MKD / DWN. MKD / CKD. JEG	

CITY OF YELM

2" AIR VACUUM RELEASE VALVE



NOTES

1. AIR & VACUUM VALVE ASSEMBLY MUST BE INSTALLED AT HIGHEST POINT OF LINE.
2. REMOVE ALL FOR KNOCKOUTS TO ALLOW FOR DRAINAGE.
3. FACE OF METER BOX TO BE LOCATED 1' IN BACK OF CURB.
4. WHERE AIR RELEASE VALVE FALLS OUTSIDE OF PLANED IMPROVEMENTS. REPAIR SIDEWALK TO MATCH EXISTING.
5. THE WATER SERVICE LINE SHALL HAVE 36" OF COVER BELOW FINISH GRADE.
6. METALLIC (DETECTABLE MARKING) TAPE SHALL BE COLOR CODE BLUE AND SHALL BE IMPRINTED CONTINUOUSLY OVER ITS ENTIRE LENGTH IN PERMANENT BLACK INK, WITH THE MESSAGE "WATER LINE BURIED BELOW" AND THE WORD "CAUTION" PROMINENTLY SHOWN. TAPE SHALL BE A 2" MIN WIDTH AND WILL HAVE LOCATE WIRE.

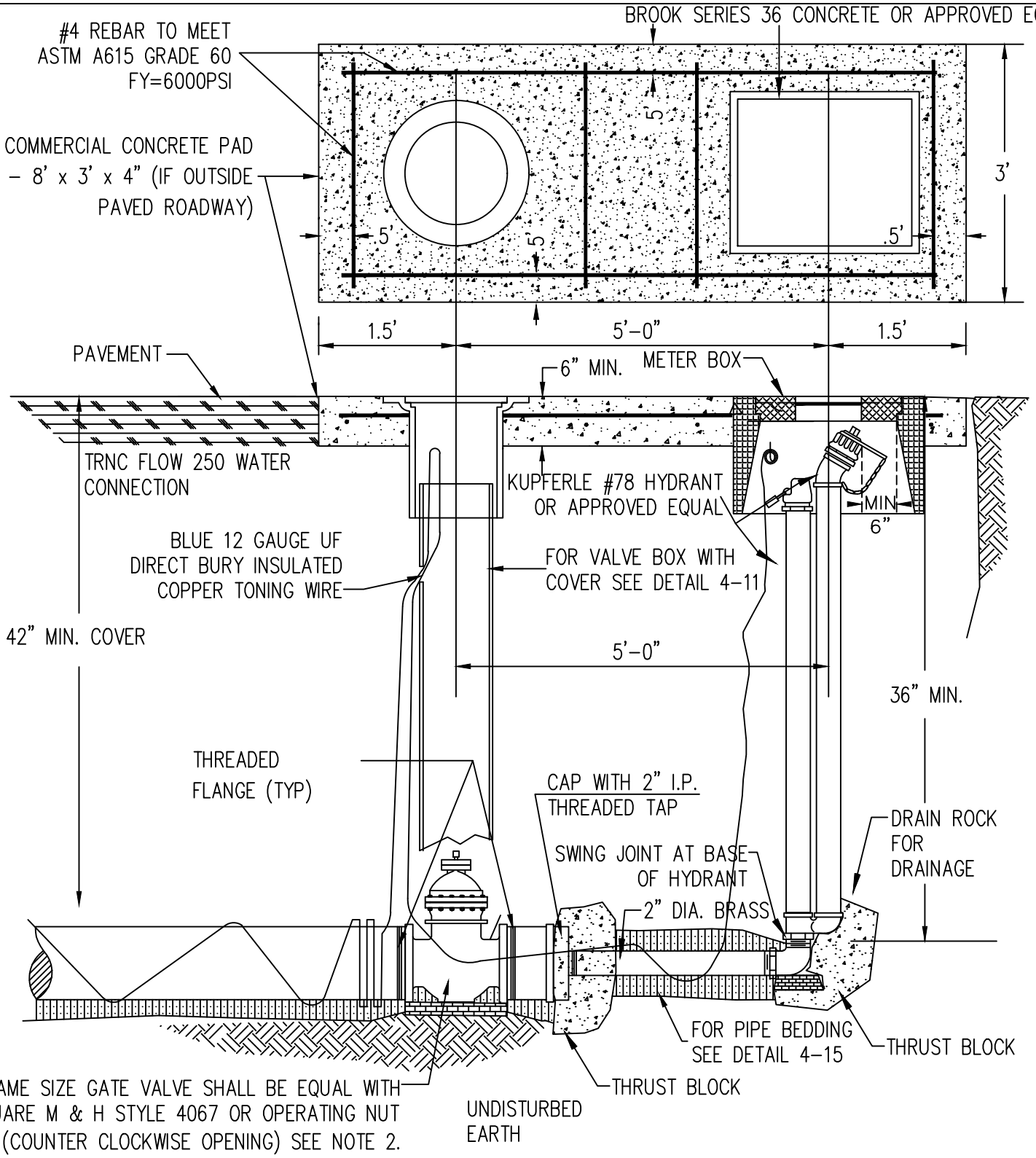
APPROVED BY

PUBLIC WORKS DIRECTOR DATE

DES.	DWN.	CKD.
MKD	MKD	JEG

DATE 12/2016

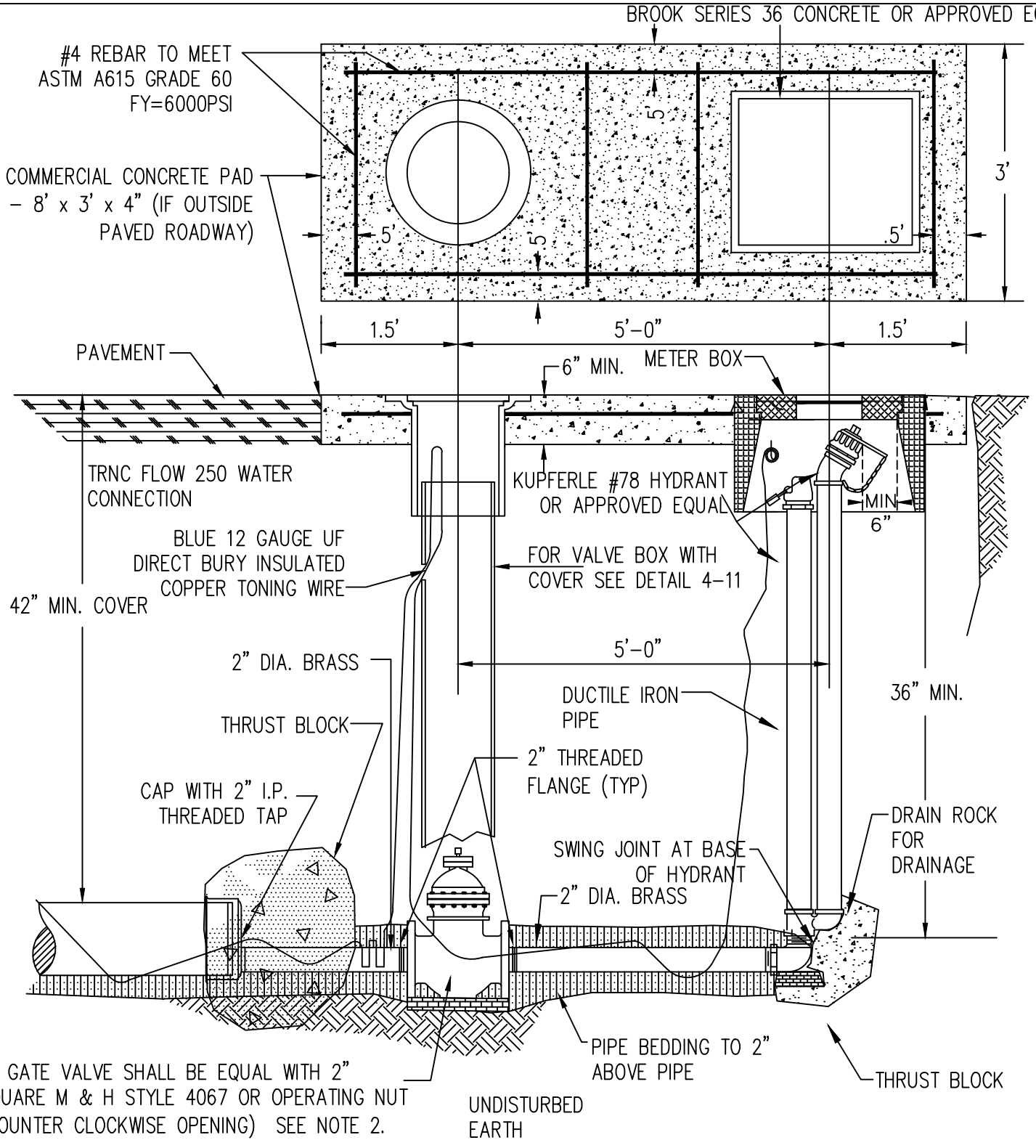
DWG. NO. 4-8



NOTES:

1. WATERMAINS WHICH WILL BE EXTENDED IN THE FUTURE, THE VALVE WHICH OPERATES THE BLOWOFF ASSEMBLY SHALL BE THE SAME SIZE AND INSTALLED ON THE MAINLINE AND PROVIDED WITH A CONCRETE THRUST BLOCK.
2. NO SERVIC CONNECTIONS SHALL BE ALLOWED BETWEEN THE GATE VALVE AND THE BLOW–OFF ASSEMBLY
3. 11 MIL PLASTIC OR CONSTRUCTION FABRIC SHALL BE WRAPPED AROUND PIPE AND FITTINGS BEFORE THRUST BLOCK AND BACKFILL ARE POURED.

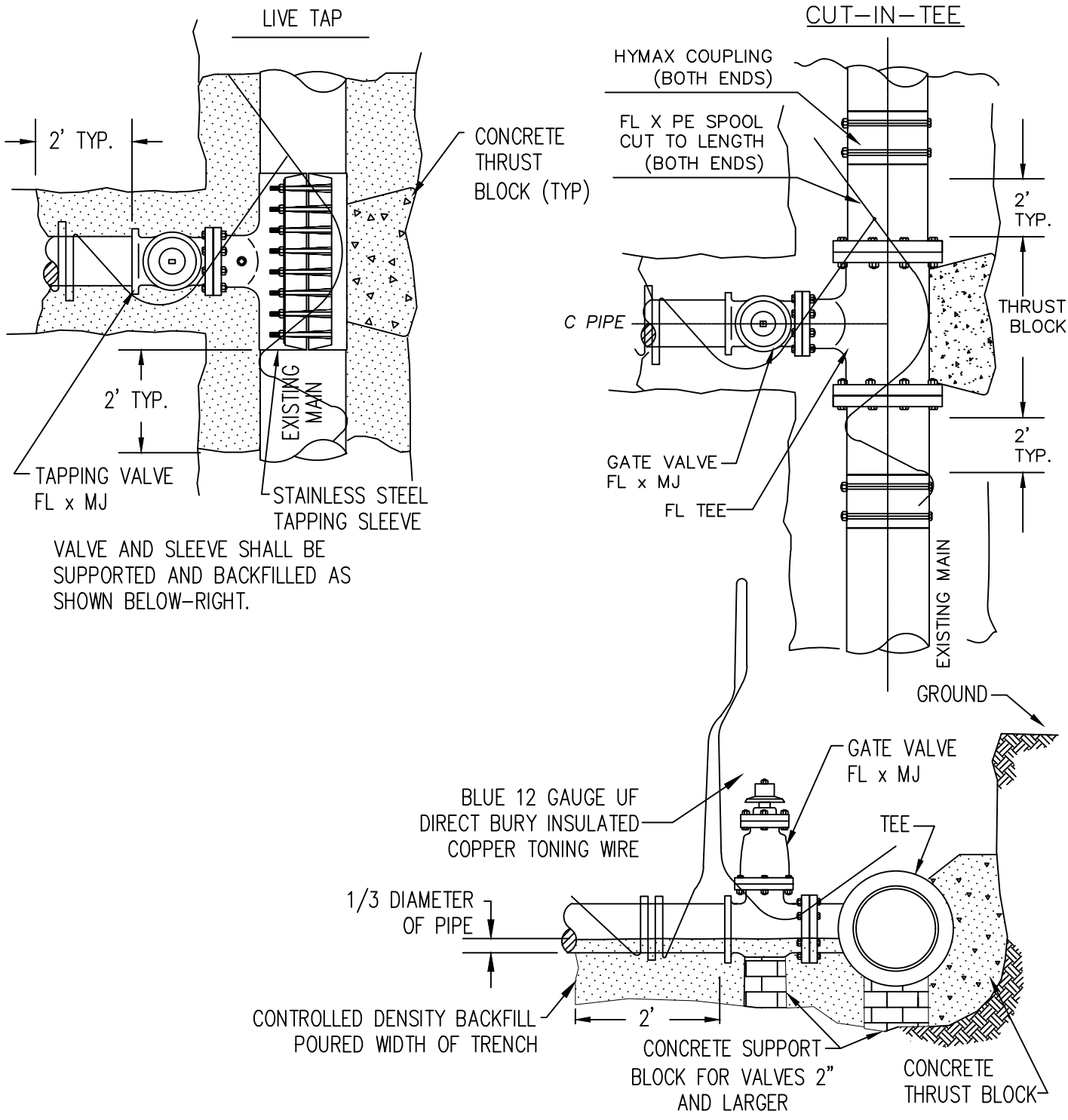
City of YELM WASHINGTON	CITY OF YELM EXTENDABLE MAIN WITH 2" BLOW-OFF ASSEMBLY	APPROVED BY PUBLIC SERVICES DIRECTOR DATE DES. DWN. CKD.	DWG. NO. 4-9 DATE 02/2025



NOTES:

1. NO SERVIC CONNECTIONS SHALL BE ALLOWED BETWEEN THE GATE VALVE AND THE BLOW–OFF ASSEMBLY
2. 11 MIL PLASTIC OR CONSTRUCTION FABRIC SHALL BE WRAPPED AROUND PIPE AND FITTINGS BEFORE THRUST BLOCK AND BACKFILL ARE POURED.

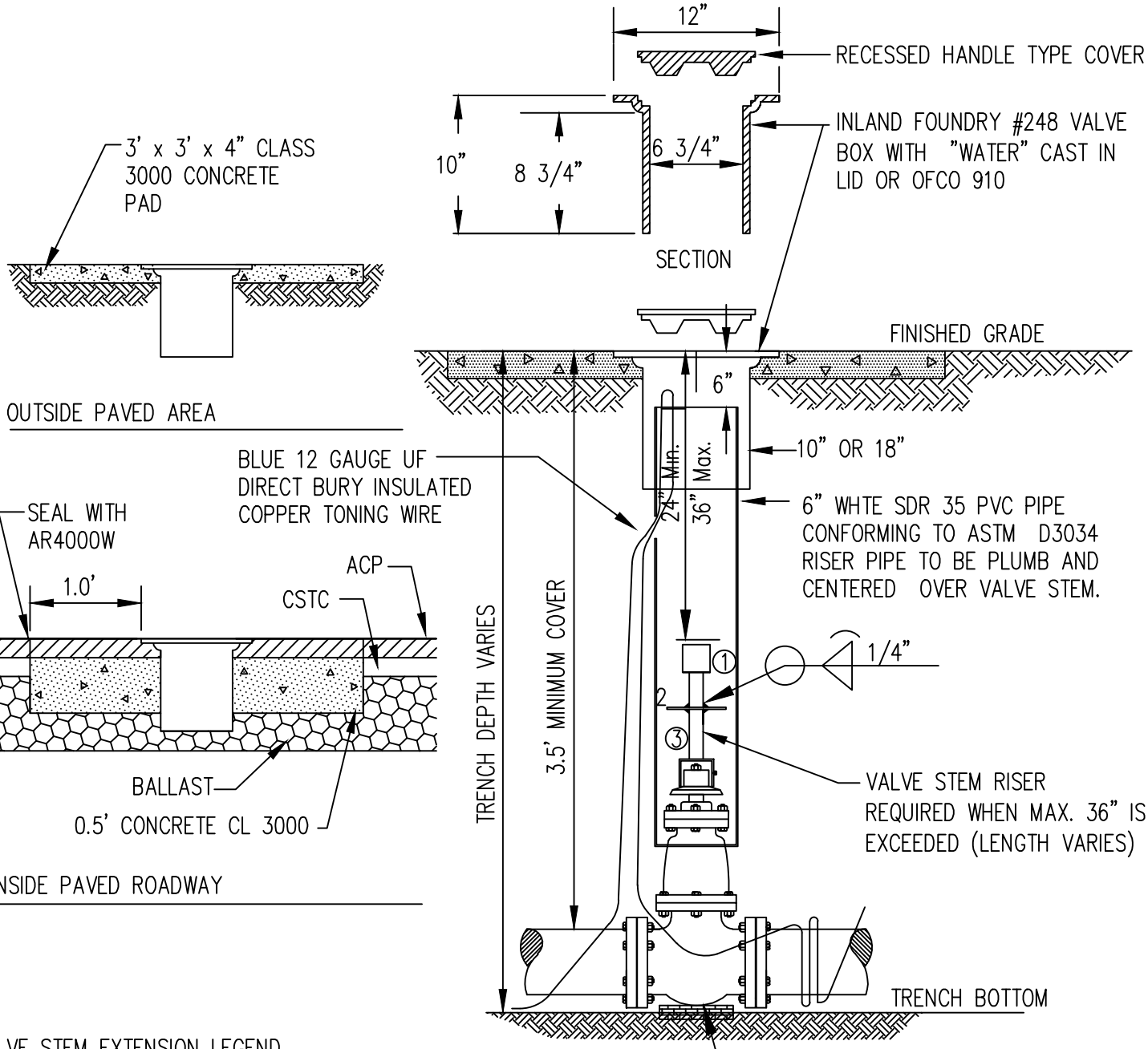
CITY OF YELM	APPROVED BY		DWG. NO. 4-9.1
NON-EXTENDABLE MAIN WITH 2" BLOW-OFF ASSEMBLY	PUBLIC WORKS DIRECTOR DATE		DATE 02/2025
	DES. MKD	DWN. MKD	CKD. JEG



NOTES:

1. 11 MIL PLASTIC OR CONSTRUCTION FABRIC SHALL BE WRAPPED AROUND PIPE AND FITTINGS BEFORE THRUST BLOCK AND BACKFILL ARE POURED.
2. MJ CUT IN TEES SHALL NOT BE PERMITTED.
3. SUPPORT VALVE AND SLEEVE CONTINUOUSLY THROUGH INSTALLATION.

CITY OF YELM	APPROVED BY		DWG. NO. 4-10
CONNECTION TO EXISTING MAIN	PUBLIC WORKS DIRECTOR DATE		DATE 02/2025
	DES. MKD	DWN. MKD	CKD. JEG



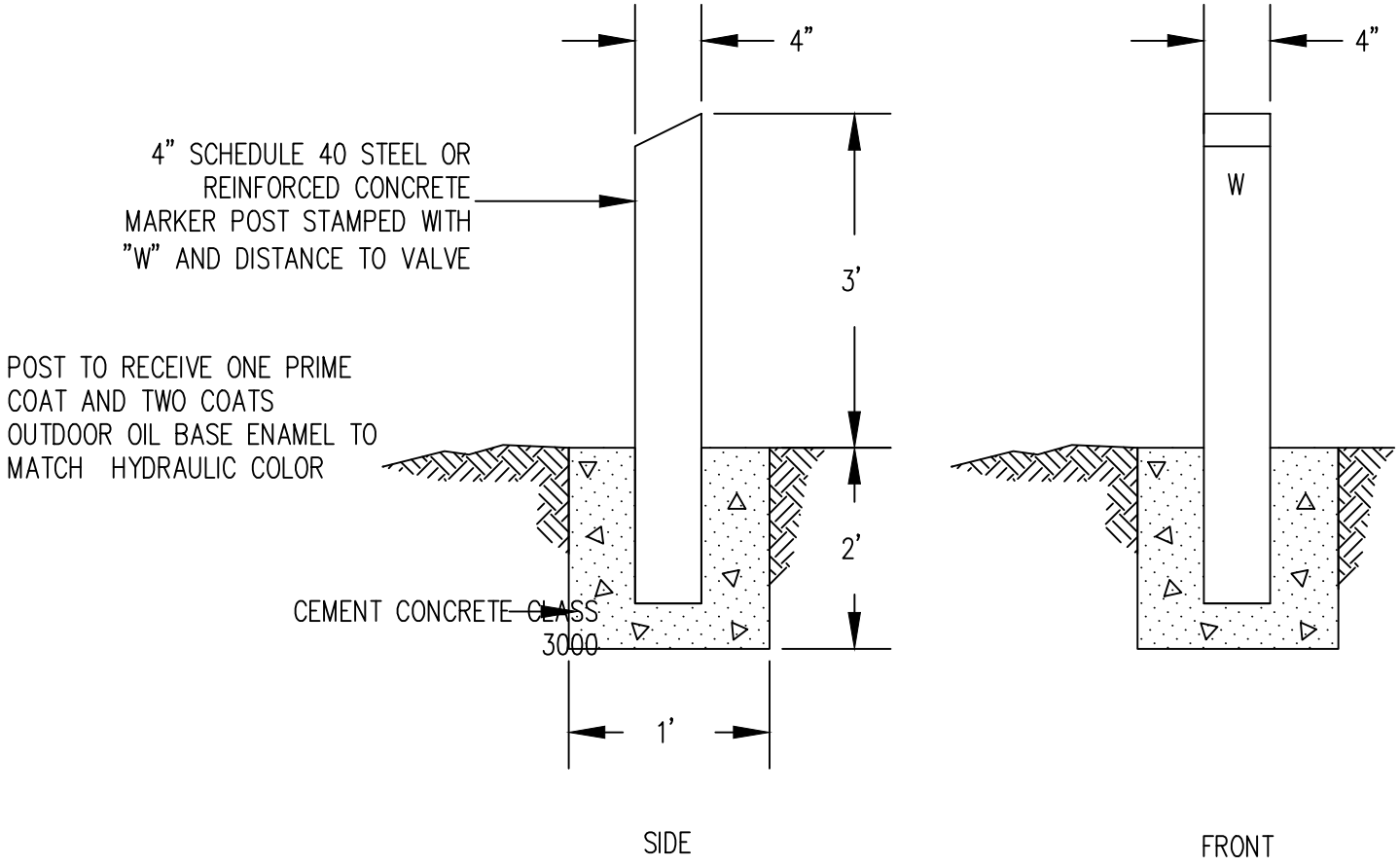
VALVE STEM EXTENSION LEGEND

1. VALVE OPERATING NUT OR 1 7/8" X 1 7/8" X 2" HIGH GRADE STEEL WELDED TO RISER SHAFT.
2. 3/16" Thk X 5 1/5" DIA STEEL GUIDE PLATE WELDED TO RISER SHAFT.
3. 2"X2"X 3/16" SQUARE STRUCTURAL STEEL TUBING TO FIT OPERATING NUT. LENGTH AS REQUIRED.

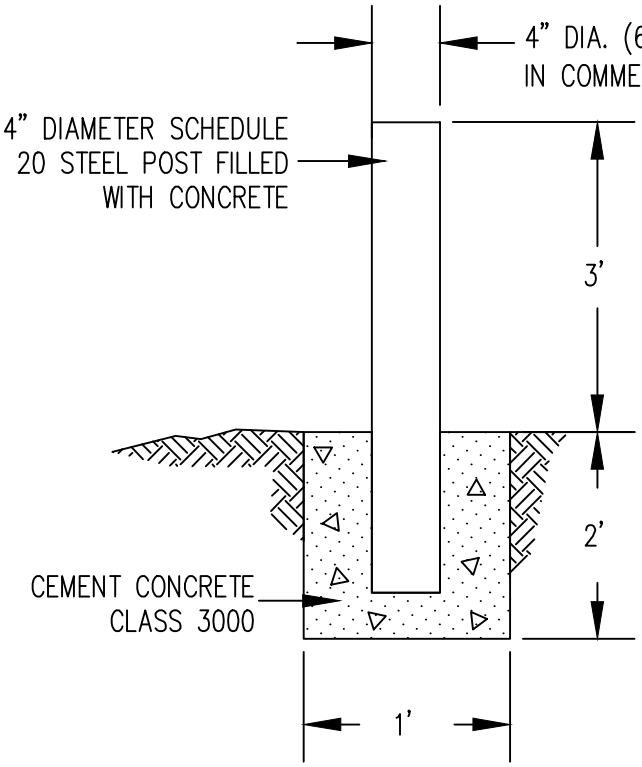
NOTE:

1. ALL VALVES MUST HAVE BLUE 12 GAUGE UF DIRECT BURY INSULATED COPPER TONING WIRE TIED OFF AT VALVE BODY, EXTENDED OUTSIDE PVC RISER PIPE THEN EXTENDED ONE FOOT TOP OF VALVE BOX. ALL VALVES 2" AND LARGER MUST SAT ON CONCRETE SUPPORT BLOCK
2. ALL WELDS TO SHAFT SHALL BE 1/4" FILLET WELD ALL AROUND.

City of YELM WASHINGTON	CITY OF YELM	APPROVED BY	DWG. NO. 4-11
	STANDARD VALVE BOX	PUBLIC WORKS DIRECTOR DATE	DATE 02/2025
		DES. MKD / DWN. MKD / CKD. JEG	



VALVE MARKER POST



NOTE:

1. LOCATE POSTS 3' FROM HYDRANT DO NOT BLOCK HYDRANT PORTS
2. PIPE TO RECEIVE ONE PRIME COAT AND TWO COATS OUTDOOR OIL BASE ENAMEL (SAME COLOR AS HYDRANT– SEE DETAIL 6–7)

HYDRANT BOLLARD

CITY OF YELM

VALVE MARKER POST & HYDRANT BOLLARD DETAIL

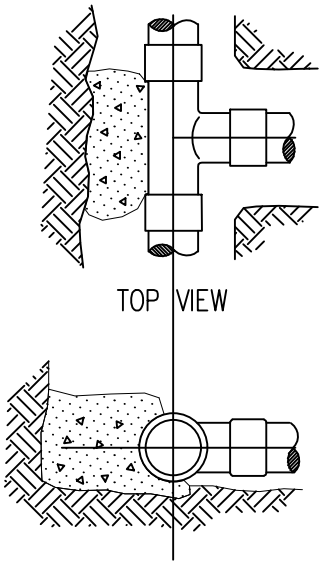
APPROVED BY

PUBLIC WORKS DIRECTOR DATE

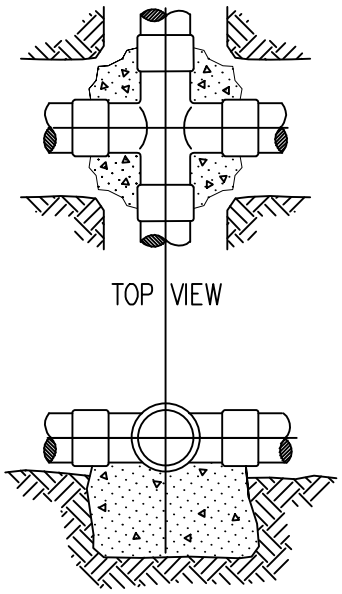
DES.	DWN.	CKD.
MKD	MKD	JEG

DWG. NO. 4-12

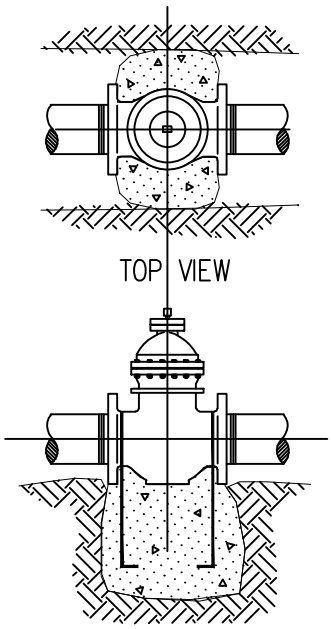
DATE 12/2016



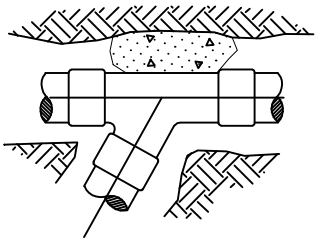
TEE



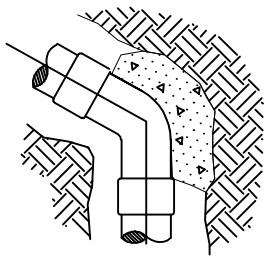
CROSS



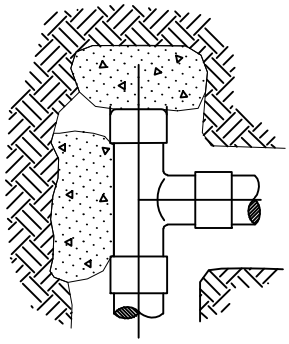
GATE VALVE



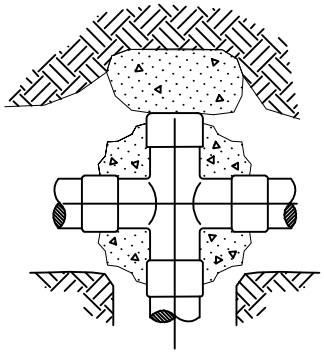
WYE



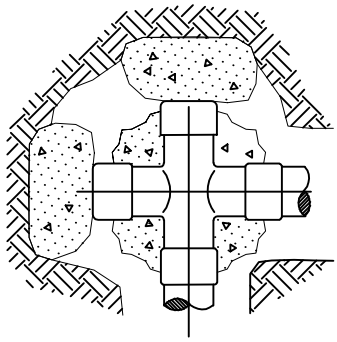
HORIZ. BEND



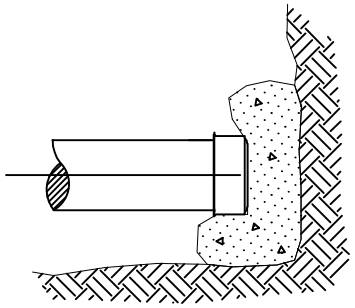
TEE WITH PLUG



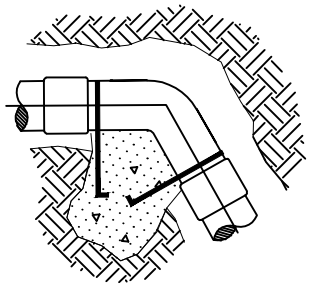
CROSS WITH PLUG



CROSS WITH PLUGS



PLUG OR CAP



45° – 90° VERTICAL BEND

NOTES:

1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. PLASTIC BARRIER SHALL BE PLACED BE–TWEEN ALL THRUST BLOCKS & FITTINGS.
3. ANCHOR REBAR SHALL BE 5/8" MINIMUM DIAMETER.

	CITY OF YELM	APPROVED BY	DWG. NO. 4-13
	STANDARD BLOCKING DETAIL	PUBLIC WORKS DIRECTOR DATE	DATE 12/2016
		DES. MKD / DWN. MKD / CKD. JEG	

THRUST LOADS

THRUST AT FITTINGS IN POUNDS AT 200 POUNDS PER SQUARE INCH OF WATER PRESSURE

PIPE DIAMETER	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	DEAD END OR TEE
4"	3,600	2,000	1,000	500	2,600
6"	8,000	4,400	2,300	1,200	5,700
8"	14,300	7,700	4,000	2,000	10,100
10"	22,300	12,100	6,200	3,100	15,800
12"	32,000	17,400	8,900	4,500	22,700
14"	43,600	23,600	12,100	6,100	30,800
16"	57,000	30,800	15,700	7,900	40,300

NOTES:

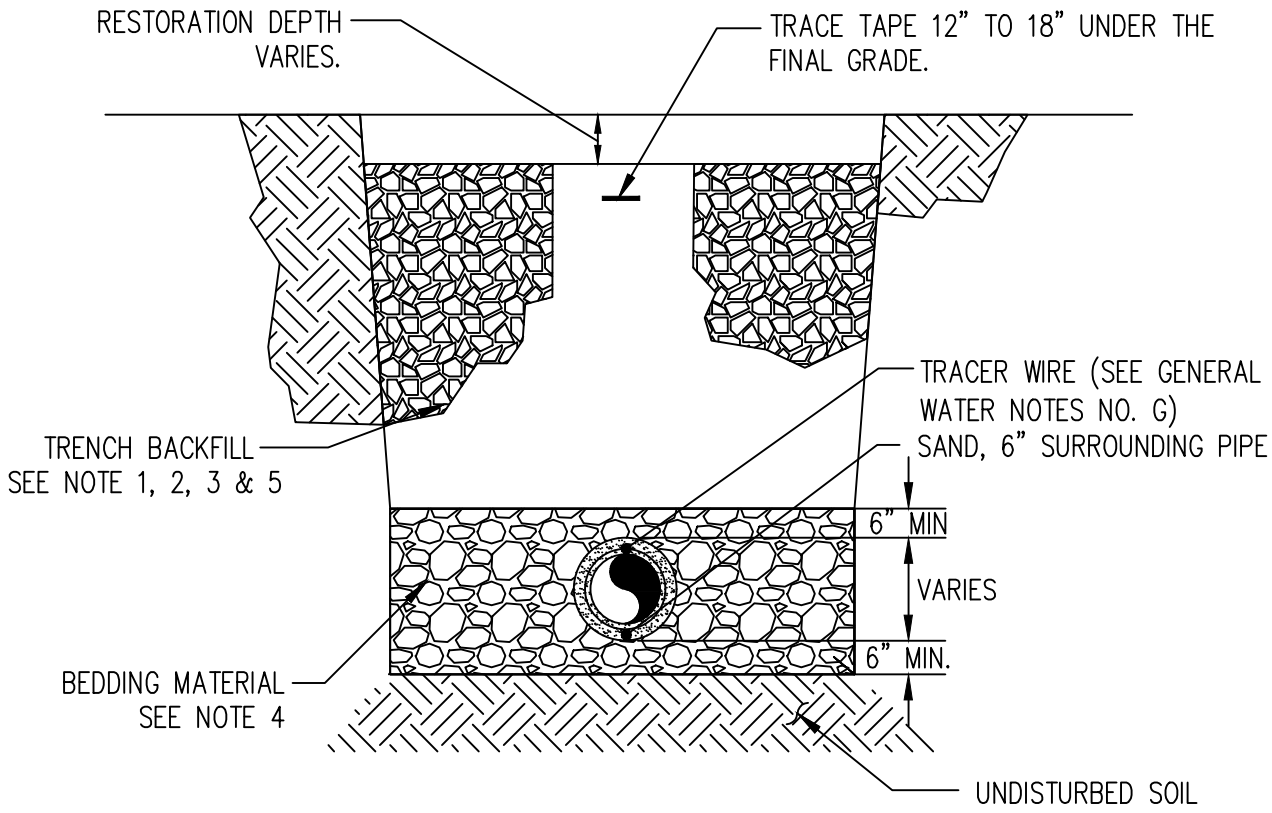
1. BLOCKING SHALL BE CEMENT CONCRETE CLASS 3000 POURED IN PLACE AGAINST UNDISTURBED EARTH. FITTING SHALL BE ISOLATED FROM CONCRETE THRUST BLOCK WITH PLASTIC OR SIMILAR MATERIAL.
2. TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (S.F.). EXAMPLE : 12" – 90° BEND IN SAND AND GRAVEL 32,000 LBS ÷ 3000 LB/S.F. = 10.7 S.F. OF AREA
3. AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZE, PRESSURES AND SOIL CONDITIONS.
4. BLOCKING SHALL BE ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.

SAFE SOIL BEARING LOADS

FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET

SOIL	POUNDS PER SQUARE FOOT
MUCK, PEAT	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
SAND & GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

CITY OF YELM	APPROVED BY		DWG. NO. 4-14
THRUST LOADS	PUBLIC WORKS DIRECTOR DATE		
	DES. MKD	DWN. MKD	CKD. JEG
			DATE 12/2016



NOTES:

1. A MINIMUM COVER OF 3.5' SHALL BE MAINTAINED, EXCEPT AS REQUIRED AT CONNECTION POINTS.

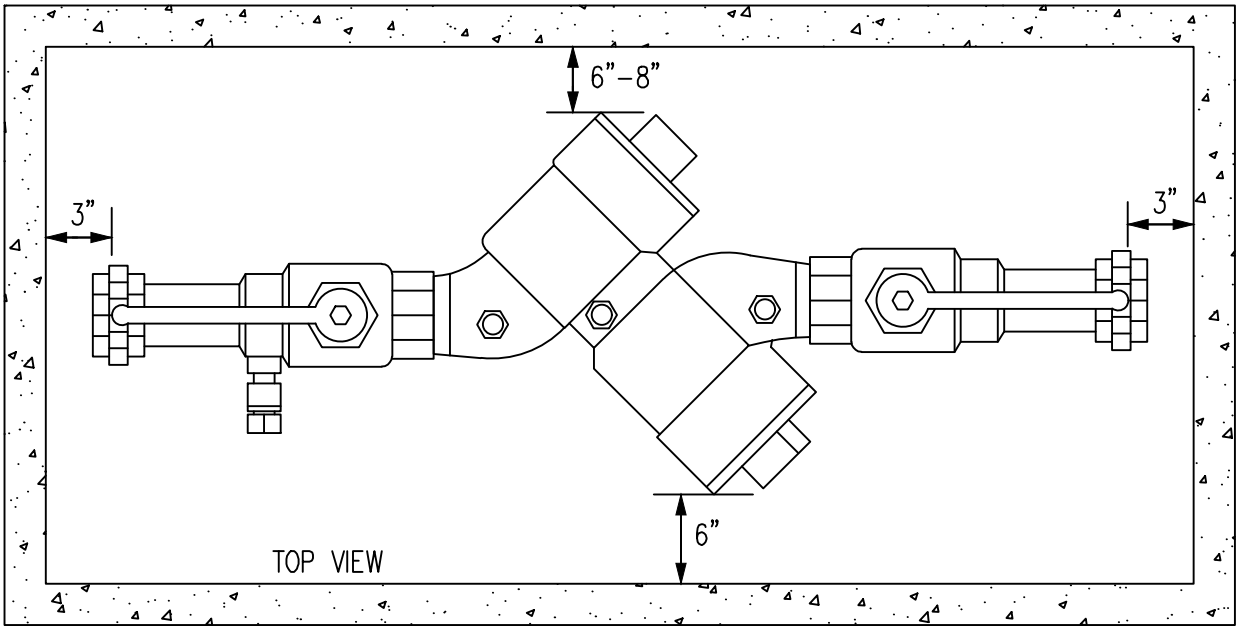
2. NATIVE BACKFILL SHALL CONSIST OF CRUSHED, PROCESSED, OR NATURALLY OCCURRING GRANULAR MATERIAL. IT SHALL BE ESSENTIALLY FREE FROM VARIOUS TYPES OF WOOD WASTE OR OTHER EXTRANEOUS OR OBJECTIONABLE MATERIALS. IT SHALL HAVE SUCH CHARACTERISTICS OF SIZE AND SHAPE THAT IT WILL COMPACT READILY COMPACT.

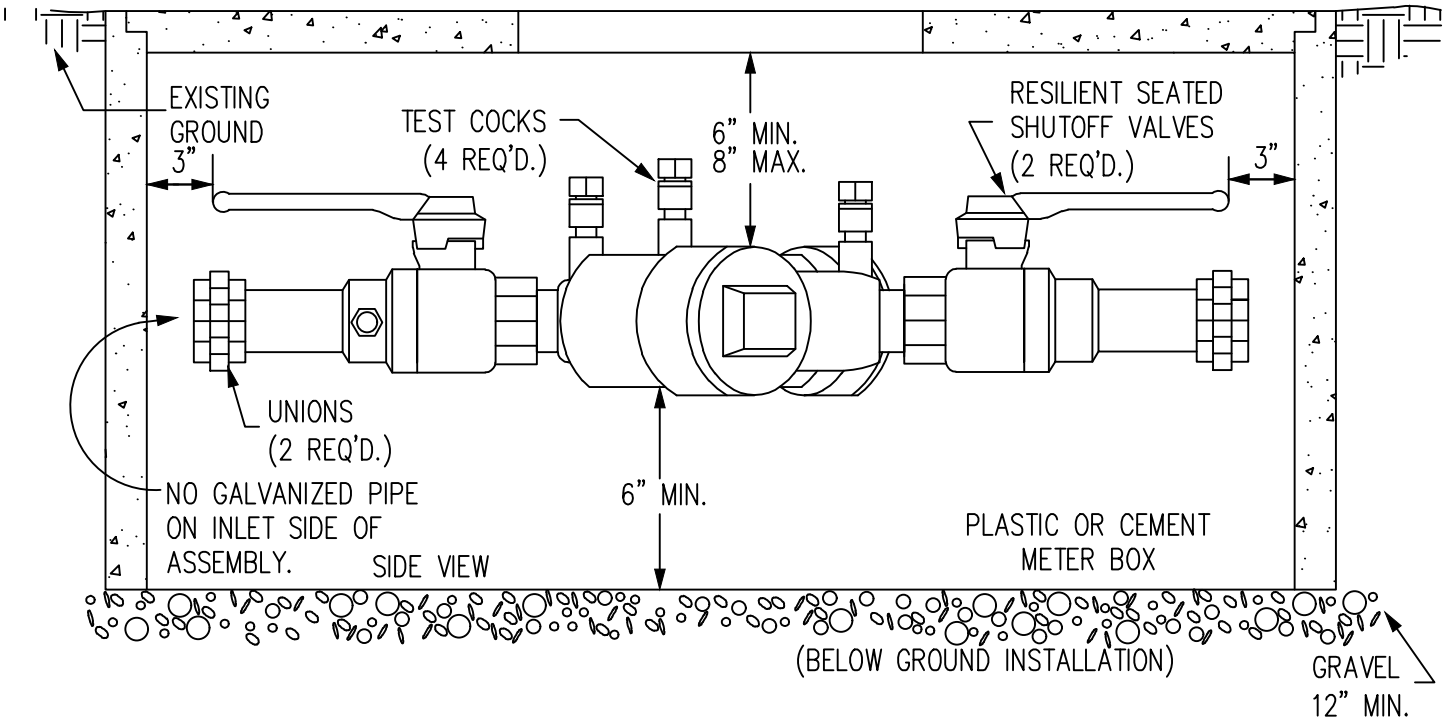
3. NATIVE TRENCH BACKFILL MATERIAL SHALL BE SORTED OR SCREENED SO THAT THE MAXIMUM AGGREGATE SHALL IS 4–INCHES.

4. PIPE BEDDING MATERIAL SHALL BE SAND OR OTHER CITY APPROVED EQUAL. NO SUBSTUTIONS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF YELM.

5. WHERE NATIVE MATERIALS HAVE BEEN DEEMED UNACCEPTABLE BY THE CITY, TRENCH BACKFILL SHALL MEET THE WSDOT STANDARD SPECIFICATIONS FOR THE PIPE TYPE BEING SPECIFIED.

City of YELM WASHINGTON	CITY OF YELM TYPICAL WATER MAIN TRENCH & BEDDING	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. JEG	DWG. NO. 4-15 DATE 12/2016

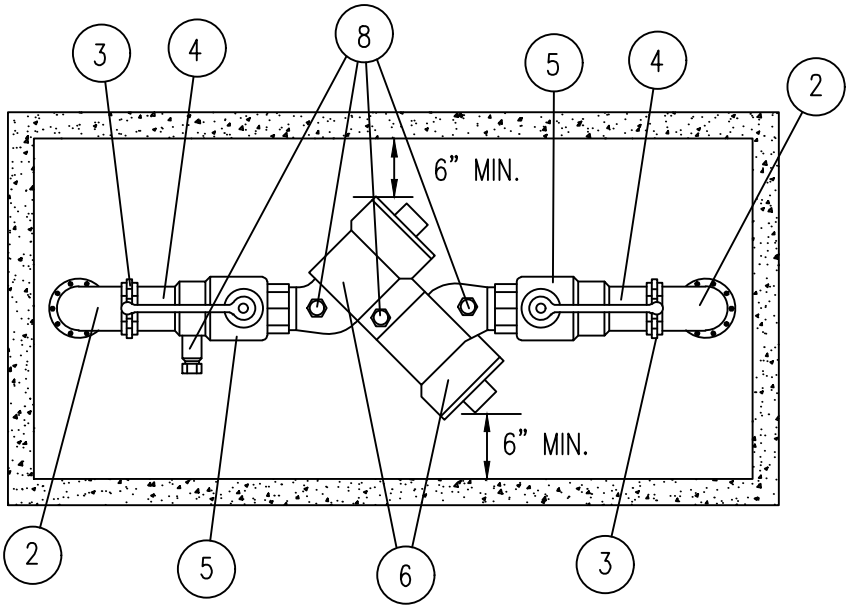




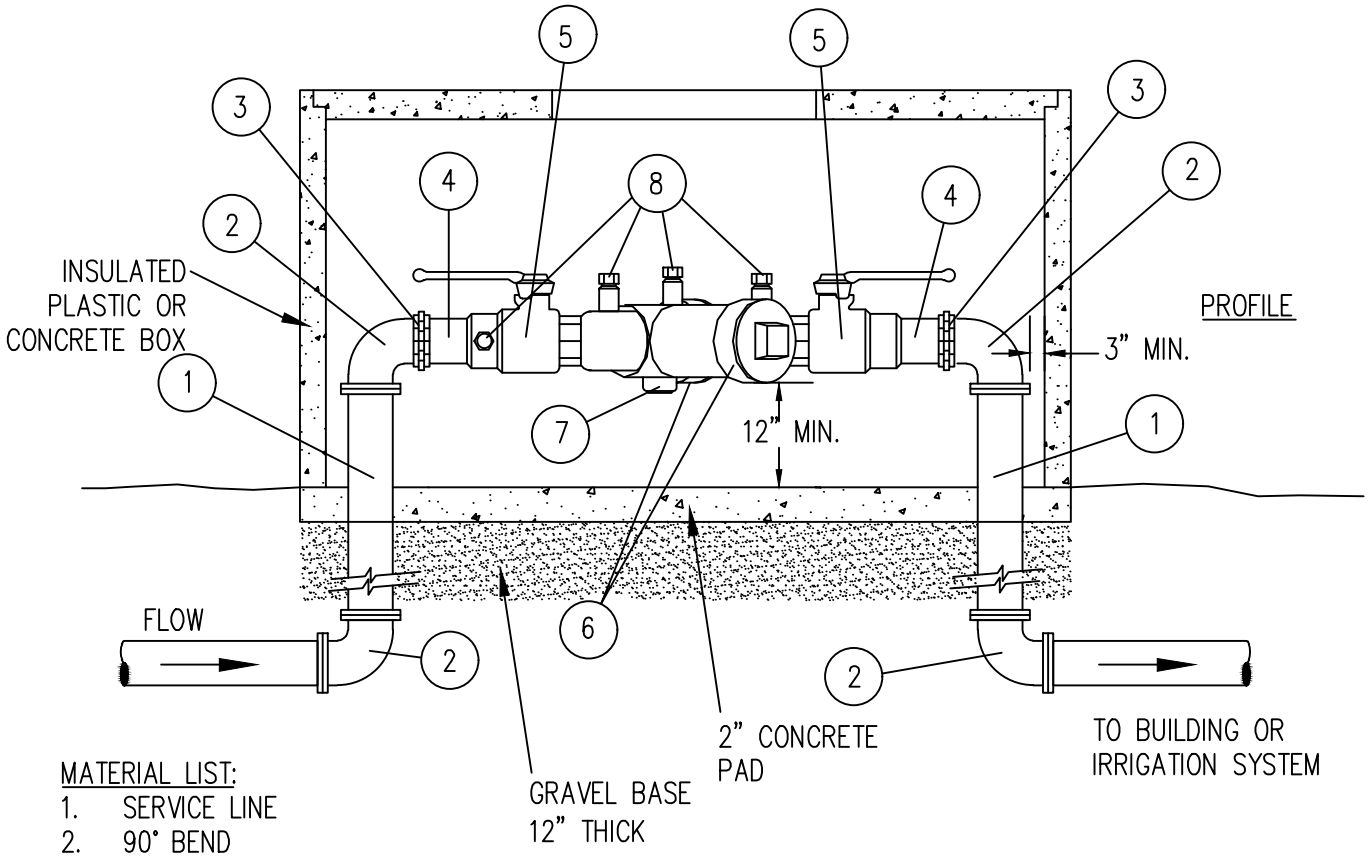
NOTE: ALL ITEMS SHALL COMPLY WITH THE FOLLOWING.

- APPROVED DOUBLE CHECK VALVE ASSEMBLY SHALL LAY HORIZONTAL WITH GROUND.
- DESIGNED FOR BACK SIPHONAGE AND BACK PRESSURE.
- THOROUGHLY FLUSH LINES PRIOR TO INSTALLATION OF BACK FLOW PREVENTER
- NO GALVANIZED PIPE BEFORE ASSEMBLY
- THE DCVA MAY BE INSTALLED ABOVE OR BELOW THE GROUND PROVIDED ALL CLEARANCES ARE MET.
- DO NOT INSTALL IN AN AREA SUBJECT TO FLOODING.
- VALVE SHALL BE PROTECTED FROM FREEZING CONDITIONS.
- THE BACK FLOW ASSEMBLY SHALL BE A CURRENT WASHINGTON STATE DEPT. HEALTH APPROVED MODEL.
- A PLUMBING PERMIT IS REQUIRED.

City of YELM WASHINGTON	CITY OF YELM DOUBLE CHECK VALVE ASSEMBLY 2" AND SMALLER	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. JEG	DWG. NO. 4-16 DATE 12/2016



PLAN



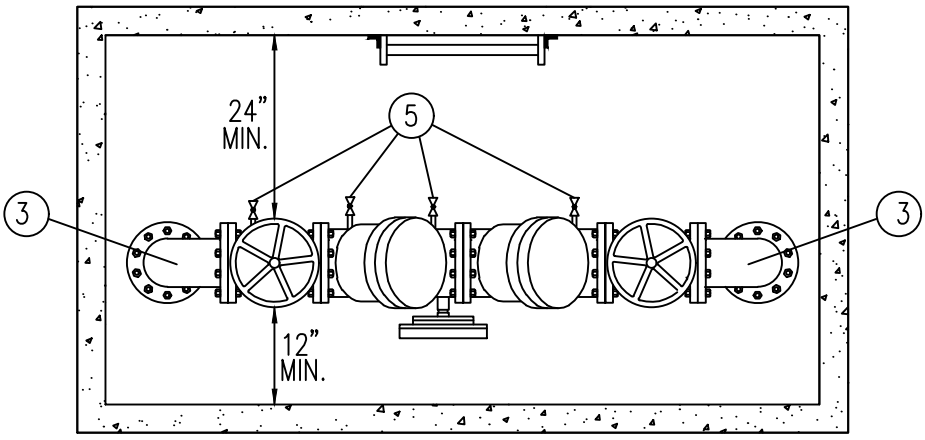
MATERIAL LIST:

1. SERVICE LINE
2. 90° BEND
3. UNION
4. NIPPLE
5. SHUT-OFF VALVE
6. CHECK VALVE (D.S.H.S. APPROVED)
7. RELIEF VALVE
8. TESTS COCKS
9. DRAIN TO DAYLIGHT
10. PLUGS IN TEST COCKS

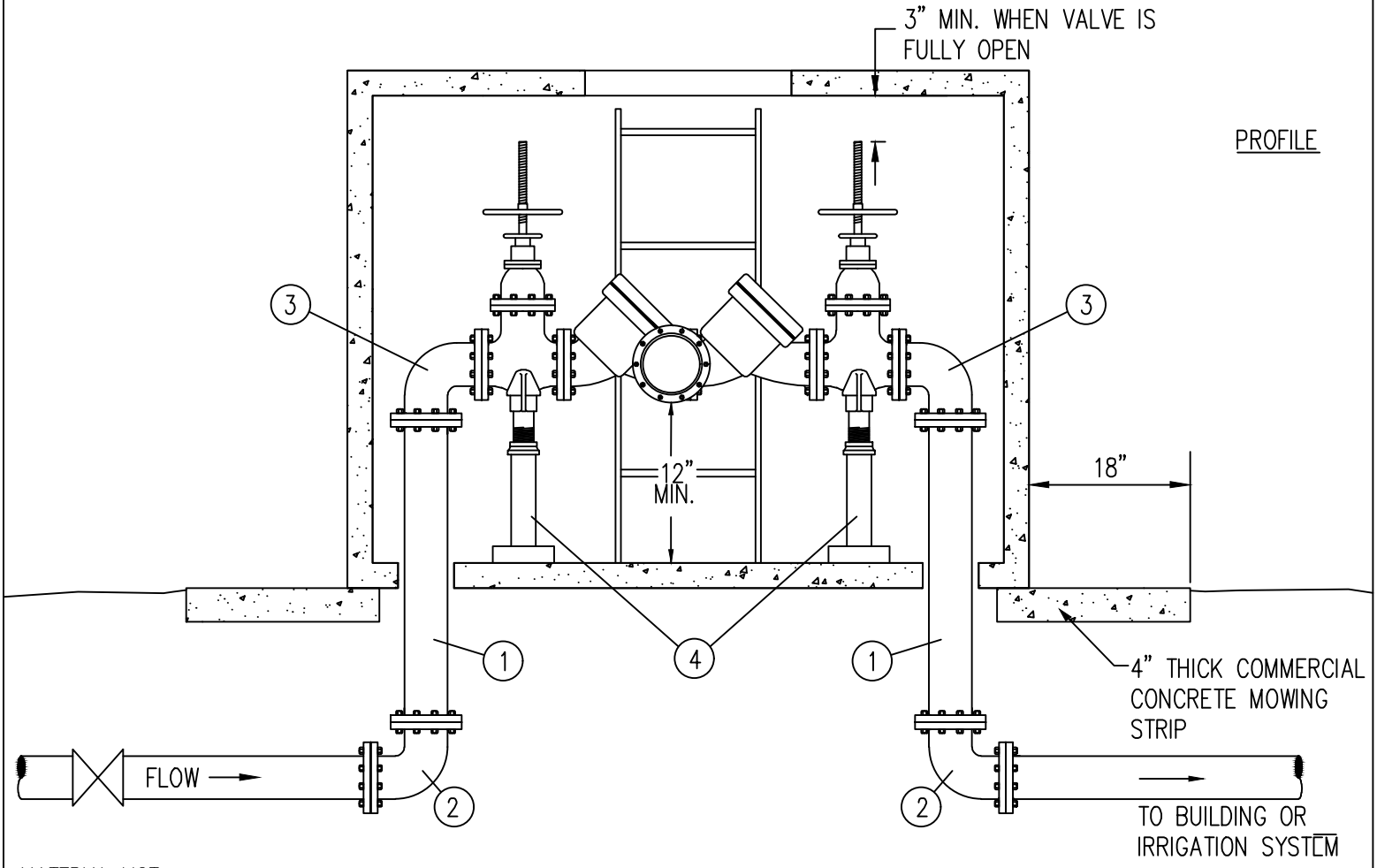
GENERAL NOTES:

A. THOROUGHLY FLUSH LINES PRIOR TO INSTALLATION.
B. DIAMETER OF PIPE AND FITTINGS =
C. REFER TO DEVELOPMENT GUIDELINES SECTION 4.00.110 FOR FURTHER INFORMATION.
D. DO NOT INSTALL IN AREA SUBJECT TO FLOODING.

CITY OF YELM	APPROVED BY		DWG. NO. 4-17
REDUCED PRESSURE BACKFLOW ASSEMBLY FOR 2" AND SMALLER	PUBLIC WORKS DIRECTOR DATE		DATE 12/2016
	DES. MKD	DWN. MKD	CKD. JEG



PLAN



PROFILE

MATERIAL LIST:

1. PVC C900 OR CLASS 52 D.I. WALL PIPE FL X FL
2. 90° BEND FL X MEGALUG
3. 90° BEND FL
4. SUPPORT STANDS
5. TEST COCKS – 4 REQUIRED
6. PLUGS IN TEST COCKS

MUST BE A FACTORY ASSEMBLY APPROVED BY DOH.

GENERAL NOTES:

A. WHERE PIPING PASSES THROUGH VAULT WALL, PROVIDE WATERPROOF MASTIC OR FLEXIBLE SEALANT.

B. DIAMETER OF PIPE AND FITTINGS = _

C. REFER TO DEVELOPMENT GUIDELINES SECTION 4.00.110 FOR FURTHER INFORMATION.

D. VAULT MUST BE EQUIPPED WITH AN ADEQUATELY SIZED FLOOR DRAIN OR TO ACCOMMODATE THE RELIEF VALVE DISCHARGE RATE.

E. THOROUGHLY FLUSH LINES PRIOR TO INSTALLING BACKFLOW ASSEMBLY.

CITY OF YELM

REDUCED PRESSURE BACKFLOW ASSEMBLY FOR 2" AND GREATER

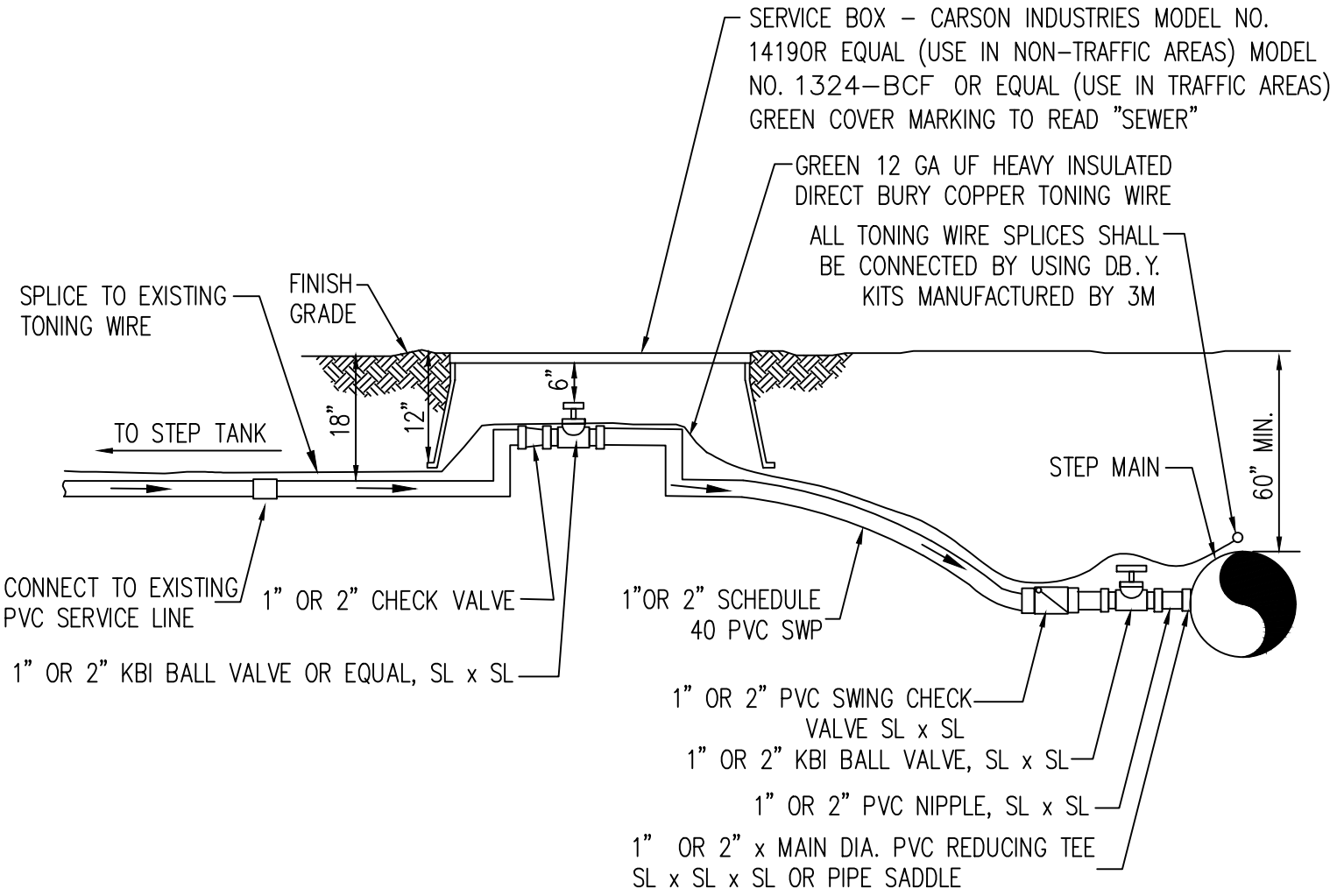
APPROVED BY

PUBLIC WORKS DIRECTOR DATE

DES.	DWN.	CKD.
MKD	MKD	JEG

DWG. NO. 4-18

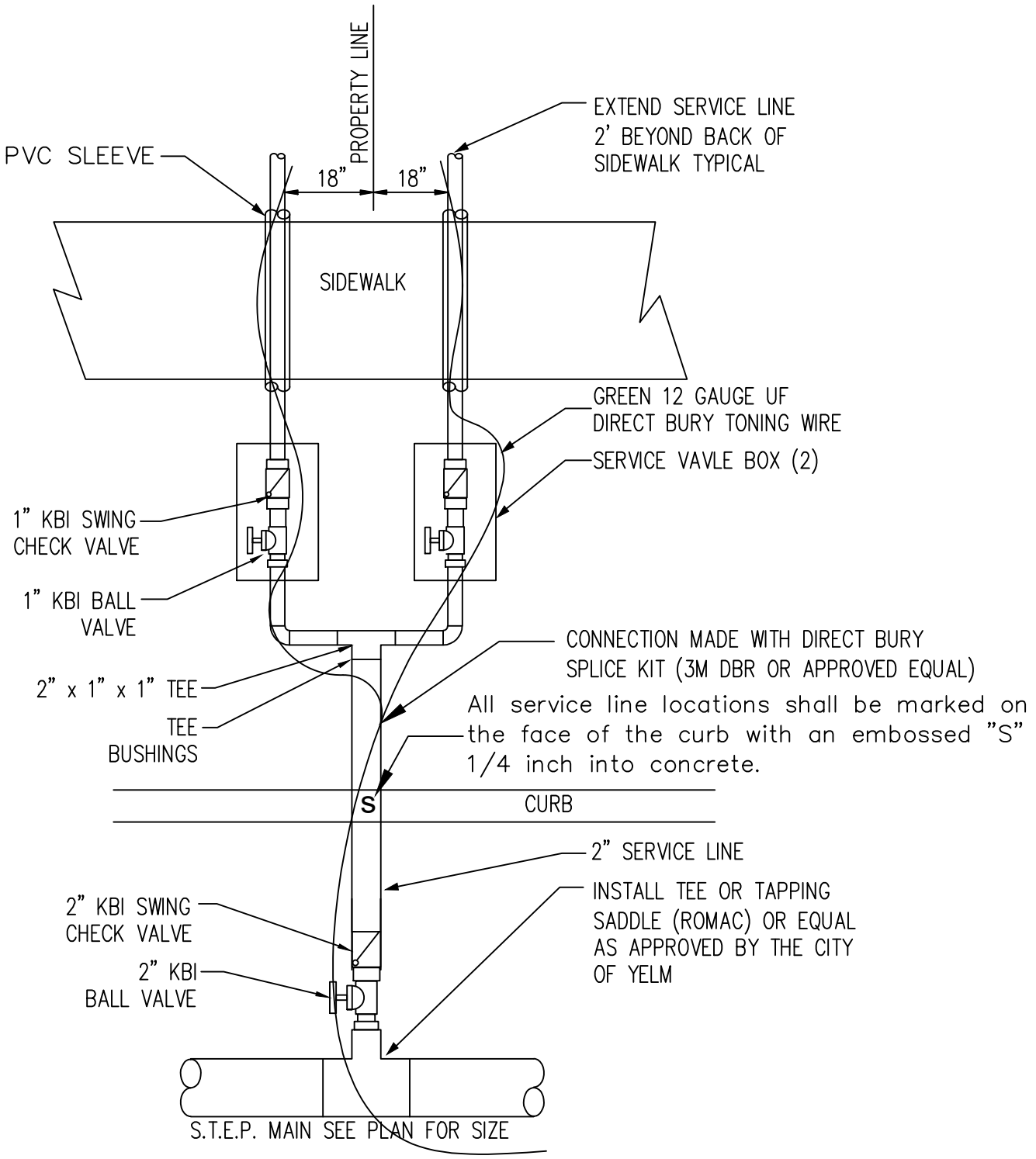
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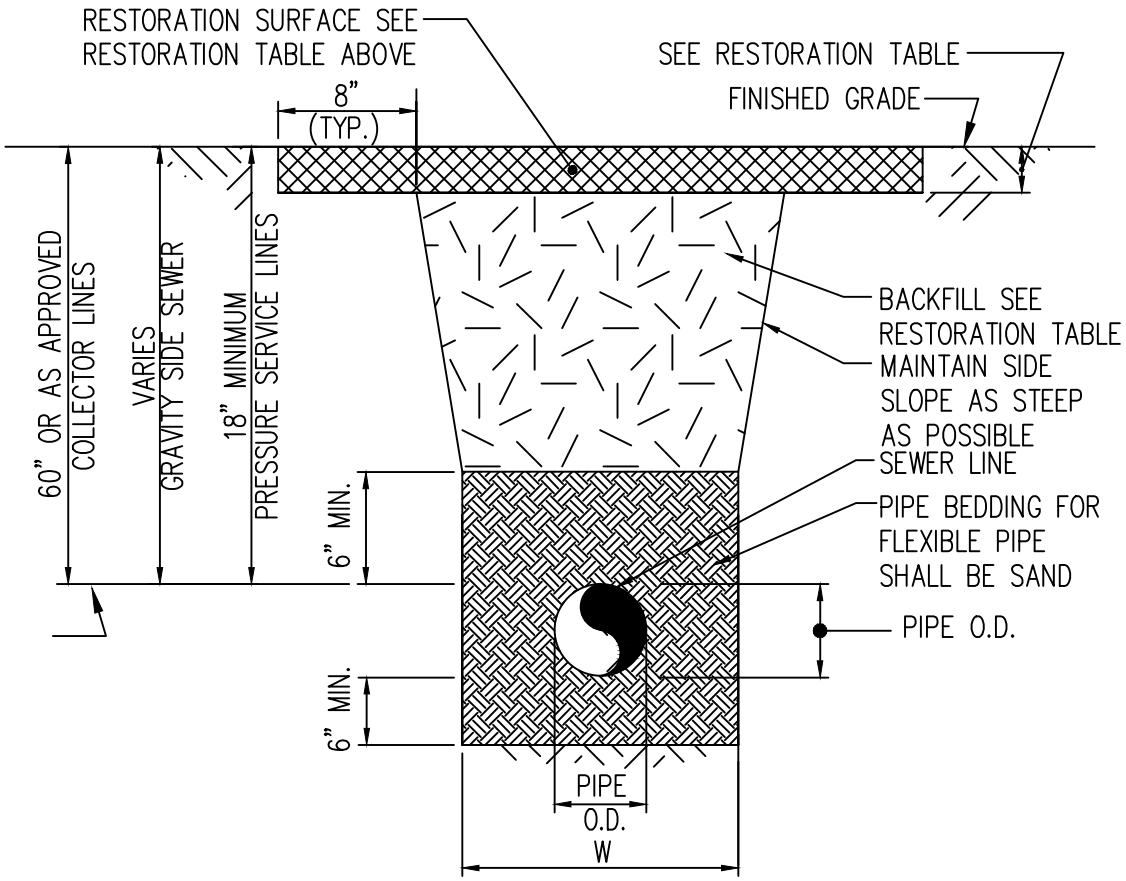
INSTALLATION NOTES:

1. ALL SERVICE LINE CARSON BOXES SHALL BE LOCATED 4' FROM EDGE OF CURB TO CENTER OF CARSON BOX IN PLANTER STRIP ON BOTH SIDES OF ROADWAY.
2. GANG CARSON BOXES SHALL BE LOCATED 3' APART TO CENTER OF BOXES
3. BALL AND CHECK VALVES TO BE INSTALLED IN CARSON BOXES ACCORDING TO DRAWING.
4. NO THREADED CONNECTIONS IN SERVICE LINES
5. TRAFFIC RATED CARSON BOX AND LID MUST BE USED IF IT IS LOCATED WITHIN 1' FROM THE DRIVEWAY TO THE EDGE
6. ALL SERVICE LINE CONNECTIONS SHALL BE SOLVENT WELDED. THE ONLY ACCEPTABLE SOLVENTS AND CEMENTS ARE THOSE THAT ARE RECOMMENDED BY THE PIPE MANUFACTURER.

City of YELM WASHINGTON	CITY OF YELM TYPICAL 1" AND 2" SERVICE CONNECTIONS	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. DMM	DWG. NO. 5-1 DATE 10/2019



City of YELM WASHINGTON	CITY OF YELM TYPICAL DOUBLE SERVICE CONNECTION	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. DMM	DWG. NO. 5-2 DATE 10/2019



RESTORATION TABLE 1

SURFACE TYPE	THICKNESS	BACKFILL/ COMPACTION REQMNTS.	COMMENTS/ OTHER REQUIREMENTS MOUND
CRUSHED SURFACE	4" CRUSHED SURFACE TOP COURSE	SELECT BACKFILL COMPACT TO 95%	FINISHED GRADE SHALL BE SMOOTH & CONSISTANT WITH EXISTING
A.C. PAVEMENT OVER GRAVEL BASE	3" MIN. GRADE B A.C. PAVING OVER 4" CRUSHED SURFACE TOP COURSE	SELECT BACKFILL COMPACT TO 95%	FINISHED ROADWAY TO CONFORM TO ALL EXISTING GRADES AND CURBS SLOPES SHALL MATCH
CONCRETE SURFACE (DRIVEWAY/SIDEWALK)	MATCH EXISTING CONCRETE THICKNESS	SELECT BACKFILL COMPACT TO 95%	MATCH EXISTING FINISHED TEXTURE, AND GRADE.
LAWN/LANDSCAPE	HYDROSEED/ PLANTINGS OVER 4" MIN. TYPE A TOP SOIL	NATIVE BACKFILL COMPACT TO 85%	FINISHED GRADE SHALL BE SMOOTH & CONSISTANT WITH EXISTING GRADE
UNIMPROVED SUFACE	N/A	NATIVE BACKFILL COMPACT TO 85%	BACKFILL 2" ABOVE EXISTING GRADE & SMOOTH

CSBC = CRUSHED SURFACE BASE COURSE
CSTC = CRUSHED SURFACE TOP COURSE

CITY OF YELM

TYPICAL PIPE TRENCH

APPROVED BY

PUBLIC WORKS DIRECTOR DATE

DES.	DWN.	CKD.
MKD	MKD	DMM

DWG. NO. 5-3

DATE 10/2019

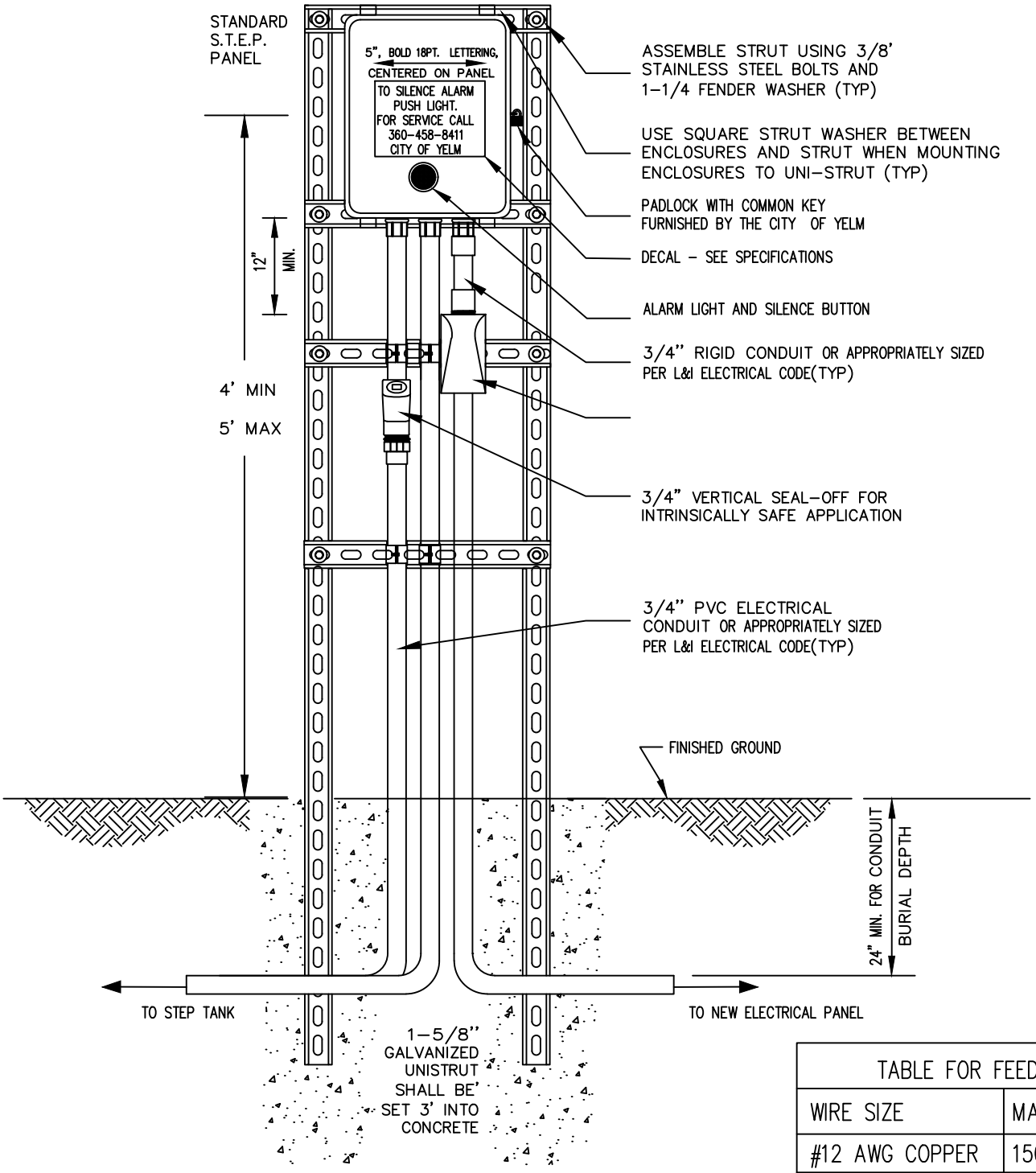


TABLE FOR FEEDER WIRE RUN	
WIRE SIZE	MAXIMUM DISTANCE
#12 AWG COPPER	150 FEET
#10 AWG COPPER	250 FEET
#8 AWG COPPER	350 FEET

(SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION).

CITY OF YELM

REMOTE CONTROL PANEL INSTALLATION

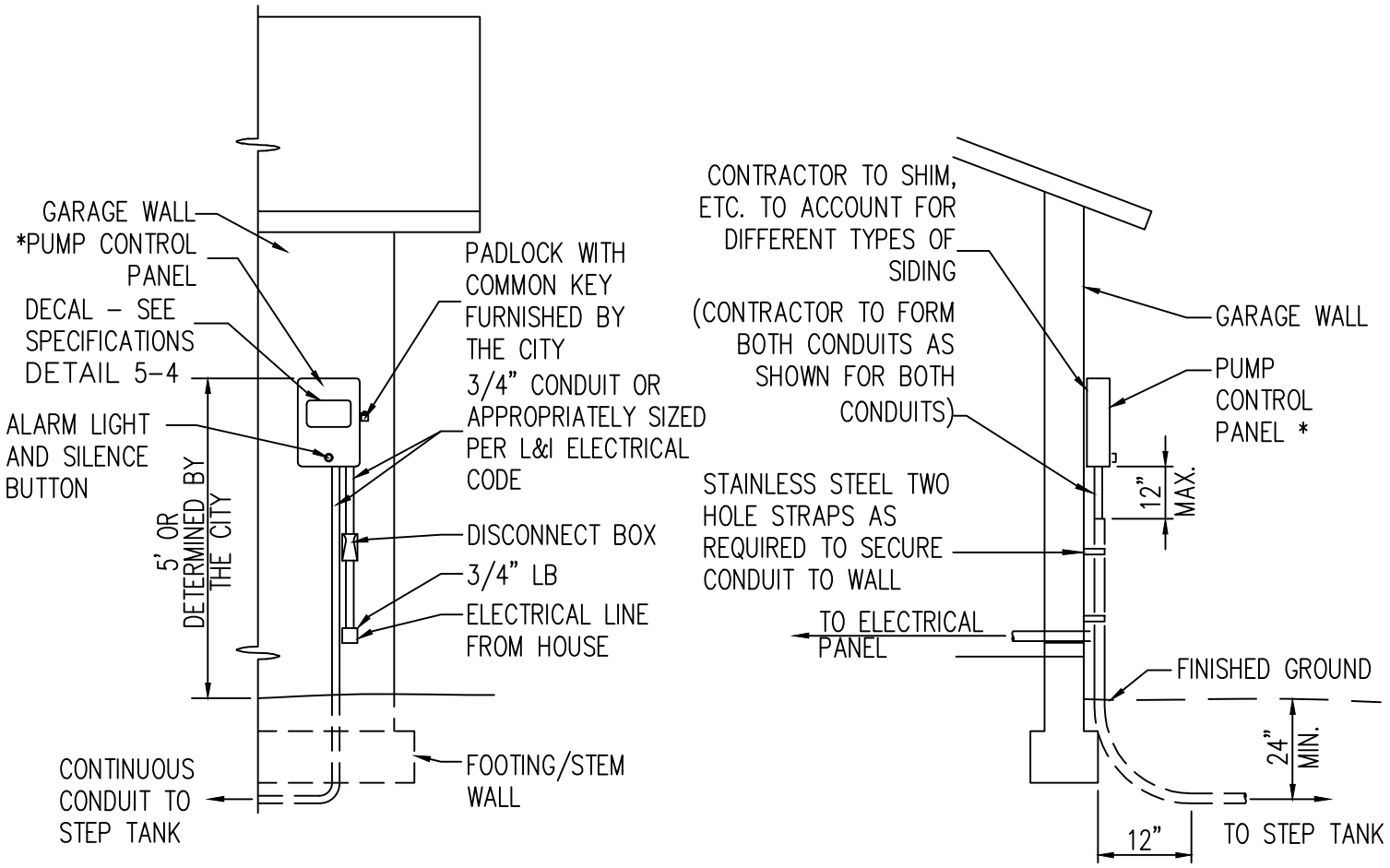
APPROVED BY

PUBLIC WORKS DIRECTOR DATE

DES. | DWN. | CKD.

DWG. NO. 5-4

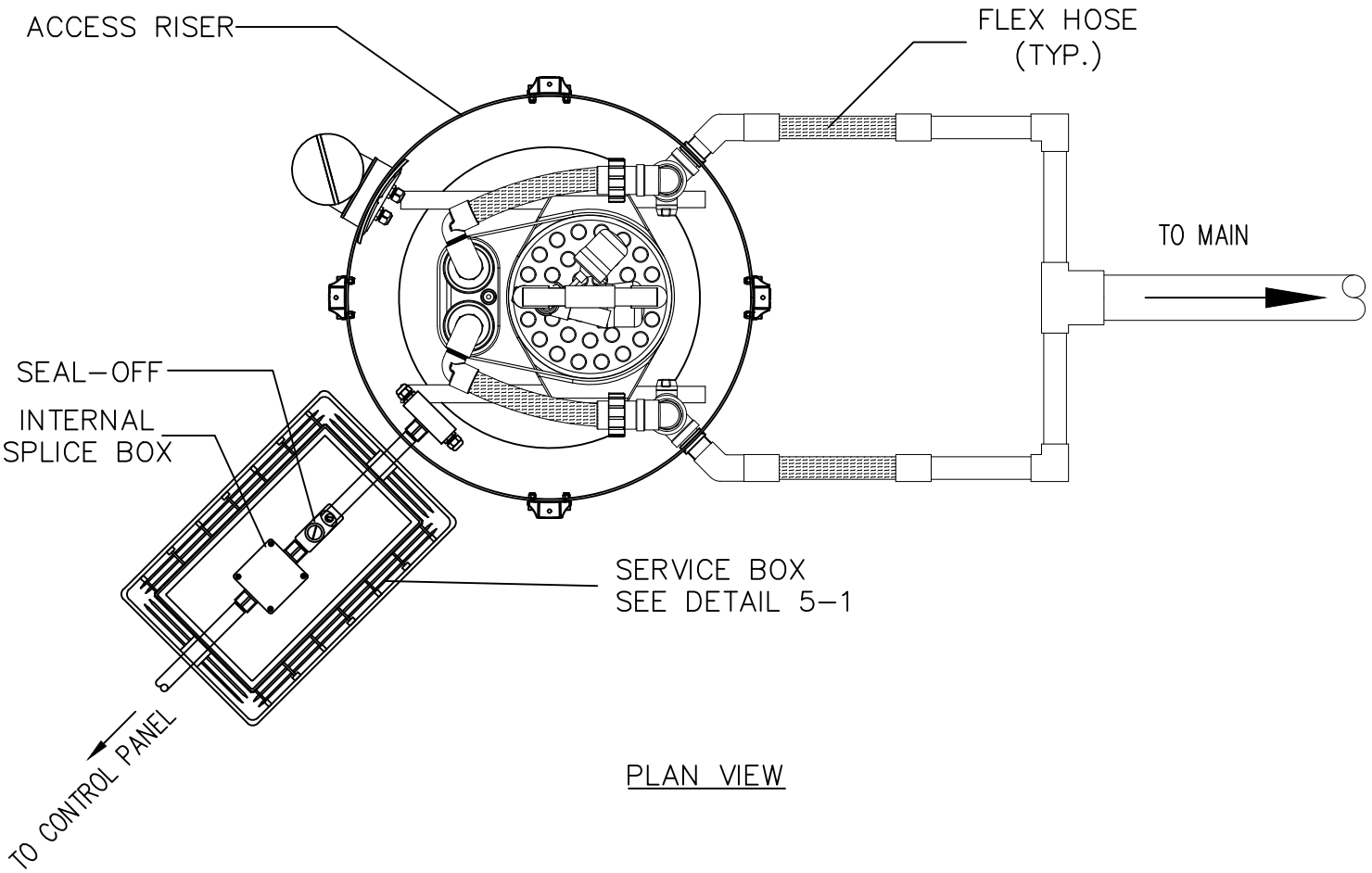
DATE 07/2024



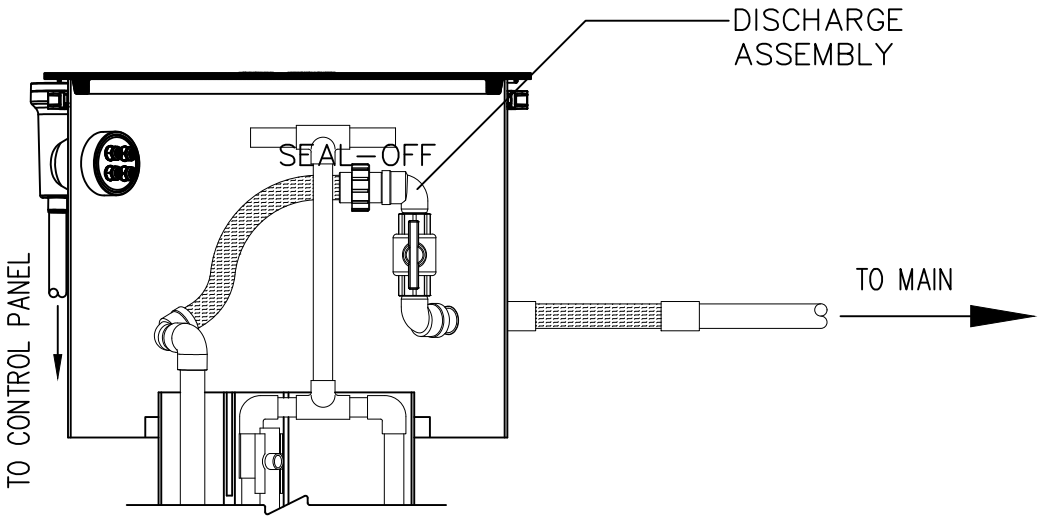
NOTES:

1. PUMP CONTROL PANEL DOOR SHALL OPEN COMPLETELY FOR FULL ACCESS TO INSIDE OF PANEL.
2. LOCATION OTHER THAN GARAGE WALL OR REMOTE POST WILL BE CONSIDERED ON A CASE BY CASE BASIS.
3. DISCONNECT COVER SHALL BE 5031-0 RAYNTITE SINGLE GANG WEATHER PROOF COVER 1.406" DIAMETER WITH 20 (OR 30 FOR DUPLEX) AMP 3 POLE DISCONNECT SWITCH.
4. PANEL SIZE MAY VARY DEPENDING ON APPLICATION.

City of YELM WASHINGTON	CITY OF YELM TYPICAL PUMP CONTROL PANEL INSTALLATION ON EXISTING HOUSE	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. DMM	DWG. NO. 5-5 DATE 10/2019



PLAN VIEW



PROFILE VIEW

NOTES:

1. 1,000 – 1,500 GAL. TANKS

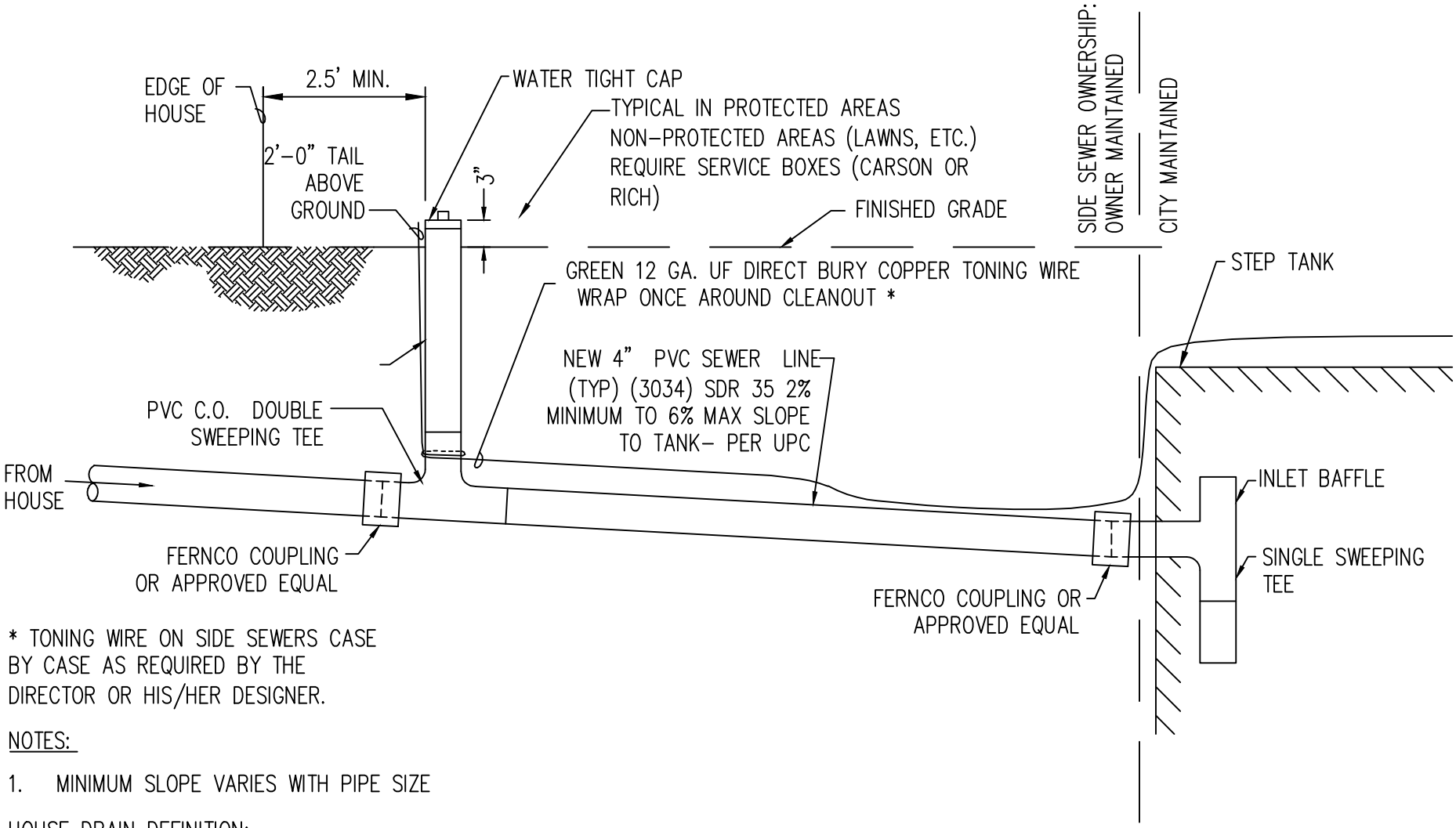
2. THE TRIPLEX PUMP VAULT REQUIRES TWO VAULTS AND TWO COMPLETE RISERS. ONE VAULT CONTAINS FLOATS AND ONE PUMP. THE SECOND VAULT CONTAINS TWO PUMPS.

3. FLOATS SEAL–OFF SHALL BE INSTALLED BELOW THE CONTROL PANEL SEE DETAIL 5–4

City of YELM WASHINGTON	CITY OF YELM	APPROVED BY	DWG. NO. 5-6
	INTRINSICALLY SAFE SETUP	PUBLIC SERVICES DIRECTOR DATE	DATE 07/2024
		DES. / DWN. / CKD.	

TYPICAL CONNECTION

CITY OF YELM



* TONING WIRE ON SIDE SEWERS CASE BY CASE AS REQUIRED BY THE DIRECTOR OR HIS/HER DESIGNER.

NOTES:

1. MINIMUM SLOPE VARIES WITH PIPE SIZE

HOUSE DRAIN DEFINITION:

"HOUSE DRAIN" PR "BUILDING DRAIN" MEANS THE PIPE USED FOR CONVEYING SEWAGE FROM THE BUILDING TO THE CLEAN-OUT OR TO A POINT 2.5' BEYOND THE OUTER LINE OF ANY FOOTING, PILING, BUILDING SUPPORT OR PORCH UNDER WHICH IT MAY RUN; WHETHER SUCH DRAIN CONSISTS OF ONE LINE EXTENDING FROM THE BUILDING OR OF TWO OR MORE SUCH LINES.

APPROVED BY

PUBLIC WORKS DIRECTOR DATE

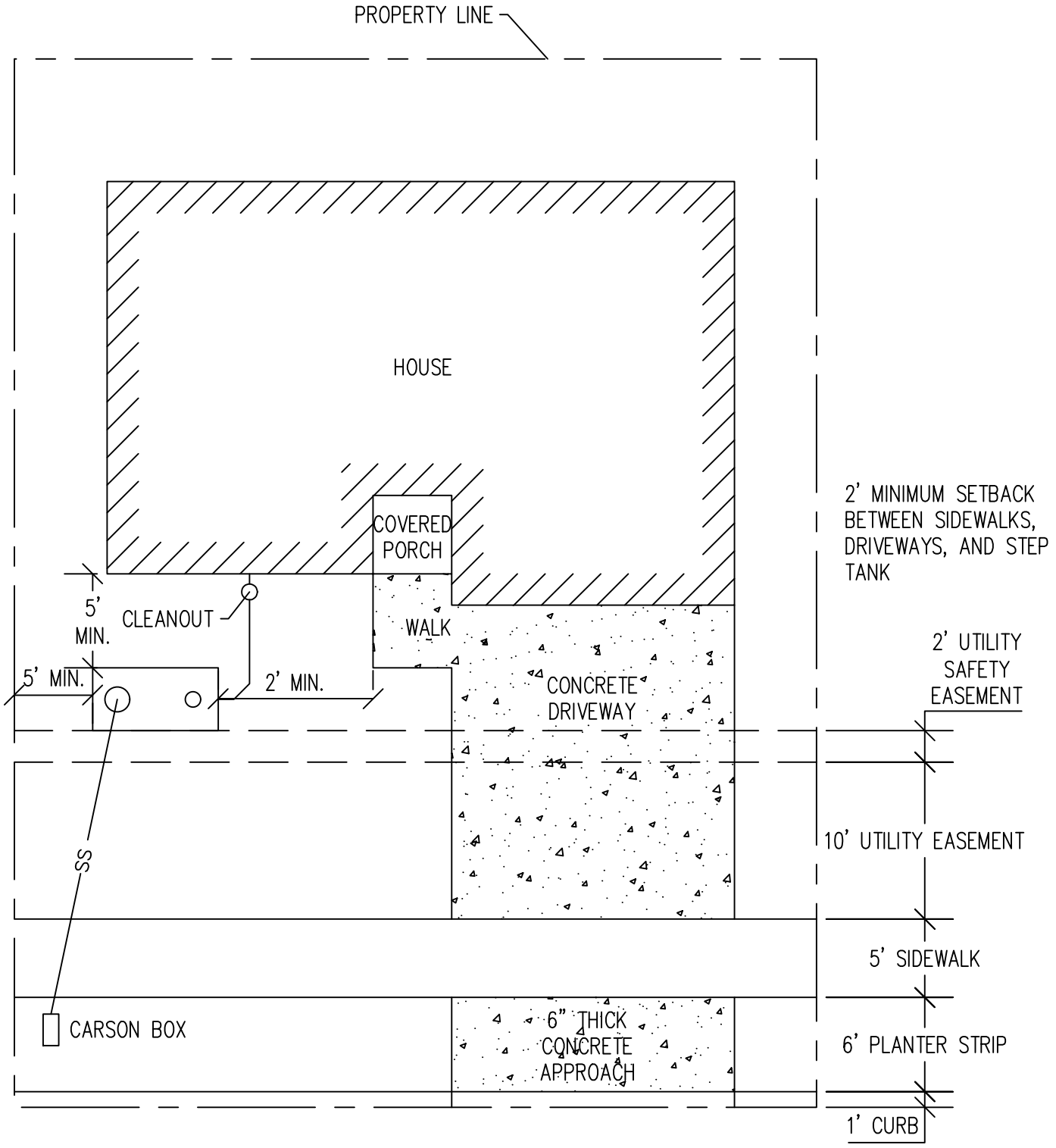
DES. MKD

DWN. MKD

CKD. DMM

DATE 10/2019

DWG. NO. 5-7



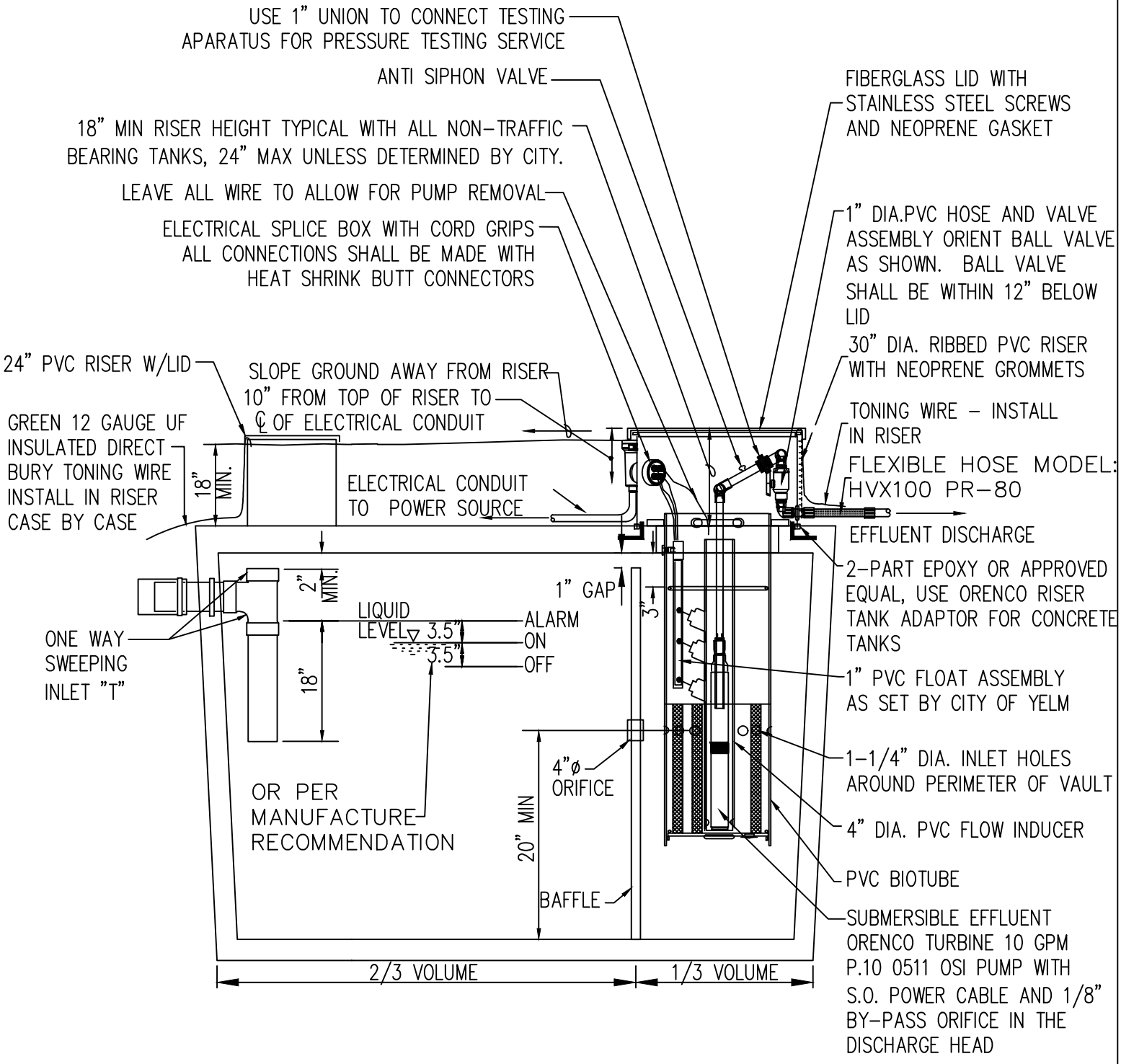
NOTE:

1) 5' MINIMUM SETBACKS FROM PROPERTY LINE, HOUSE FOUNDATION, AND PORCH FOUNDATION TO TANK

2) CARSON BOX MUST BE MINIMUM 1' AWAY FROM THE DRIVEWAY

3) NO SHRUBS, BUSHES, OR GROUND COVER VEGETATION OTHER THAN GRASS SHALL BE PLANTED WITHIN A 5' RADIUS OF ANY TANK LID. NO TREES SHALL BE PLANTED WITHIN 10' OF ANY TANK LID OR VALVE BOX.

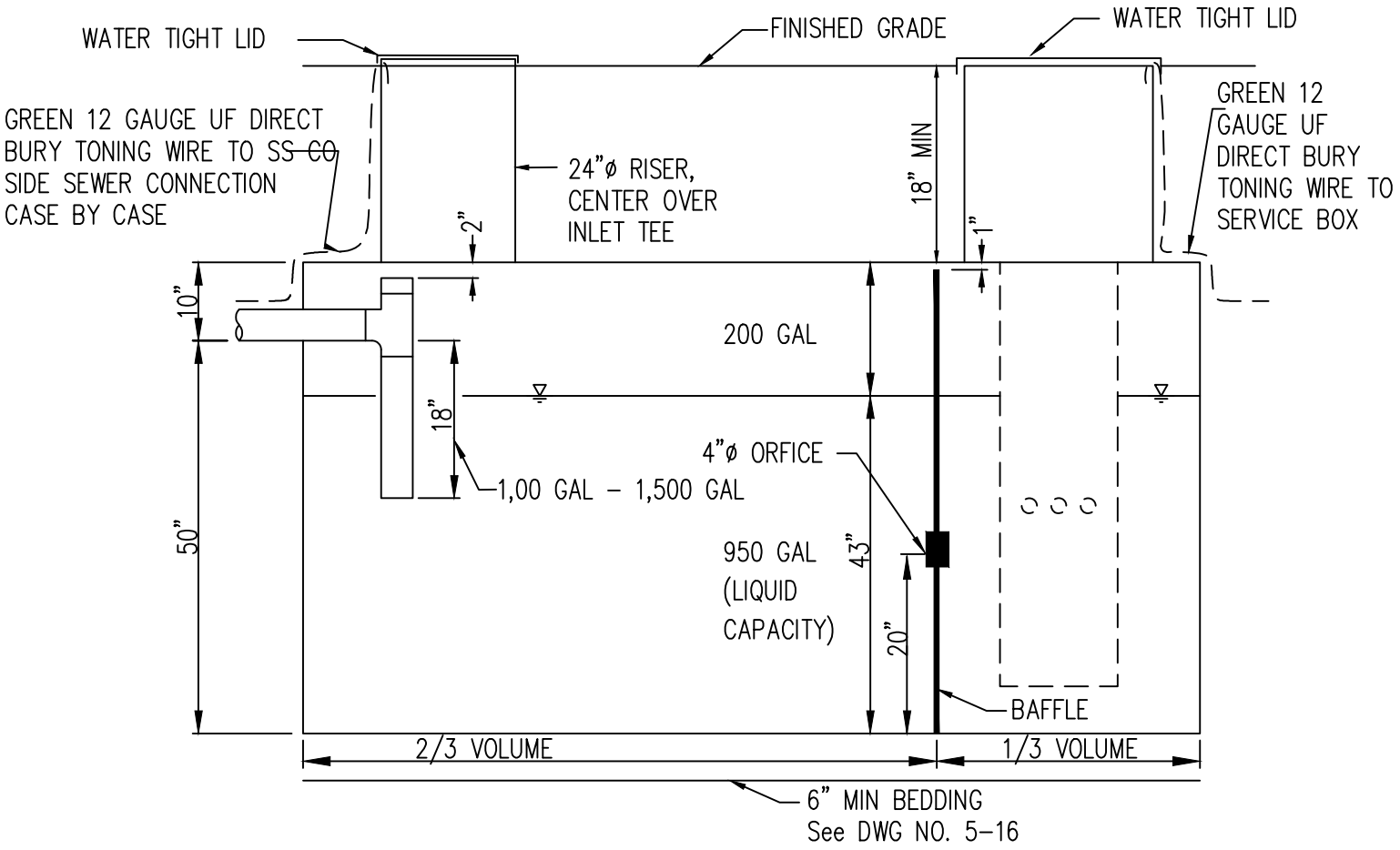
City of YELM WASHINGTON	**CITY OF YELM**	APPROVED BY	DWG. NO. **5-8**
	SETBACK DETAIL	PUBLIC WORKS DIRECTOR DATE	DATE 10/2019
		DES. MKD / DWN. MKD / CKD. DMM	



NOTE:

1. FOR THE APPROPRIATE FLOAT LEVELS, SEE DRAWINGS #5-13, #5-14 AND #5-15 (SIMPLEX, DUPLEX AND TRIPLEX) AS THEY APPLY.
2. THE MATERIAL FOR DUPLEX AND CLASS 1 DIVISION 1 INSTALLATIONS WILL VARY. THE CONTRACTOR SHALL MEET THE INTENT OF THE INSTALLATION REQUIREMENTS SHOWN IN THE TYPICAL STEP INSTALLATION.
3. ORENCO EXTERNAL J-BOX SBEX 1-4 FOR TRAFFIC AREAS USE INTERNAL J-BOX SB3HS

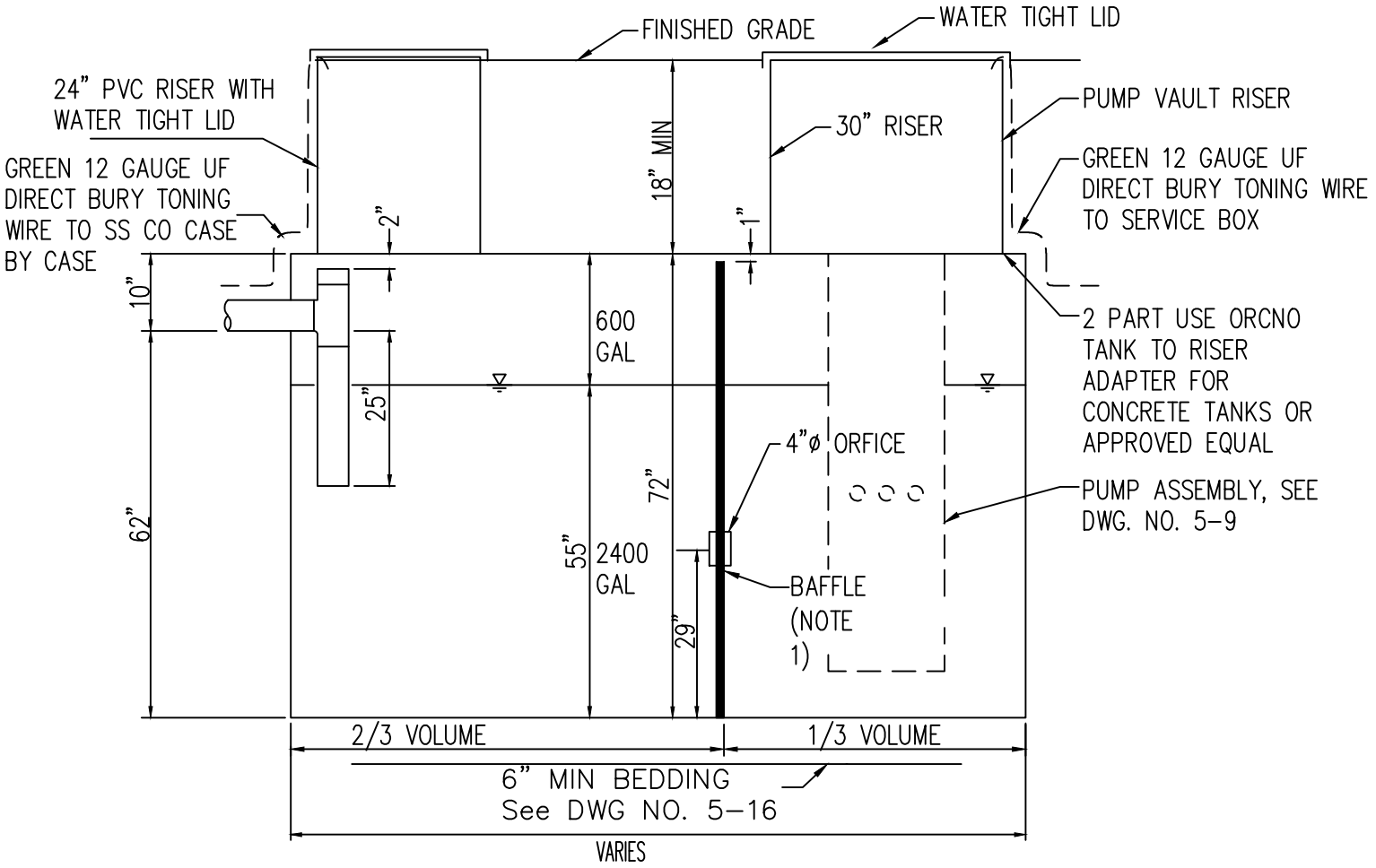
City of YELM WASHINGTON	**CITY OF YELM** **TYPICAL 1,250-1,500 GAL. RESIDENTIAL CONCRETE TANK INSTALLATION**	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. DMM	DWG. NO. **5-9** DATE 10/2019



NOTE:

1. FOR THE APPROPRIATE FLOAT LEVELS, SEE DRAWINGS #5-13, #5-14 AND #5-15 (SIMPLEX, DUPLEX AND TRIPLEX) AS THEY APPLY.

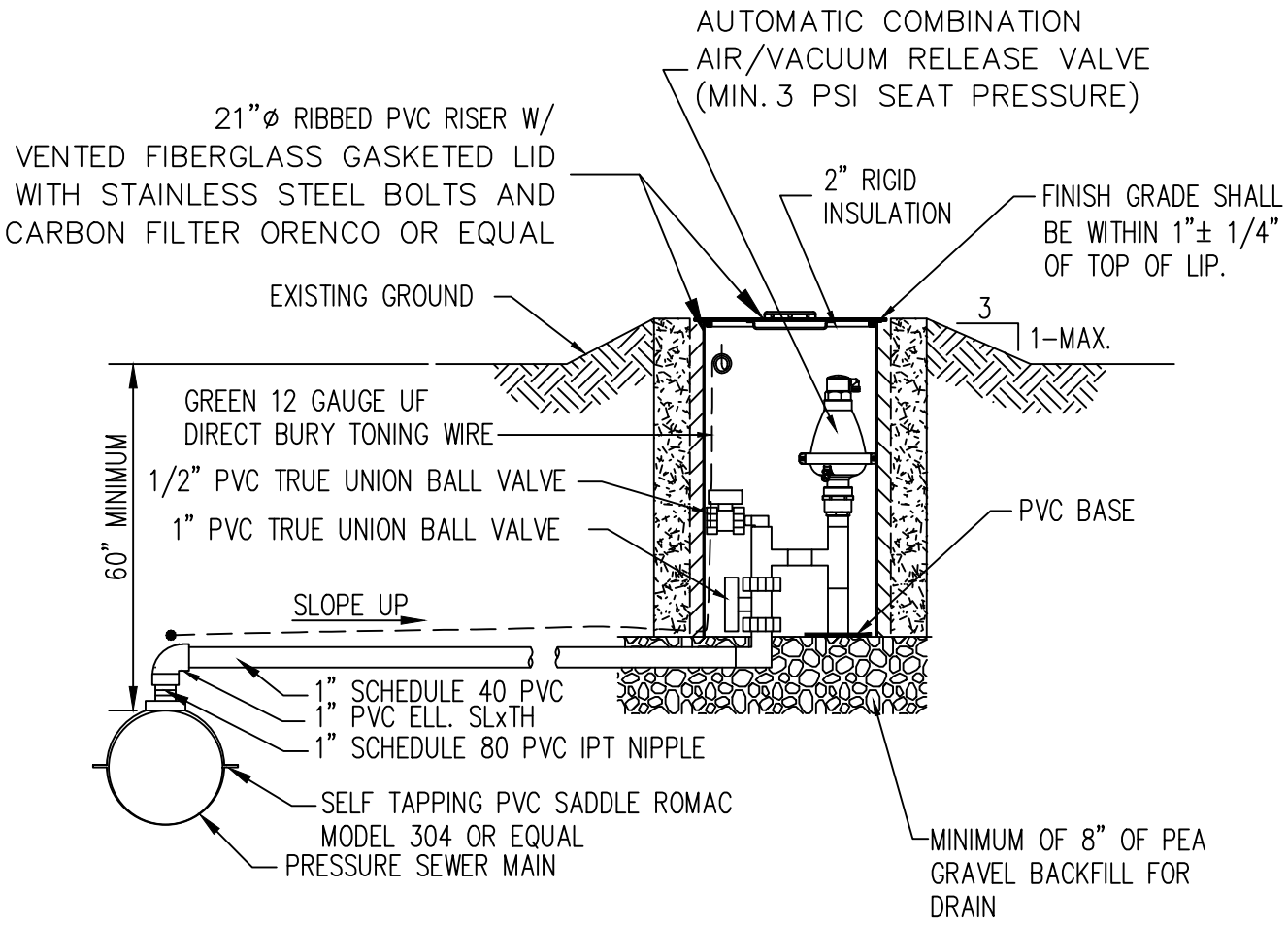
City of YELM WASHINGTON	CITY OF YELM 1,250 GALLON - 1500 GALLON CONCRETE STEP TANKS	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. DMM	DWG. NO. 5-10 DATE 10/2019



NOTES:

1. DELETE BAFFLE FOR A 3000 GALLON TANK UTILIZED AS A TRIPLEX PUMP VAULT.
2. THE OWNER WILL REVIEW TOLERANCES IN EXCESS OF DIMENSIONS SHOWN.
3. THE TRIPLEX PUMP VAULT REQUIRES TWO VAULTS AND TWO COMPLETE RISERS. ONE VAULT CONTAINS FLOATS AND ONE PUMP. THE SECOND VAULT CONTAINS TWO PUMPS.

City of YELM WASHINGTON	CITY OF YELM 3, 000 GALLON STEP TANK/PUMP TANK	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. DMM	DWG. NO. 5-11 DATE 10/2019



NOTE:

1. PLACE IN A NON-TRAFFIC AREA, UNION JOINTS SHALL BE SOLVENT WELDED. CITY TO FIELD LOCATE.
2. COMBINATION AIR RELEASE/VACUUM RELEASE VALVES SHALL BE A MODEL D-021 COMBINATION AIR VALVE "MINI SAAR".
3. Insulate all piping & equipment above frost line.

City of YELM WASHINGTON	CITY OF YELM TYPICAL SEWER AUTOMATIC AIR RELEASE VALVE	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. DMM	DWG. NO. 5-12 DATE 10/2019

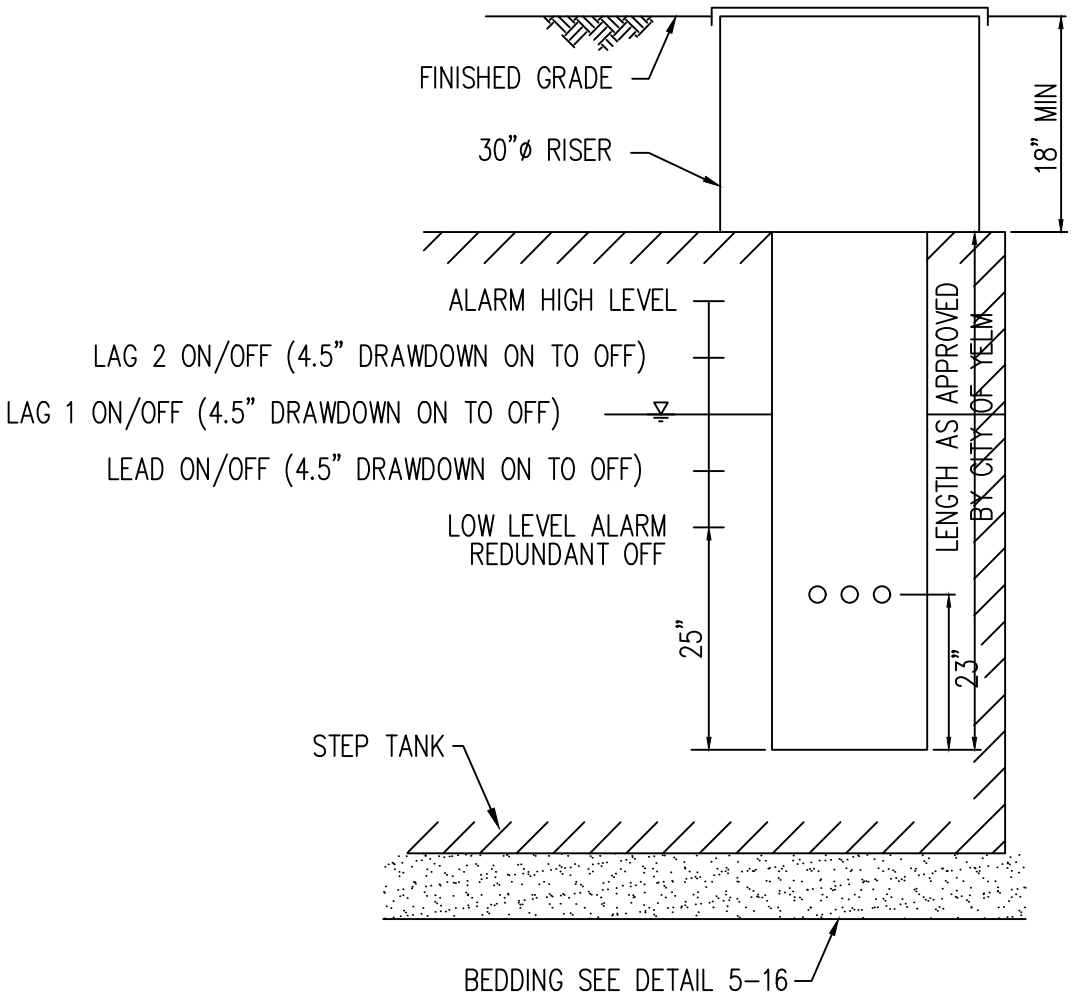


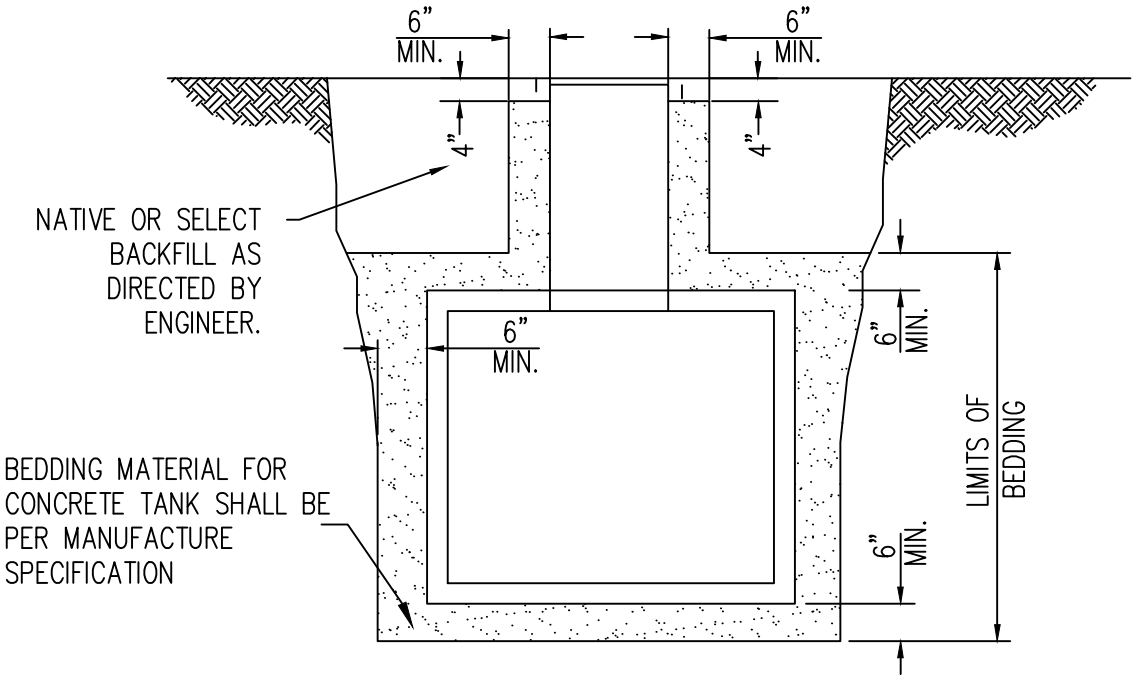
TABLE FLOAT SETTING VAULT DIMENSIONS OR PER MANUFACTURE RECOMMENDATION			
#PUMP	SIMPLEX	DUPLEX	TRIPLEX
ALARM HIGH LEVEL	3.5"	6"	6"
LAG 2 ON/OFF			6"
LAG 1 ON/OFF		6"	6"
LEAD ON/OFF	3.5"	6"	6"
LOW LEVEL ALARM REDUNDANT OFF	3.5"	6"	6"

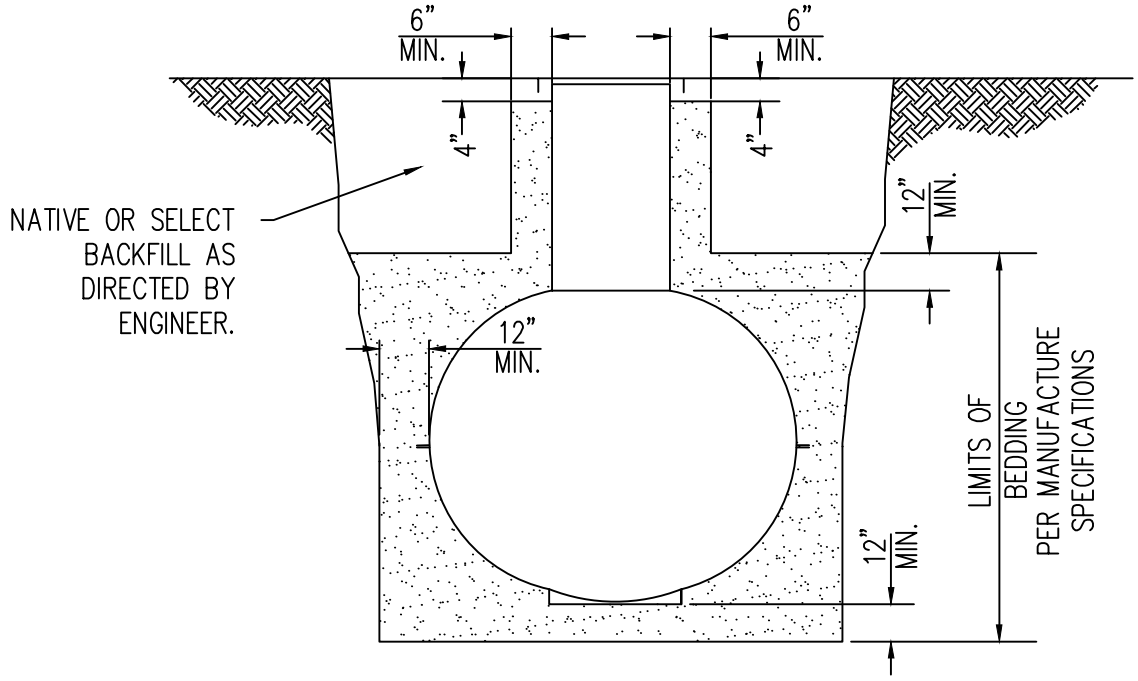
(SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION).

NOTES:

1. 1,000 – 1,500 GAL. TANKS
2. NON IR SYSTEMS DO NOT REQUIRE THE LOW LEVEL/REDUNDANT OFF FLOAT
3. THE TRIPLEX PUMP VAULT REQUIRES TWO VAULTS AND TWO COMPLETE RISERS. ONE VAULT CONTAINS FLOATS AND ONE PUMP. THE SECOND VAULT CONTAINS TWO PUMPS.

City of YELM WASHINGTON	CITY OF YELM FLOAT SETTING VAULT DIMENSIONS FOR PUMP VAULT	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. DMM	DWG. NO. 5-13 DATE 10/2019

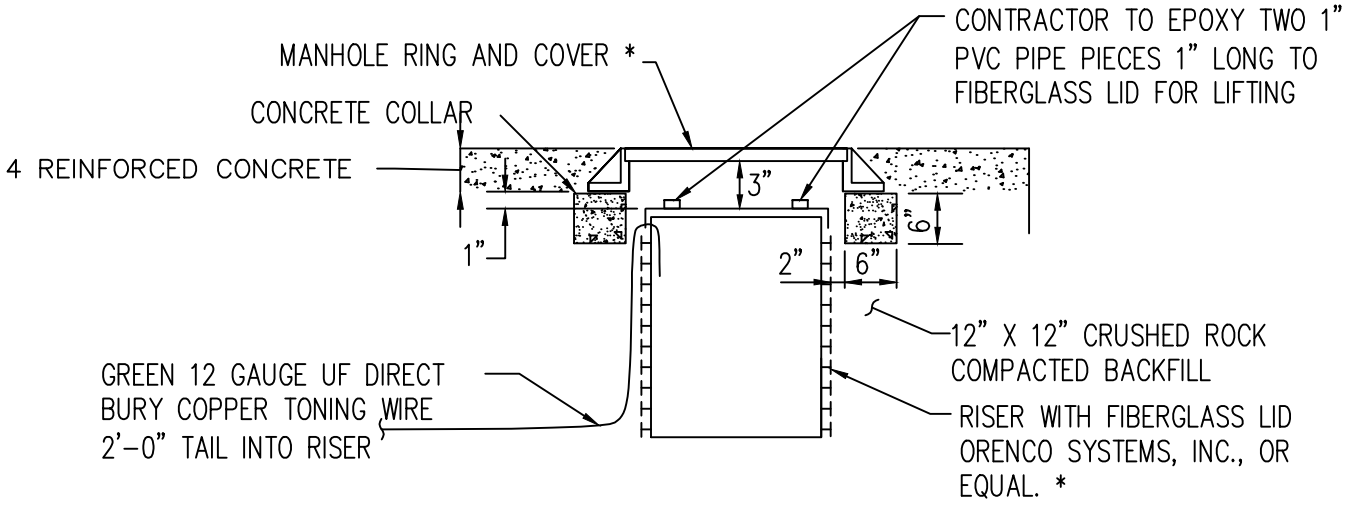




NOTES:

1. 12" MIN. PEA GRAVEL AROUND FIBERGLASS TANKS, PER MANUFACTURER.
2. 6" MIN. SAND AROUND ALL APPURTENANCES.
3. PER MANUFACTURE RECOMMENDATION.

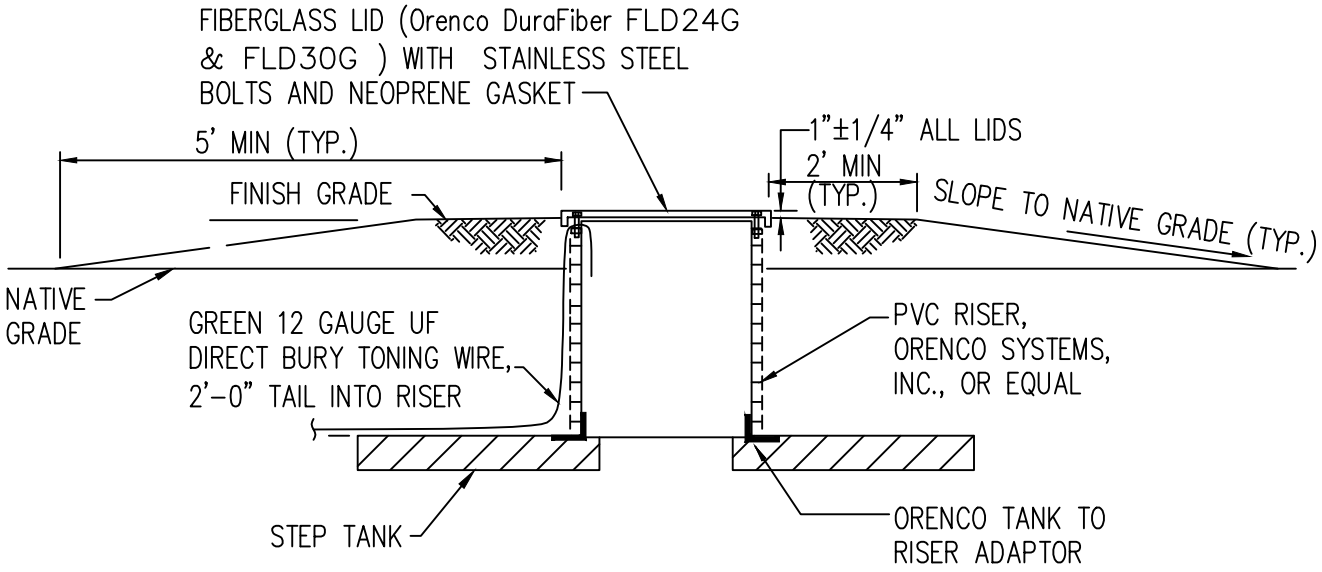
City of YELM WASHINGTON	**CITY OF YELM**	APPROVED BY	DWG. NO. **5-14**
	TANK BEDDING	PUBLIC WORKS DIRECTOR DATE	DATE 10/2019
		DES. MKD / DWN. MKD / CKD. DMM	



MANHOLE RING AND COVER SIZES:

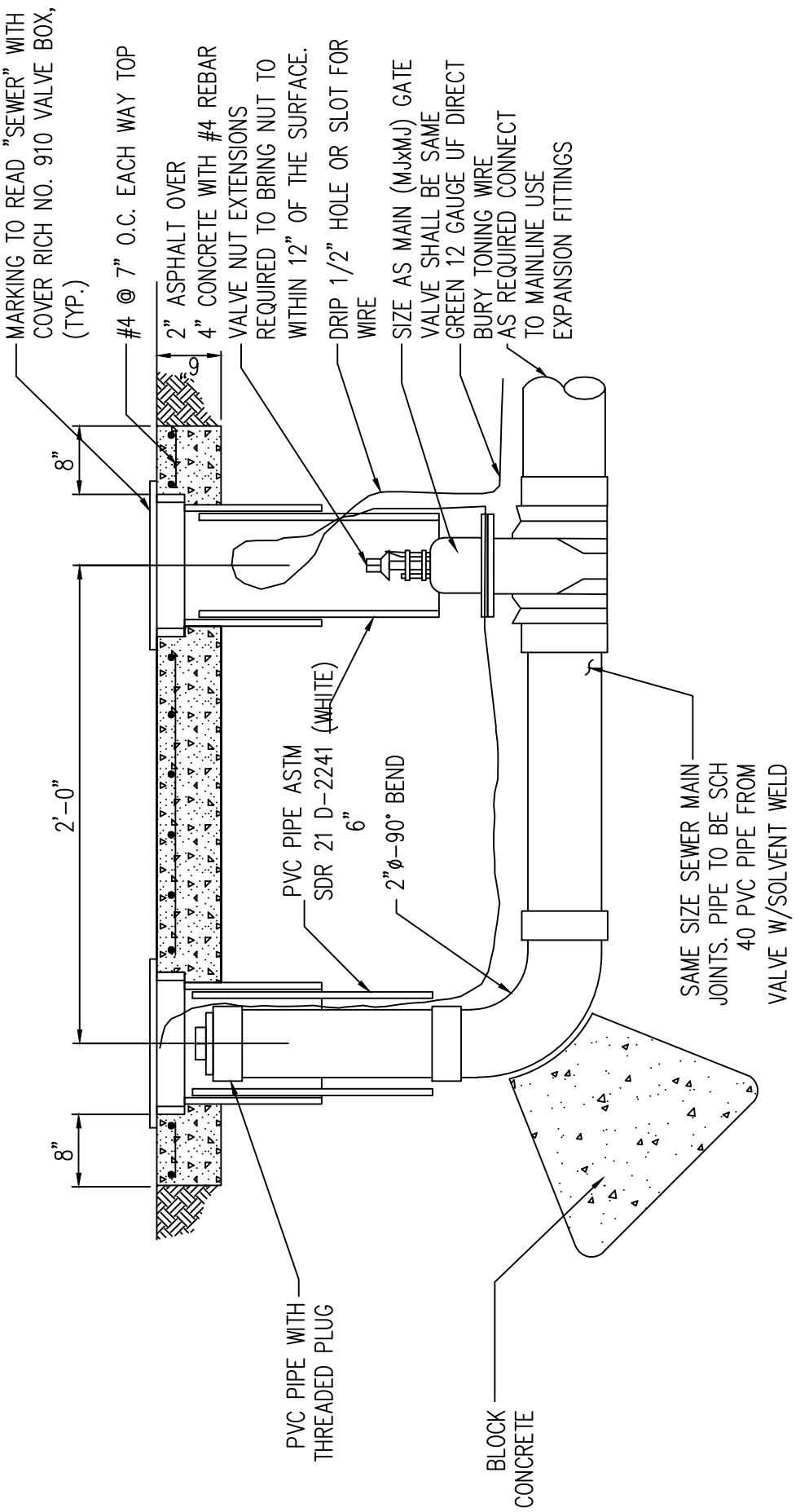
*21" PVC RISER REQUIRES 24" RING & DUROSTREET COVER
24" PVC RISER REQUIRES 30" RING & DUROSTREET COVER
30" PVC RISER REQUIRES 36" RING & DUROSTREET COVER

NOTE:
TANK SHALL BE H20 RATED

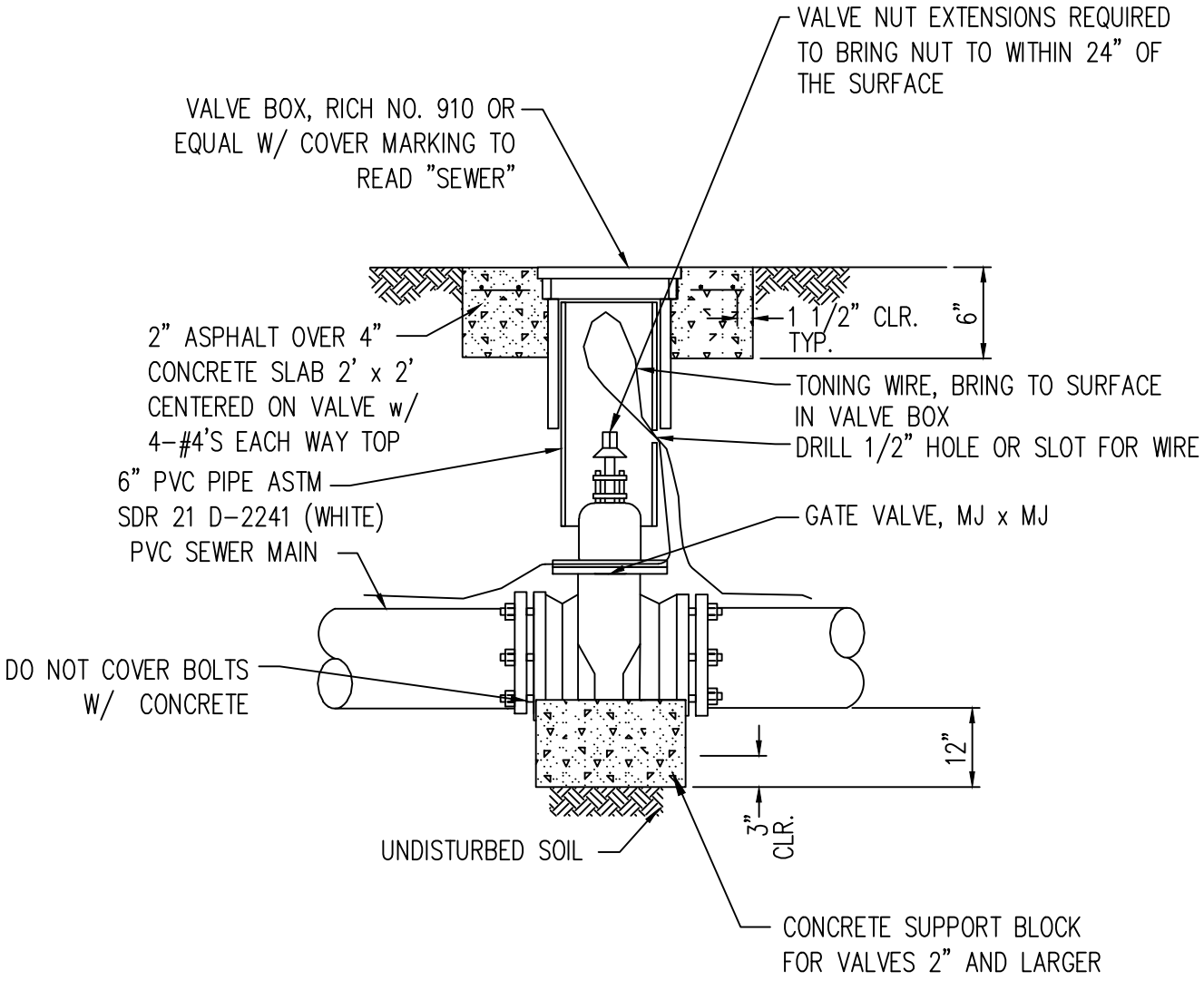


NOTE:
RISER AND LID SHALL BE 30" ON ALL PUMP VAULT INSTALLATIONS.

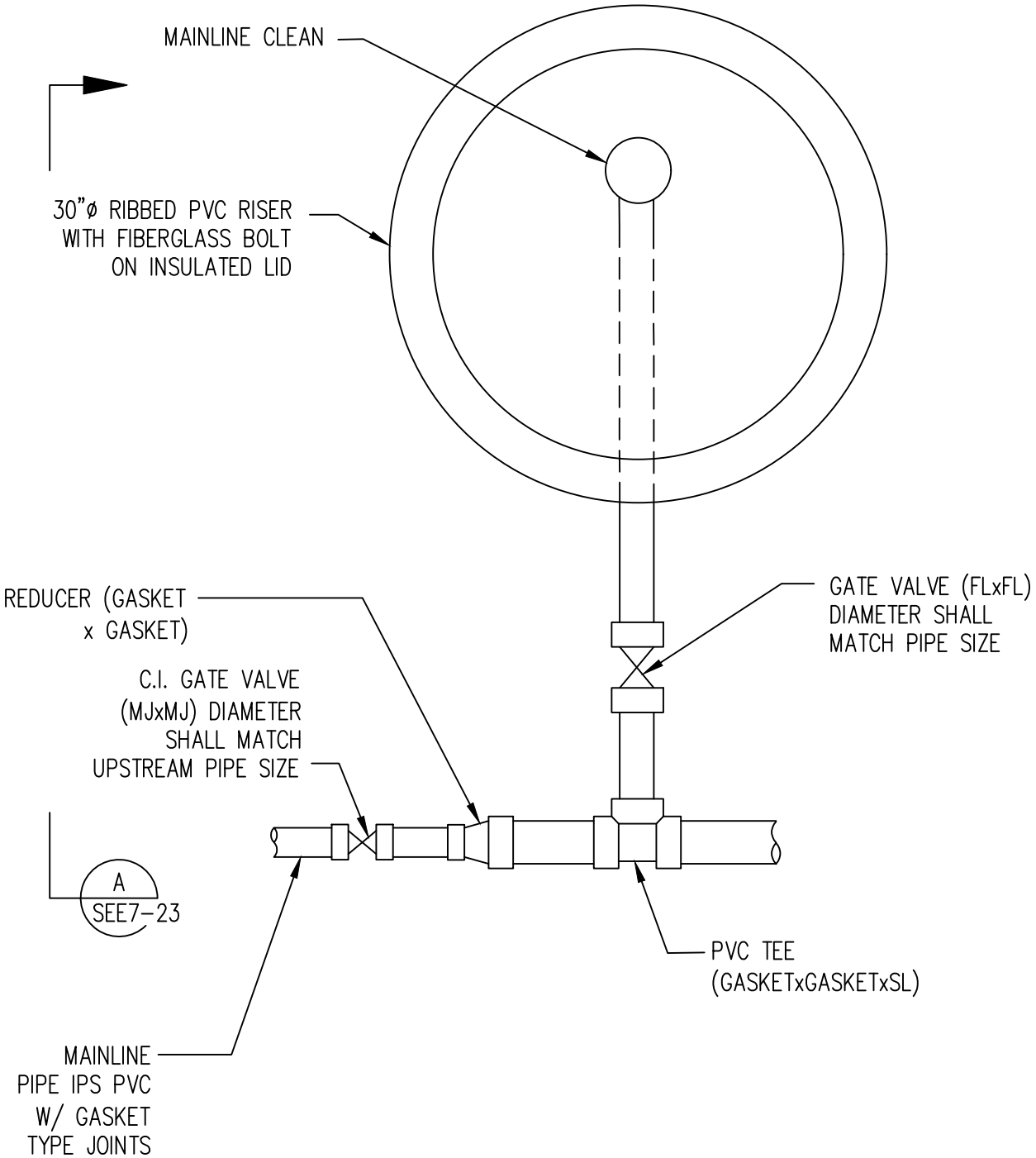
City of YELM WASHINGTON	CITY OF YELM	APPROVED BY	DWG. NO. 5-15
	RISER (NON-TRAFFIC RATED)	PUBLIC WORKS DIRECTOR DATE	DATE 10/2019
		DES. MKD / DWN. MKD / CKD. DMM	



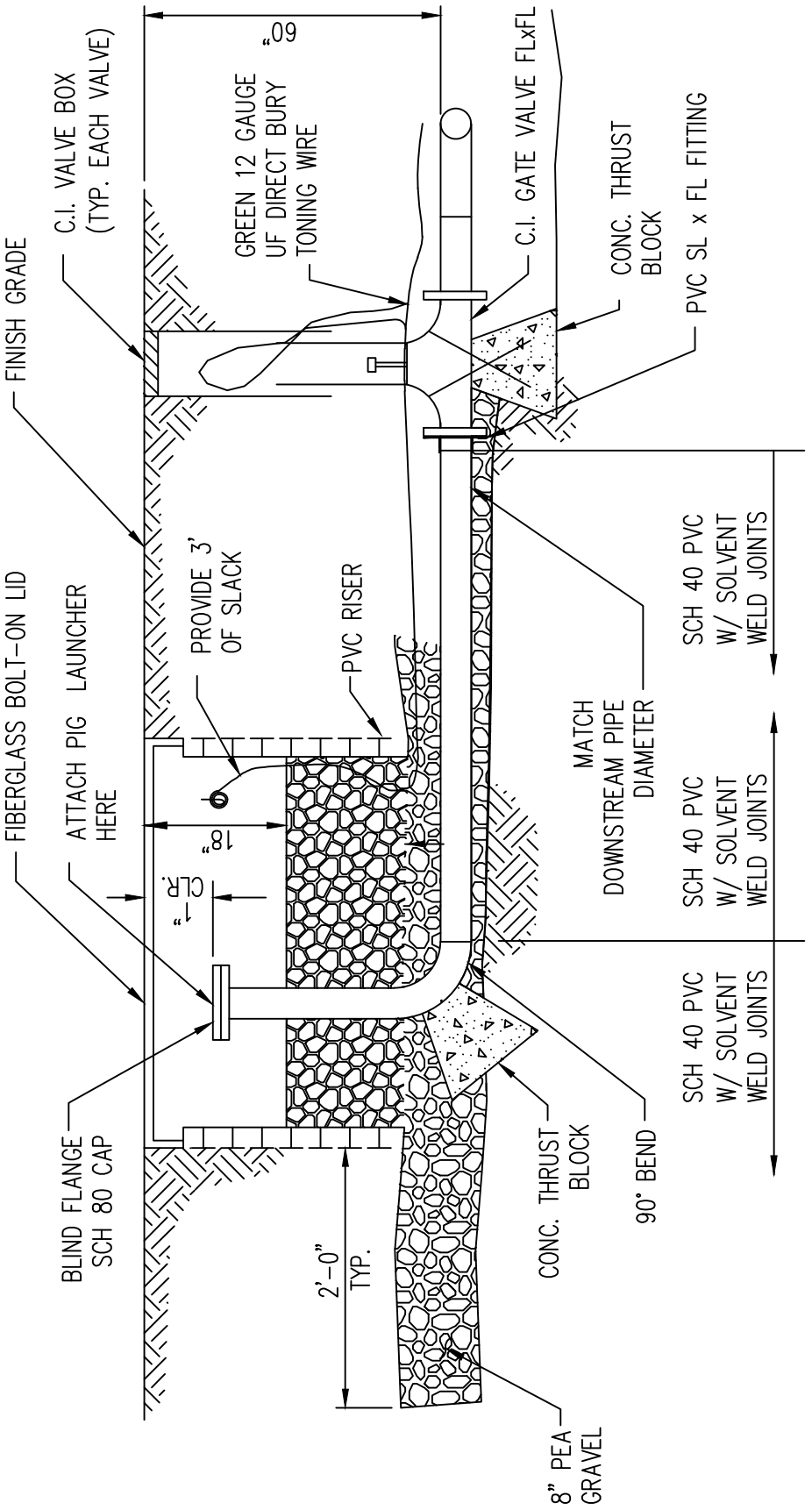
City of YELM WASHINGTON	CITY OF YELM	APPROVED BY	DWG. NO. 5-16
	END OF LINE CLEANOUT	PUBLIC WORKS DIRECTOR DATE	DATE 10/2019
		DES. MKD / DWN. MKD / CKD. DMM	



City of YELM WASHINGTON	CITY OF YELM TYPICAL SEWER MAIN LINE GATE VALVE	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. DMM	DWG. NO. 5-17 DATE 10/2019

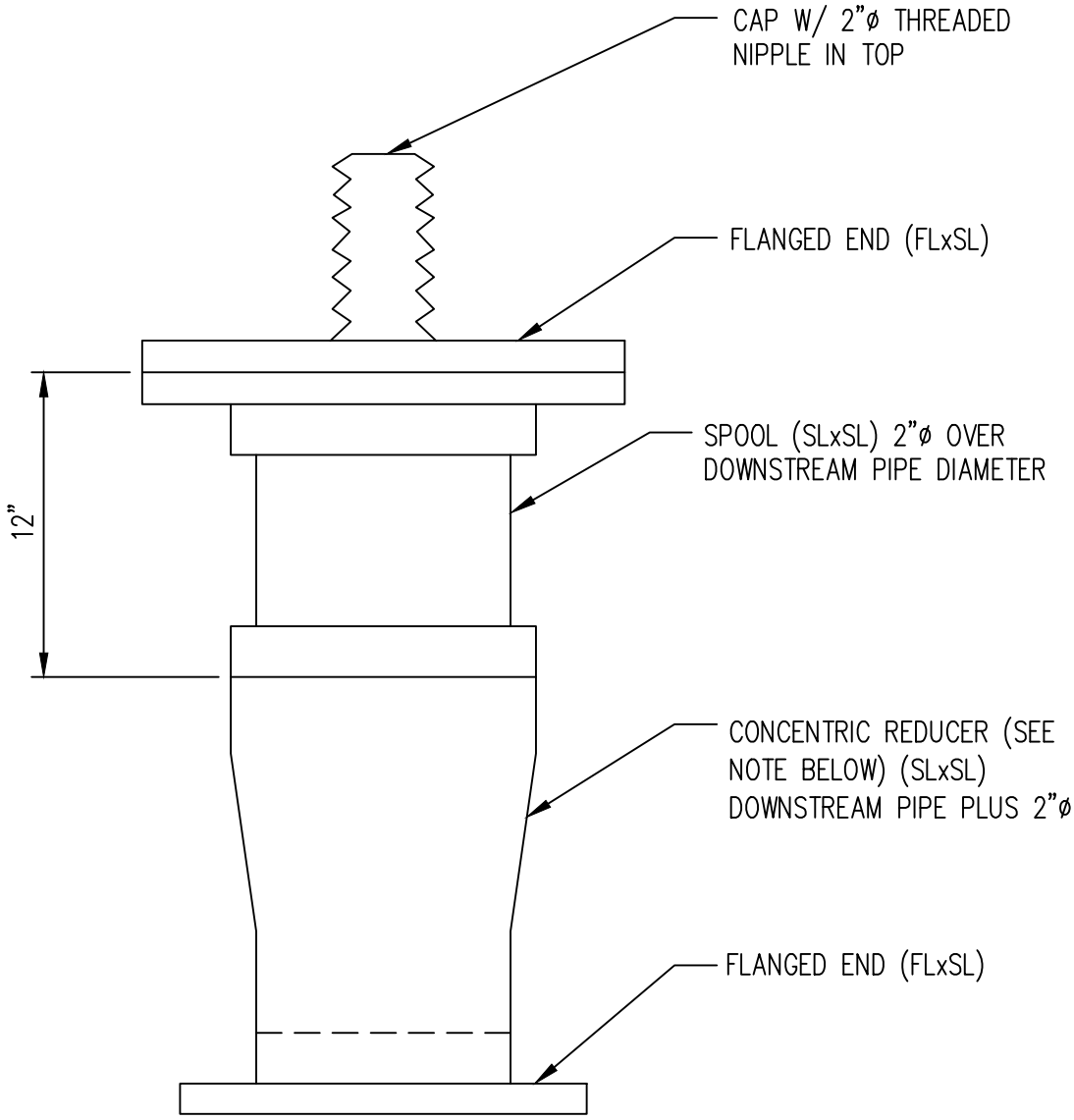


CITY OF YELM	APPROVED BY		DWG. NO. 5-18
MAIN LINE CLEANOUT PLAN	PUBLIC WORKS DIRECTOR DATE		DATE 10/2019
	DES. MKD	DWN. MKD	CKD. DMM



ELEVATION A

City of YELM WASHINGTON	CITY OF YELM	APPROVED BY		DWG. NO. 5-19
	MAINLINE PIG PORT DETAIL	PUBLIC WORKS DIRECTOR DATE		DATE 10/2019
		DES. MKD	DWN. MKD / CKD. DMM	



NOTE:

1. CONTRACTOR SHALL PROVIDE 1 LAUNCHER FOR EACH PIG PORT INSTALLED. USE SCH 80 PVC UNO SOLVENT WELD ALL FITTINGS.

City of YELM WASHINGTON	CITY OF YELM PIG LAUNCHER	APPROVED BY PUBLIC WORKS DIRECTOR DATE DES. MKD DWN. MKD CKD. DMM	DWG. NO. 5-20 DATE 10/2019

YELM ENGINEERING SPECIFICATIONS AND STANDARD DETAILS

CHAPTER 5 SEWER

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CHAPTER 5.00 SEWER

5.00 GENERAL CONSIDERATIONS

5.00.010 General

The City of Yelm Technical Specifications were originally developed for use with onsite Septic Tank Effluent Pump (STEP) tank installations, onsite wastewater disposal system installations that were converted to STEP, and STEP collection line installations. Revisions in 2023 to these specifications added sections for the implementation of Grinder Systems and Gravity Sewers in the future.

Sanitary sewage refers to waste water derived from domestic, commercial and industrial pretreated waste to which storm, surface, and ground water are not intentionally admitted.

Any extension of Yelm's sanitary sewer system shall be approved by the City Engineer and shall conform to the City of Yelm Comprehensive Sewer Plan, Thurston County Health Department, Department of Ecology (DOE), and Washington State Department of Health (DOH) requirements. In case of conflict between any of these Standards, the most stringent conditions shall apply. Specific site conditions may require variance from the comprehensive plan and require approval from the City Engineer and/or Public Services Director.

Within the corporate City limits where a public sewer is available it shall be used. Where public sewer is not available within the City limits, connection is required provided that the premises are within 200 feet of the public sewer measured from the lot line closest to the existing portion of the City’s collection system; however, all new homes and businesses constructed within the corporate City limits shall connect to public sewer regardless of distance from the public sewer.

All new homes and businesses constructed within the City of Yelm’s Urban Growth area shall connect to public sewer, regardless of distance, when made a condition of land use approval or where public sewer is already located within 200 feet of the property line of the parcel.

Anyone who wishes to extend or connect to the City's sewer system shall contact the Public Services Department for a sewer extension/connection fee estimate. The design of the proposed sewer shall start from the existing system.

Prior to the operation of any sewer systems, all Public Works improvements shall be completed and approved and all applicable fees shall be paid. In the event that a sewer project has no new water meters to trigger payment of

the connection fees, the sewer connection fees shall be paid prior to the start of construction.

Ownership, operation and maintenance of the tank, pump, and pump controls shall be the responsibility of the City only after the system has been inspected and approved, an easement granted, ownership of the STEP component conveyed to the City, and the warranty period of one year has expired. The City requires that easements for a new development be granted on the plat, otherwise, an easement for each lot shall be granted at the time of connection.

Currently, only the Orenco STEP Pump System shown in the drawing section of this Chapter has been approved by the City. Any alternate shall be reviewed and approved by the City.

5.00.020 Shared Sewer System

Customers located on the same parcel may share a single sewer system, regardless of whether these living units or businesses are configured as two separate structures or as a single structure. In the case of a shared tank, a separate dedicated electric service must be installed for the STEP tank.

In the event a property with a shared system is subdivided or multiple properties utilizing a single shared system desire to alter the sewer system such as upsizing, replacing, or adding another tank(s), the shared system must be separated into individual systems.

5.00.030 Grease Interceptors

Commercial systems that have kitchen or cooking facilities such as churches, community gathering places, restaurants, schools, etc. shall be required to install a grease interceptor. The grease interceptor shall be designed, installed and constructed according to applicable local regulations and the Uniform Plumbing Code. The grease interceptor shall be installed on the gravity building sewer between the building and the tank. Grease interceptors shall be maintained by the customer to the satisfaction of the City and DOH requirements. Verification of grease interceptor maintenance shall be provided to the City yearly and upon request.

5.00.040 Roof Drains and Stormwater discharges to Sanitary Sewer

Only sanitary wastewater shall be discharged to the sanitary wastewater system. Roof drains and other storm water sources shall be strictly excluded.

5.00.050 Staking & Testing

All surveying and staking shall be performed by an engineering or surveying firm capable of performing such work. The engineer or surveyor directing

such work shall be licensed as a Professional Engineer or Professional Land Surveyor by the State of Washington.

Prior to acceptance and approval of construction, the following tests shall apply to each type of construction.

A. Gravity Sewer

a. Prior to acceptance of the project, the gravity sewer pipe shall be subject to a low pressure air test per WSDOT/APWA Standards. The contractor shall furnish all equipment and personnel for conducting the test under the observation of the City Inspector. The testing equipment shall be subject to the approval of the City. The contractor shall perform an air pre-test prior to notifying the City to schedule the actual test. The acceptance air test shall be made after trench is back filled and compacted and the roadway section is completed to sub grade.

   All wyes, tees, and end of side sewer stubs shall be plugged with flexible joint caps, or acceptable alternates, securely fastened to withstand the internal test pressures. Such plugs or caps shall be readily removable and their removal shall provide a socket suitable for making a flexible jointed lateral connection or extension.

b. Testing of the sewer main shall include a television inspection by the contractor. The camera shall be equipped with a rotating head to allow televising of the side sewers as mainline inspection is occurring. The camera unit shall be equipped with a measuring device that is in plain view ahead of the camera. The device shall be 1 inch in diameter and on a flexible shaft. Television inspection shall be done after the WSDOT low pressure air test # 7-17.3(2) F has passed, the pipe line cleaned and before the roadway is paved. Immediately prior to a television inspection enough water shall be run down the line so it comes out the lower manhole, unless televising is done right after the cleaning has taken place. A copy of the video and written report shall be submitted to the City. Acceptance of the line may be made after the video has been reviewed and approved by the City Inspector. Any tap to an existing system needs to be televised as well. Televising shall start at the closest manhole to the tap and extend 15 feet beyond the tap.

c. A negative air pressure "vacuum" test of all manholes is also required. The negative air pressure "vacuum" test shall be used for testing concrete manholes. The test shall be in accordance with ASTM C 1244-93 except that the duration shall be 5 seconds per foot as measured from the bottom of the manhole channel to the

ring regardless of manhole diameter. The minimum test time shall be 40 seconds for all manholes 8 feet or shallower. A vacuum of 10 inches of mercury shall be drawn on the manhole, the valve on the vacuum line of the test head shall be closed, and the vacuum pump shall be shut off. The time shall be measured for the vacuum to drop to 9 inches of mercury. The manhole shall pass if the time for the vacuum reading to drop from 10 inches to 9 inches of mercury meets or exceeds the time calculated.

d. A mandrel test in accordance with Section 7-17.3 (2) G of the WSDOT/APWA Standard Specifications shall be required on all sewers except laterals.

B. STEP/Grinder Pressure Main System

a. Prior to acceptance of the project the pressure mainline and service lines shall be subject to a hydrostatic pressure test of 150 pounds for 15 minutes and any leaks or imperfections developing under said pressure shall be remedied by the contractor. Air will not be allowed in the line. The main shall be tested between valves. Insofar as possible, no hydrostatic pressure shall be placed against the opposite side of the valve being tested. The pressure test shall be maintained while the entire installation is inspected.

The contractor shall provide all necessary equipment and shall perform all work connected with the tests. Tests shall be made after all connections have been made. The contractor shall perform all tests to assure that the equipment to be used for the test is adequate and in good operating condition and the air in the line has been released before requesting the City to witness the test.

b. A water test of the septic, STEP or grinder tank both at the factory and on site after installation is required in accordance with the criteria outlined in Sections 5.10.040, 5.10.050, and 5.10.060 of this Chapter.

c. Electrical inspection and testing of all electrical system components is required. All tested parts shall pass before the City accepts the system.

d. All pressure mains shall be pigged with a soft foam swab a minimum of one size larger than the pipe for the entire length of the main.

5.10 PRESSURE SEWER MAIN

5.10.010 General

Low pressure systems, such as STEP or Grinder systems may be considered for situations where conditions make gravity sewer impractical. Lift station pressure mains, if required, also fall under these same design criteria.

5.10.020 Design Standards

The design of any sewer extension/connection shall conform to City standards and the latest version of the Criteria for Sewage Works Design prepared by the Department of Ecology (hereinafter referred to as the DOE Design Manual). In case of conflict between the two Standards, the most stringent conditions shall apply.

The layout of extensions shall provide for the future continuation of the existing system as determined by the City. In addition, main extension shall be extended to and through the side of the affected property fronting the main. Individual service boxes shall be installed to serve each lot.

Conveyance for pressure sewer systems (STEP or Grinder) shall be designed to accommodate the peak flow from all individual systems plus the discharge of any upstream pump stations without adversely affecting the performance of any pump connected to the system. Peak flow for individual STEP or Grinder systems shall be calculated by one of the following equations:

$$Q_p = 15 + [(0.5) \times (\textit{number of units})]$$

Or:

$$Q_p = 15 + [(0.15) \times (\textit{population})]$$

Where: Q_p = *peak flow in gallons per minute*

Privately owned pressure mains shall have an isolation valve installed on the main at the right of way.

The applicable General Notes on the following pages shall be included on any plans dealing with pressure sanitary sewer design.

GENERAL NOTES (PRESSURE SEWER MAIN INSTALLATION)

1. All workmanship and materials shall be in accordance with City of Yelm standards and the most current copy of the State of Washington Standard Specifications for Road, Bridge and Municipal Construction (WSDOT/APWA).
2. All approvals and permits required by the City of Yelm shall be obtained by the contractor prior to the start of construction.
3. If construction is to take place in the County Right-of-Way, the contractor shall notify the County and obtain all the required approvals and permits.
4. A preconstruction meeting shall be held with the City of Yelm prior to the start of construction.
5. The City of Yelm shall be notified a minimum of 48 hours in advance of a tap connection to an existing main. A City representative shall be present at the time of the tap.
6. The contractor shall be fully responsible for the location and protection of all existing utilities. The contractor shall verify all utility locations prior to construction by calling the Underground Locate Line at 1-800-424-5555 a minimum of 48 hours prior to any excavation.
7. Pressure mains less than 4 inches in diameter shall be HDPE SDR 11 or Schedule 80 PVC ASTM D1784 with rubber gasket joints. Pressure mains 4 inches in diameter or greater shall be HDPE SDR 11 or PVC C-900DR 14. Certain-Teed Certa-Lok C-900 R/J pipe is approved for use where restrained joints are required. Welded Poly (HDPE) pipe shall be Hi density ASTM D 3350, SDR 11 4710 socket welded or butt fusion welded. HDPE pipe shall be sized by inside pipe diameter. Fittings and valves shall comply with section 5.30.040 of the Development Guidelines. Piping for sewer lines shall be green, white or black. HDPE sewer pipe shall be green or black with a green stripe manufactured on the pipe.
8. Side sewer services shall be PVC, ASTM D 3034 SDR 35 with flexible gasketed or solvent weld joints.
9. All plastic pipe and services shall be installed with continuous tracer tape, installed 12 to 18 inches under the proposed subgrade. The marker shall be plastic non-biodegradable, metal core or backing marked "SEWER" which can be detected by a standard metal detector. In addition, step systems and force mains shall be installed with 14 gauge, heavy coated UF direct bury copper wire wrapped around all plastic pipe, brought up and tied off at valve body. Tape shall be Terra

Tape "D" or approved equal. The tape and wire shall be furnished by the contractor.

10. All buried power for STEP systems shall be installed with continuous tracer tape installed 12 inches above the buried power. The marker shall be plastic non-biodegradable, metal core backing marked “power”. Tape shall be furnished by contractor.
11. Bedding of the sewer main and all appurtenances shall be sand and compaction of the backfill material shall be required in accordance with the above mentioned specification (See General Note 5.60-A).
12. Temporary street patching shall be allowed as approved by the City Engineer. Temporary street patching shall be provided by placement and compaction of a minimum of 2 inches of asphalt concrete cold mix. Contractor shall be responsible for maintenance as required.
13. Erosion control measures shall be taken by the contractor during construction to prevent infiltration of existing and proposed storm drainage facilities and roadways.
14. Traffic control plan(s) shall be required in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).
15. It shall be the responsibility of the contractor to have a copy of these approved plans on construction site at all times.
16. Any changes to the design shall be reviewed and approved by the City of Yelm.
17. All STEP mains shall be hydrostatically tested in conformance with the above-referenced specification for testing water mains (see Note 1.) In addition, all STEP mains shall be pigged/cleaned in the presence of the City Inspector prior to placing STEP main in service.
18. Prior to backfill all mains and appurtenances shall be inspected and approved by the City of Yelm. Approval shall not relieve the contractor for correction of any deficiencies and/or failures as determined by subsequent testing and inspections. It shall be the contractor’s responsibility to notify the City of Yelm for the required inspections.
19. Single and duplex family STEP pumping systems installed in the City of Yelm shall be an Orenco certified package and be accompanied by a certificate of origin letter from Orenco. The certificate of origin letter shall be presented to the City Inspector at time of installation and inspection of the pumping system. Package components and installation requirements shall also comply with City of Yelm details.
20. Single and duplex family grinder system shall be manufactured by E-One (Environment One Corporation) only and shall be purchased and

installed as a packaged system from E-One. This includes the electrical control panel, wiring from panel to pump chamber, the pump and pumping components and pump chamber. No substitution of parts shall be allowed.

21. All STEP and Grinder systems installed in commercial applications shall meet the applicative electrical requirements for commercial systems.
22. Pump control panels shall be located on a garage wall or remote post, 5-feet from top of panel to finish grade, unless otherwise authorized by the City of Yelm.
23. In the event that the Department of Labor and Industries or the City requires a separate "on-off" switch controlling power to the Pump Control Panel, said switch shall have a locking cover model # 5031-0 Rayntite Single Gang Weatherproof Cover 1.406-inch diameter.
24. Inspections for onsite STEP installations are required. A 48-hour notice to the sewer department is required prior to the inspection.

    Items needing inspection are:

    1. Tank installation, including bedding and location
    2. Tank infiltration, exfiltration test
    3. Sanitary sewer pressure test
    4. Service line pressure test
    5. Final Inspection
25. All posts used to support pump control panels, shall be hot dip galvanized Unistrut or approved equal.

5.10.030 Pipeline and Service Line Materials

Installation and materials used for construction of the City of Yelm STEP system shall conform to the requirements of sections 13.08.030 through 13.08.080 of the Standard Specifications, unless amended herein.

All STEP tanks for commercial installations shall utilize 2-inch piping for the service line.

A. All pipe less than 2 inches shall meet the following requirements:

Schedule 40 PVC pipe shall be designed for solvent weld joints and shall comply with ASTM D 1785.

All pipe 2 inches and above shall meet the following requirements:

PVC 1PS 1120 SDR 21 Class 200 pipe shall have rubber ring gasket joints, shall comply with ASTM D 1784 and have a working pressure rating of 200 psi.

B. Bedding

Bedding shall be sand.

Bedding shall be installed as shown on the Standard Details.

C. Joints

1. Solvent Weld Joints

Solvent cements and primer for joining PVC pipe and fittings shall comply with ASTM D 2564 and be as recommended by the pipe and fitting manufacturers. Primer shall be required for use on all solvent weld joints.

2. Rubber Ring Gasket Joints

Rubber ring gaskets shall comply with ASTM D 1869 and ASTM D 3139 and shall be supplied by the pipe or fitting manufacturer with a sufficient amount of lubricant. The lubricant shall be water soluble, non-toxic, unsupportive of bacterial growth, and have no deteriorating effect on the PVC or gasket.

D. Fittings

All fittings shall have a minimum working pressure equal to the pipe with which they are connected.

a. Solvent Weld Fittings - Solvent weld fittings for pipe less than 2 inches shall be socket type Schedule 40 fittings and shall comply with ASTM D 2466 and 2467.

b. Rubber Ring Gasket Fittings - Rubber ring gasket fittings for pipe 2 inches and larger shall be PVC 1120 complying with ASTM F 477, as

manufactured by Head Manufacturing Co., Preston, Idaho; Gault Fabrication Company, Stockton, California; Spears Fabrication, Stockton, California; or approved equal.

E. Ball Valves

One-inch ball valves shall be PVC ball valves and shall comply with ASTM D 2846. It shall be designed for use with corrosive fluids, for low torque manual operation, and have a working pressure of 150 psi. The PVC material shall be Type 1 (NSF). The valve shall be Model No. LT-1000-S as manufactured by KBI (King Brothers Industries), or equal approved by the City.

F. Gate Valves

Gate valves for sewer systems shall be NRS gate valves, complying with AWWA C509. Buried valves shall have 2-inch square AWWA Standard operating nuts. Valve stem extensions, if necessary, shall be installed on valves deeper than 5 feet and provided by the same supplier as the gate valves. All Gate valves shall be Resilient Wedge epoxy coated.

All gate valves shall be equipped with operator extensions that bring the operating nut to within 24 inches of the surface for valves over 5 feet deep.

G. Check Valves

Check valves for sewer systems shall be PVC swing check valves designed for use with corrosive fluids and shall have a Buna-N seal on a swing gate which lifts to allow for unobstructed flow. The PVC material shall be Type 1 (NFS). The valve shall have no metallic parts. It shall have a working pressure of 150 psi and shall require only 1/2 psi back pressure for complete closure. It shall be as manufactured by KBI (King Brothers Industries), or equal approved by the City.

H. Valve Boxes

The word SEWER shall be cast into the lid. The top section shall be made of cast iron conforming to the following specifications: ASTM A 4876; WWP 401; and CS-88. It shall be slip type with top flange, weight 40 pounds or more, be at least 10 inches in length, have an inside diameter sufficient to house the bottom section, and have an average material tensile strength of 30,000 psi. It shall be Rich Model 910 heavy duty, or equal approved by the City. The bottom section of the valve box shall be 6-inch PVC pipe (ASTM 3034), white in color. The entire valve box top and bottom shall perform as a unit that has the ability to extend.

I. Saddles

Standard saddles shall be band-type saddles designed for use on PVC pipe. The material shall be UNS S 30400 stainless steel for the shell, bolts, washers, nuts, and tapped outlet. Gaskets shall be NBR compounded rubber complying with ASTM D 2000-343K515_E34. Saddles shall be Style 304, manufactured by Romac Industries, Inc., or equal approved by the City.

Self-tapping saddles shall have a PVC body and be secured in place by four stainless steel bolts and nuts. After tapping, the tapping mechanism shall retain the coupon from the pipe and serve as a shut-off valve. The tapping mechanism shall be operated by a 5/8-inch Allen head wrench and have a PVC cover to prevent fouling of the mechanism when not in use. The saddle shall have an O-ring seal glued in place by the manufacturer.

J. Standard Service Box

The Standard Service Box shall be made from a structural plastic, have extensions as required, and have a bolt down cover. It shall be Model No. 1419, as manufactured by Carson Industries, Inc. or equal approved by the City. Larger Carson boxes for 2-inch services may be required as approved by City.

K. Traffic Bearing Service Boxes

All Traffic Bearing Service Boxes shall be a model MSBCF 1324-BCF-12 inch, manufactured by Old Castle Manufacturing. Larger Carson boxes for 2-inch services shall be model 1324-18-BCF by Old Castle Manufacturing.

Traffic bearing Carson boxes shall have 6 to 8 inches of compacted crushed rock under the base of box, per manufacturer's recommendation.

It is acceptable to use socket type tees on 2-inch Mainlines at the connection point for either a 1-inch or 2-inch service connection.

5.10.040 Pipeline and Service Line Installation

A. Grade and Alignment

Service lines shall be placed with a minimum of 18 inches of cover within private property. Deeper excavation may be required due to localized breaks in grade such as curbs, retaining walls, and terraced ground. Where required by the City, the pipeline shall be laid to the profile or elevation shown, regardless of depth. Maximum cover of any mainline within public Right-of-Way or easement shall be 92 inches, unless otherwise approved by the City Engineer. This minimum assumes 42

inches cover to an 8 inch diameter water pipe and 18 inches separation from the bottom of water pipe to the top of the reclaimed water line, and 6 inch diameter reclaimed water pipe and 18 inches separation from the bottom of reclaimed water to the top of the sewer line.

The maximum spacing between sewer main line gate valves shall not exceed a distance of 1,000 feet, but may be evaluated on a case-by-case basis.

All ductile iron fittings shall be epoxy coated or polyethylene lined both inside and outside. The coating material shall be designed for use with corrosive materials.

B. Trench Excavation and Backfill

Native material from trenches and excavations may be considered unsuitable for trench backfill. The City shall determine the suitability of native material for trench backfill. If the native material is deemed unsuitable by the City, "Bank Run Gravel for Trench Backfill" shall be used. Bank run gravel shall be equal to Section 9-03.19 of the Standard Specifications.

The Contractor has the option of jacking or boring pressure sewer lines under existing improvements. The Contractor's proposed method of construction and material type shall be submitted for the City's approval prior to commencing work. Pipeline material shall be approved by the manufacturer for jacking or boring application. No jacking operation shall exceed 40 feet unless authorized by the City.

At locations where paved or graveled streets, shoulders, alleys, parking lots, driveways, patios, and sidewalks will be reconstructed over the trenches, the backfill shall be placed in layers not exceeding 8 inches in loose thickness and be compacted by mechanical tampers to 95 percent of maximum density. Proof of compaction is required. At locations where lawn, landscaping, and unimproved surfaces will be reconstructed over the trench, the backfill shall be placed in layers not exceeding 8 inches in loose thickness and be compacted by mechanical tampers to 85 percent of maximum density.

Maximum density and optimum-moisture content shall be determined using the modified Proctor maximum dry density procedure (AASHTO T180 or ASTM D 1557). In-place density shall be determined using the Washington Densimeter method or Nuclear Gauge as outlined in the WSDOT Construction Manual.

C. Detectable Marking Tape

Heavy duty fourteen-gage insulated copper toning wire designed for direct-bury applications, shall be placed directly over all non-metallic

pressure sewer lines and service lines. The Contractor shall bring the toning wire to the surface of the valve box and service boxes for purposes of attaching a utility detection device. All connection of the toning wire for service connections shall be stripped of insulation and attached to the copper portion of the main line toning wire. The connection point shall be D.B.R. Direct Bury Splice Kits.

D. Hydrostatic Pressure Test

All sewer mains, service lines, and appurtenances shall be hydrostatically tested in lengths specified. All pumps, gauges, plugs, saddles, corporation stops, miscellaneous hose and piping, and measuring equipment necessary for performing the test shall be accompanied with certifications of accuracy from a laboratory approved by the City.

The sewer pipeline shall be backfilled sufficiently to prevent movement of the pipe under pressure. All thrust blocks shall be in place and time allowed for the concrete to cure before testing. Where permanent blocking is not required, the Contractor shall furnish and install temporary blocking and remove it after testing.

The sewer lines shall be filled with water and allowed to stand under pressure a sufficient length of time to allow the escape of air.

The test shall be accomplished by pumping the sewer line up to the required pressure, stop the pump for 15 minutes, and then pump the sewer line up to the test pressure again. During the test, the section being tested shall be observed to detect any visible leakage. There shall not be any appreciable or abrupt loss in pressure during the 15-minutes test period.

The quantity of water required to restore the pressure shall be accurately determined by pumping through a positive displacement water meter with a sweep unit hand registering one gallon per revolution. The meter shall be approved by the City.

The maximum allowable leakage for sewer lines shall be, according to AWWA C600, Section 4 Hydrostatic Testing, as follows:

Test Pressure 150 PSI	Pipe Diameter			
	3 inch	4 inch	6 inch	8 inch
	No Loss	No Loss	No Loss	No Loss

Portions of the sewer line that are determined to be critical, or suspected of leaking, shall be left with the joints exposed during the testing procedure to allow visual inspection. The use of dye in the testing water

assists in locating leaks if ground water is present in the trench. Any visible leakage detected shall be corrected by the Contractor regardless of the allowable leakage specified above. If the tested section fails to meet the pressure test successfully as specified, the Contractor shall, at the Contractor's expense, locate and repair the defects and then retest the pipeline.

Prior to calling out the City to witness the pressure test, the Contractor shall have all equipment set up completely, ready for operation and shall have successfully performed the test to assure himself that the pipe is in a satisfactory condition.

Defective materials or workmanship, discovered as a result of a hydrostatic field test, shall be replaced by the Contractor at the Contractor's expense. Whenever it is necessary to replace defective material or correct the workmanship, the hydrostatic test shall be rerun at the Contractor's expense until a satisfactory test is obtained.

Service lines shall be sleeved under driveways, sidewalks, and where the service line could make contact with any part of the tank.

The Contractor shall provide the water necessary to fill the pipelines for testing purposes. Water may be purchased from the City. The Contractor shall coordinate with the City of Yelm Public Services Department water utility. The Contractor shall be responsible for transporting the water to the project site. The Contractor shall also be responsible for furnishing a backflow prevention device or other City approved method to avoid contamination of the water supply during loading, an appropriate water meter and all other appurtenances required. Water meter and appurtenances shall be approved by the City.

The Contractor shall demonstrate to the satisfaction of the City that the air release valves and vacuum release valves are operating correctly.

1. Sewer Main Line Testing.

   Sewer main lines shall be tested under a hydrostatic pressure of 150 psi.

   After the sewer main test has been completed, each main line valve shall be tested by closing valves in turn and relieving the pressure beyond. This test of the valves will be considered acceptable if there is no immediate loss of pressure on the gauge when the pressure comes against the valve being checked. The Contractor shall verify that the pressure differential across the valve does not exceed the rated working pressure of the valve.

   When testing sewer main lines, they shall be tested against service line test valve at 150 psi for 15 minutes. After that time has

passed, pressure shall be reduced to 80 psi and test valves shall be opened one at a time to place pressure against the check valve. This service line between the check valve and test valve shall be pre-filled with water before testing to reduce initial pressure drop. After that, remaining pressure shall have no drop for one minute.

Prior to any main line testing, all service lines within the main line test area shall be installed, tested, and approved. The Contractor shall test no more than 500 linear feet for the first test to qualify crews and materials. Sections of collection main line to be tested shall not exceed 1,000 linear feet per each individual test. Once successful test results have been achieved, the Contractor may request in writing test sections greater than 1,000 linear feet for the City's approval. The Contractor is required to maintain pipe testing and service line testing concurrent with pipeline laying operations.

2. Sewer Service Line Testing.

   In order to test the service line, the ball valve (or self-tapping saddle if used) at the sewer main shall be closed and the test pump attached at the end of service line with ball valve and check valve, if required. This portion of the service line shall be tested under a hydrostatic pressure of 70 psi. The test shall be deemed successful if the pressure remains constant for a minimum of 1 minute.

3. The contractor shall be responsible for replacing any shut-off valve or check valve in a Carson box, if it does not maintain pressure during testing.

E. Air and Vacuum Release Valves

Air release valves and air/vacuum valves shall be located at the high points of the line. Profiles for each pipe run shall be submitted with the hydraulic grade line for both static and dynamic flow conditions to show where the critical points are for air release valves. Vehicular access to air/vacuum valves is required for maintenance.

Because the air released by these valves contains hydrogen sulfide, the valves and their enclosures shall be constructed of corrosion resistant materials. The air released from the valve may be quite odoriferous, thus, each vent shall be equipped with an odor control system such as activated carbon filters impregnated with sodium hydroxide. All air release, vacuum release, and combination air release/vacuum release valves shall be a model D-021 combination air valve "MINI SAAR".

F. Pigging Ports/Cleanouts

A pipeline pig is a projectile that is forced through the inside of a pipe to clean pressure pipelines. A pigging port/cleanout is used as a point to send the pig (see Standard Detail 7-20).

Pigging ports are required:

1. At every 2-inch diameter change in pipeline size;
2. At the end of every dead end line;

Specific locations are subject to review and approval by the City.

G. Thrust Blocking

Location of thrust blocking shall be shown on plans. Thrust block concrete shall be Class B poured against undisturbed earth. A plastic barrier shall be placed between all thrust blocks and fittings.

See Drawings 4-13 and 4-14 in Chapter 4. Designed and approved restraining joint systems may be allowed in lieu of thrust blocking. Restraining joint brand, type and size shall be specified on the plans. Material shall be stainless steel, epoxy coated, or approved equal.

H. Service Connections

This work consists of installing the service line and appurtenances. The service connection at the sewer main includes a check valve and ball valve, without valve boxes, and a saddle or tee at the sewer main.

I. Service Interruption/Line Connections

The contractor shall give the City a minimum 72-hour notice of any planned connection to an existing pipeline. This includes all cut-ins and live taps. Notice is required so any disruptions to existing services can be scheduled. The City will notify customers involved or affected of the sewer service interruption. The contractor shall make every effort to schedule sewer main construction with a minimum interruption of sewer service. In certain situations, the City may dictate scheduling of sewer main shutdowns so as not to impose unnecessary shutdowns during specific periods to existing customers.

All connections made to sewer lines 2 to 6 inches may be tapped live by the contractor using SPEARS “Hot Tap Saddle”, or a saddle previously approved by the City. Any pipe greater than 6 inches or C900 pipe shall be performed by a certified tapping company. Tap installation shall be inspected and approved by the City.

Tap installation shall be performed by a professional company that specializes in this work, and the company doing this work shall first be approved by the sewer department. When tapping non-C900 main lines (6 inches or less), “Hot Tap Saddles” as manufactured by Spears

are acceptable and can be used by the underground sewer main installer with prior approval from the Sewer department and installation shall be inspected by City Inspector.

5.20 PRESSURE SEWER (STEP/GRINDER TANKS)

5.20.010 General

A STEP system or grinder pump system may be installed to serve single family residential, multi-family residential, and commercial applications where approved by the City.

Any new single family subdivision designed with STEP or grinder sewers shall include an easement on the face of the plat for access to all lots. Other STEP or grinder applications shall require easements, and the format of these easements will be provided by the Public Services Department.

Single family subdivisions utilizing individual pressure sewer systems shall submit a scale drawing for each lot showing the building envelope(s), a 10 foot private utility trench along the front of the lot, driveway, water meter location, sewer service box location and the tank location in the front portion of the lot to assure all improvements can be accommodated on site.

A STEP system is a facility consisting of a tank or tanks for settling and digesting wastewater solids, and a pressure piping system for conveying the supernatant liquid into the sewer system. Grinder pump systems consist of a single pump basin. The pump(s) grind the waste stream into a slurry and pump it to the City sewer system.

Single family and duplex STEP tanks or grinder pump basins shall be located in the front yard of the residence. If the lot size is too small for the STEP tanks, a community STEP system (3 to 6 EDU's) may be required and sized according to the City of Yelm STEP system sizing chart.

5.20.020 Owner Responsibilities

All STEP and grinder tank riser lids shall be set to grade for maintenance access. No shrubs, bushes, or ground cover vegetation other than grass shall be planted within a 5' radius of any tank lid. No trees shall be planted within 10' of any tank lid or valve box. All of the tank lids shall be visible.

The property owner shall maintain access to the tank and controls at all times for City maintenance purposes. The tank riser lid may not be covered or buried. For STEP applications only, the property owner may place a bird bath, potted plant or other yard decoration on the riser lid, as long as it can be readily removed for repair or maintenance. Grinder tank lids are vented and require that all dirt, beauty bark, rock, grass, debris, etc. be kept away from the lid to ensure proper venting of the pump chamber (tank).

Maintenance of all sewer pipe, drains and plumbing between the tank and the building for single family, duplex or commercial systems shall be the responsibility of the customer.

The customer shall be responsible for notifying the City when the control panel alarm buzzer is activated. The customer shall be responsible for curtailing water usage until City forces respond to the customer's notification. The City shall not accept responsibility for damages resulting from a plumbing backup, such as may occur if water usage is not curtailed during an alarm condition or if the customer disables the alarm.

The owner of commercial or residential property with a City STEP sewer system(s) shall not undertake any alterations of the sewer system(s), including covering or obstructing STEP tank riser lids, cleanouts, pump control panels and lockout switches, without the prior written approval of the City. Any damage caused by the property owner or their agents, including tree and bush roots or unmaintained trimming of the same, shall be repaired by the City at the property owner's expense.

5.20.030 STEP Tanks

STEP tanks shall be of the size and type as denoted in these specifications and as shown on the Standard Drawings. Grease interceptors shall be sized in accordance with the EPA Design Manual (625/1-80-012) and shall be of a configuration consistent with industry standards. Grease interceptor vessels shall be subject to requirements of the STEP tank.

STEP tanks with an influent pipe invert elevation of less than or equal to 4 feet, which are not placed in traffic bearing areas shall meet the loading criteria listed in section 5.10.030.

All models of tanks shall be certified by a licensed structural engineer that they meet the loading conditions specified herein. The Structural Engineer certifying each model of tank shall submit drawings including but not limiting to the following:

1. Plan view showing dimensions of tanks and the size and location of any openings in the tank.
2. Side section of tank showing dimensions and thickness.
3. End section of tank showing dimension and thickness.

STEP tanks with influent pipe inverts deeper than 4 feet, and/or are subject to traffic bearing loading, shall meet the loading criteria listed in section 5.10.030.

All models of tanks shall be designed by a licensed structural engineer. Calculations shall be submitted for review.

An inspection port shall be required over the inlet baffle for all STEP tanks. A 24″ diameter minimum riser inspection port/clean-out shall be required.

5.20.040 STEP Tank Sizing

STEP tanks for the City of Yelm shall be sized and configured as outlined, and shall meet the DOE Design Manual criteria for vessel sizing and configuration.

TABLE 1 – STEP TANK SIZING	
Description	**Tank Size**
Up to 4 bedroom home	Min 1,250 gallons liquid capacity
5 or 6 bedroom home/duplex	Min 1,500 gallons liquid capacity

STEP tanks for any applications of institution, multi-family dwelling or, other structures not listed above shall be sized in accordance with the latest version of the DOE Design Manual. Peak-day flow for purposes of sizing STEP tanks shall be calculated using an accepted engineering manual, or actual operating records, whichever is more stringent. All STEP tank configuration shall be two compartment and shall meet requirements of the DOE Design Manual with the following additions:

A. All concrete STEP tanks 1,250 to 3,000 gallons shall be two compartment tanks divided by a baffle as shown in Drawing Detail 5-10 and 5-11. For 1,500 gallon tanks, one 4-inch diameter hole shall be centered on the baffle wall 20 inches on center from bottom of floor. 3,000 gallon tanks shall have one 4-inch diameter hole centered on the tank baffle wall 29 inches from the floor of the tank.

B. For 6,000-gallon tanks, one 6-inch diameter hole shall be centered across width of tank baffle 40 inches above floor of the tank in each baffle.

C. All Dicyclopentadiene (DCPD) STEP tanks 1,000-1,500 gallons in size shall be two compartment tanks divided by a baffle as shown in Drawings 5-9 and 5-10.

D. If approved by the City, 6,000-gallon tanks used in conjunction with a pump tank may not require a baffle, depending on diameter.

E. Tanks larger than 6,000 gallons shall not be used in the City STEP system.

All fiberglass and concrete tanks shall install a 4-inch diameter hole within 1 inch of the crown of the baffle for venting or an 11 1/2-inch space between the top of the baffle wall and the top of the tank.

Designers shall consult with the City Engineer prior to design of commercial STEP installation and tanks over 3,000 gallons to verify tank sizing, vault configuration, pump requirements, and electrical requirements.

Underestimating the amount of wastewater flow to be received by either the STEP tank or primary tanks by the property owner or the owner's engineer based on estimated use will result in an increase in the septic tank holding capacity to meet the above criteria. Refusal to increase the size of the septic tank to meet the design criteria will result in discontinuance of sewage collection services.

5.20.050 Loading Criteria

A. 135 lb/cu ft weight of backfill.

B. If the water table is at ground level, lateral loading is 85 lb.cu. ft., which includes hydrostatic water pressure.

C. The tank shall support a minimum 1,000 lb. wheel load.

D. Tanks designated as traffic bearing tanks shall be designed to withstand HS-20 truck loading with appropriate impact factors. All tanks shall be structurally sound and watertight and shall be guaranteed in writing by the tank manufacturer for a period of two (2) years from the date of final acceptance. The tank guarantee/warranty shall be furnished at the time of installation. Tank warranty shall not limit liability to replacement cost of the tanks.

5.20.060 DCPD Tanks

All DCPD (Dicyclopentadiene) STEP tanks shall be manufactured by Orenco Systems, Inc. Any alternate shall be approved by the City. All DCPD STEP tanks shall be installed by qualified installers, following the manufacturer installation instructions.

A. Loading criteria:

1. The tank shall be rated for a minimum 500 lb/sq ft loading criteria, based on a saturated backfill of 140 lb/cu ft and an unsaturated backfill of 127 lb/cu ft.
2. Minimum lateral loading shall be 62.4 lb/cu ft. Lateral loading shall be determined from ground surface.
3. The tank shall support a concentrated wheel load of 2,500 lbs.

B. There are four (4) typical loading conditions that shall be analyzed as appropriate:

1. 5-foot bury + full exterior hydrostatic load
2. 5-foot bury + full exterior hydrostatic load + 2,500-lb wheel load
3. 1-foot bury + 2,500-lb wheel load
4. Interior hydrostatic load with tank full and unsupported by soil. This case represents the tank full of liquid at 62.4 lb/cu ft. This condition

addresses seam and haunch stress-strain relationships that occur during water tightness testing, as well as poor soil bedding conditions that provide inadequate support.

C. Tanks requiring deep burial (> 60 inches) or subject to truck or heavy traffic loading require special consideration. A minimum soil cover of 12 inches shall be used, unless specified otherwise by the Manufacturer.

D. All tanks shall be designed to be structurally sound and watertight and shall be warrantied in writing by Manufacturer for a period of five (5) years from the date of final acceptance. Manufacturer's warranty, including any and all limitations and exclusions, shall be furnished at the time of submittal. The tank shall be capable of withstanding long-term hydrostatic loading with a water table maintained at ground level in addition to soil loading.

E. All tanks shall be manufactured and furnished with one access opening capable of accepting a 30-inch diameter access riser of the configuration shown on Manufacturer's drawings. This access port shall provide access to both the inlet and the outlet/discharge pumping equipment. Modification of completed tanks will not be permitted.

F. Inlet plumbing shall include an inlet tee that penetrates 18 inches into the liquid from the inlet flow line. (The depth may vary depending on the tank's height; in all cases, though, the inlet shall extend to a level below the bottom of the maximum scum depth.) The inlet plumbing shall allow for natural ventilation back through the building sewer and vent stack.

G. Tanks shall be capable of successfully withstanding an above-ground static hydraulic test and shall be individually tested to Manufacturer's specifications.

H. All tanks shall be installed in strict accordance with Manufacturer's recommended installation instructions.

I. DCPD tanks shall be analyzed using finite element analysis for buried structures, and calculations shall address the following:

1. Strength
2. Buckling
3. Deflection of 5% of the tank diameter, based on service load (including long-term deflection lag)
4. Buoyancy

J. The material properties and laminates considered in this analysis shall be DCPD. The resin shall be considered acceptable for use with tank

construction. The thicknesses for different regions of the tanks shall be described and shown in shop drawings for each individual tank. Typical design strength properties are as follows:

1. Design tensile strength (psi) 6,700
2. Design flexural strength (psi) 10,500
3. Design compressive strength (psi) 9,200
4. Design shear in-plane (psi) 7,180
5. Flexural modulus (psi) 274,000

K. The tank shall be molded from thermoset dicyclopentadiene (DCPD) using the Reaction Injection Molding (RIM) process. Any permanent metal part shall be 300-series stainless steel.

L. The minimum tank weight shall be specified by Manufacturer's engineer (e.g., 450 lbs.± for 1,000-gallon tanks).

M. All penetrations specified for the tank shall be provided by Manufacturer.

N. A Manufacturer-supplied EPDM grommet, methacrylate structural adhesive, ABS inlet adapter, or approved equal, shall be used at the inlet to join the tank wall and the inlet piping.

O. In order to demonstrate watertightness, tanks shall be tested at the place of assembly and again on-site prior to acceptance. Each tank shall be tested at the factory, prior to shipping. During installation, each tank shall be backfilled to just below the mid-seam flange; then, the tank shall be completely filled with water, to a level two (2) inches into the riser. The tank shall be inspected for leaks after a minimum two-hour wait (or as required by local rules). There shall be no drop in liquid level and no visual leakage from seams, pinholes, or other imperfections. No tank will be accepted if there is any leakage over the two-hour period. Once the tank has passed this field test, the water level in the tank shall be dropped to a level below the tank invert, but not below the mid-seam.

P. Installation shall be in accordance with Manufacturer's recommendations, or as shown on the contract plans, whichever is more stringent – with no variations.

5.20.070 Fiberglass Tanks

Unless superseded by the Standard Specifications, fiberglass tanks shall meet all requirements of IAMPO (International Association of Plumbing & Mechanical Officials) Standard 1-87. If requested by the City, the manufacturer shall supply to the City, without charge, approved original laboratory report showing compliance with IAMPO Standard 1-87 and requirements of the suppliers licensed Structural Engineer. All STEP tanks

installed larger than 3,000 gallons shall be fiberglass tanks manufactured by either Containment Solutions Inc. or Xeres Inc. Any alternate shall be approved by the City.

All fiberglass STEP tanks shall be installed by a qualified installer, following the manufacturer test directions and shall be secured with tie-down straps with "dead men". Sizing and materials for dead men and strapping shall be per the manufacturer test recommendations.

A. Method of Calculations

Fiberglass tanks shall be analyzed using finite element analysis for buried structures.

Calculations shall address the following:

1. Strength with a safety factor of 2.5
2. Buckling with a safety factor of 2.5
3. Deflection of 5 percent of the tank diameter, based on service load (including long-term deflection lag).
4. Buoyancy

B. Performance Testing

In lieu of calculations for fiberglass tanks, the supplier may elect for in situ performance testing.

In situ testing of each tank model shall include use of strain gauges and deflection gauges. The tank shall be subjected to external forces equal to twice the actual load.

Maximum initial deflection based on service loading shall not exceed 2 percent of the tank diameter.

Performance testing shall be evaluated by a licensed Structural Engineer registered in the State of Washington. The Engineer shall have the sole responsibility to determine the maximum external loading on any of the tank models.

1. Inspections may be made by the City in the suppliers' yard, within the plant, upon delivery and again after installation. The wall thickness shall average at least 1/4 inch unless superseded by the requirements of the Structural Engineer. When less than 3/16 inch in thickness or any delamination is suspected within any portion of the tank wall, suitable repair shall be the responsibility of the Contractor. If repair is judged not feasible, the tank shall be rejected. If twenty percent or more of the tanks are rejected for any of the aforementioned reasons, each tank will become suspect of substandard quality and subject to rejection by the City. If the

required minimum 3/16-inch thickness is found, and no delamination is present, the repair shall be the responsibility of the Property owner.

2. The Structural Engineer shall specify the minimum weight of each tank model that will be allowed and submit those weights during the submittal process. The manufacturer will weigh each tank and label that weight on the side of each tank in a manner that will not be affected by rain or inclement weather.
3. Holes required in the tank shall be provided by the manufacturer. Resin shall be properly applied to all cut or ground edges so that no glass fibers are exposed and all voids are filled.
4. Dual Tite or Ty-Seal neoprene gaskets, or equal, shall be used at the inlet to join the tank wall and the ABS inlet piping. ABS Schedule 40 pipe and fittings shall be used at the inlets.
5. Inlet plumbing shall penetrate 18 inches into the liquid from the inlet flow line.
6. Each tank shall be water tested on the project site after assembly by the manufacturer and witnessed by the City. Every tank shall be assembled by the manufacturer and water raised to the brim of the manhole for a minimum of two (2) hours. The tank shall show no leakage from section seams, pin-holes or other imperfections. Any leakage is cause for rejection.
7. When leakage occurs, if the tank is not rejected by the City, an additional water test for a minimum of two (2) hours shall be conducted on the tank after repairs have been completed, upon request by the City. The manufacturer shall be responsible for making all corrective measures in production or assembly necessary to ensure a completely watertight tank.
8. After installation of tank with riser is completed, each tank shall be filled with water 2 inches above the rim of the riser adapter ring installed into tank lid. Water shall be held for a two (2) hour period as per paragraph 6, to assure that there is no leakage. Every tank test shall be witnessed by the City.
9. Each tank will also include a serial number and date of manufacturer.
10. Installation shall be in accordance with the manufacturer's recommendations, and as shown on the contract plans, no variations.

5.20.080 Concrete Tanks

A. Concrete tanks will be allowed in sizes up to 3,000-gallon capacity.

B. Wall, bottom and top of reinforced-concrete tanks shall be designed across the shortest dimension using one-way slab analysis. Stresses in each face of monolithically-constructed tanks may be determined by analyzing the tank cross-section as a continuous fixed frame.

C. The walls and bottom slab shall be poured monolithically; alternatively, water stops may be provided.

D. Reinforcing steel shall be ASTM A-615 Grade 60, fy=60,000 psi. Details and placement shall be in accordance with ACI-35 and ACI-318.

E. Concrete shall be ready mix with cement conforming to ASTM C-150, Type II. It shall have a cement content of not less than six (6) sacks per cubic yard and maximum aggregate size of 3/4 inch. Water/cement ratio shall be kept low ($\pm$0.35), and concrete shall achieve a minimum compression strength of 4,000 psi in 28 days. The Contractor shall submit a concrete mix design to the City for review and approval. Three (3) concrete sample cylinders shall be taken and tested for each tank manufactured until the manufacturer and City are satisfied that the minimum compression strength is being obtained. To insure compliance, the manufacturer shall then make and test three (3) sample cylinders for a minimum of 20 percent of the remaining tanks at the discretion of the City. If the minimum compressive strength is not being obtained, the manufacturer shall be required to make and test sample cylinders for each tank manufactured. Calcium chloride will not be allowed in the mix design. The cost of testing cylinders shall be the tank manufacturer's responsibility. The tank manufacturer may supply a Swiss hammer for compressive testing in the field in lieu of sample cylinders.

F. Form release used on tank molds shall be Nox-Crete or equal. Diesel or other petroleum products are not acceptable.

G. Tanks shall not be moved from the manufacturing site to the job site until the tank has cured seven (7) days or has reached two-thirds of the design strength.

H. Tanks shall be manufactured and furnished with access openings of the size and configuration to accommodate individual packaged pump systems. Modification of completed tanks will not be permitted.

I. The tank and the top slab shall be sealed with a pre-formed flexible plastic gasket. The flexible plastic gasket shall be equal to the flexible butyl resin sealant Conseal CS-102 or CS-202 as manufactured by

Concrete Sealants, Inc. of New Carlisle, Ohio and shall conform to federal specification SS-S00210(210A) and AASHTO M-198.

J. Tanks shall be furnished without concrete access hole lids and equipped with tank riser adapters as manufactured by Orenco Systems. In order to demonstrate water tightness, the tanks shall be tested as follows:

K. Inlets to the septic tank shall be water tight pipe seal as Ty Seal pipe seal or equal. Outlets for effluent filters shall be configured as shown on the contract plans.

1. Factory Test: All of the tanks supplied by the precast manufacturer shall be hydrostatically tested in the factory. The tank shall be tested by filling with clean water to the soffit and allowed to stand for a minimum of 24 hours. After the 24-hour period, water shall be refilled to the soffit. The water level shall be recorded after 2 hours. Any water loss will not be acceptable.

2. Field Tests: After the tanks have been set in place, but prior to backfilling, each tank shall be tested for a 2-hour period. Any tank that fails the test as outlined above shall be repaired and/or replaced until the tank passes said test. After backfilling, the tank shall be filled with water to 2 inches above riser and tank connection and tested for exfiltration over a two (2) hour period. No tank will be accepted if there is any leakage over the two (2) hour period.

3. The water required to fill a tank in order to conduct the pressure test and check for leaks shall be provided by the contractor and/or property owner at their expense. This is a testing requirement associated with construction and considered "water for construction".

5.20.090 STEP Tank Installation

It shall be the Contractor's responsibility to verify the location and the elevation of all existing sewer lines prior to installing the individual tank. STEP tanks shall be located in front of the building unless otherwise approved by the City.

Existing utility lines may be encountered during installation of the STEP tank and appurtenances. Prior to starting construction the Contractor shall notify the proper utility for underground locations and also contact the property owner to determine location of foundation drains, electrical lines, etc.

The Contractor shall be responsible to obtain all necessary permits for work within public Rights-of-Way including street opening. Permit forms are

available on the City's website. All cost for permits shall be the Contractor's responsibility.

Excavations for all tanks shall be sufficient to allow a minimum of 6 inches of bedding (see tank bedding Detail Drawings 5-16 and 5-17).

Tanks set in holes with high water table issues or suspected high water table issues shall be H-20 tanks with minimum 24 inches of cover (6 inches of sand bedding and 18 inches of native backfill).

All tank installations shall adhere to the following:

A. Location of the STEP tank site shall be submitted to the City upon request for review and approval.

B. All excavation and backfill of tanks shall conform to standard specification. Compaction for non-traffic areas shall be 85 percent of maximum density. Compaction for traffic areas shall be 95 percent of maximum density.

C. For work within public Right-of-Way, the contractor shall be responsible on a daily basis for providing ingress and egress for both pedestrian and vehicle traffic on all work sites. The contractor shall clean the work area on a daily basis to comply with soil erosion control requirements and to avoid inconvenience to the public.

D. For work within public Right-of-Way, the contractor shall safeguard all work on a daily basis to prevent possible injuries. The contractor shall submit to the City a proposed method of safeguarding work prior to beginning any construction on public Right-of-Way.

E. Depth of bury shall not exceed 5 feet from invert elevation of influent pipe to finished grade on commercial systems.

F. Any modifications resulting in an existing non-H20 tank ending up in a traffic/load bearing situation shall have a 6-inch concrete pad constructed over it. It shall extend 12 inches past all sides of tank and contain rebar/wire mesh embedded in concrete with aluminum rings and covers per Drawing No. 5-19.

G. Hose bibs shall not be located above pump control panels or disconnects, and a minimum of 2 feet separation shall be provided between bibs and the sides and bottom of pump control panels or disconnects.

H. A hose bib shall be provided within 50 feet of the farthest riser of the farthest tank for maintenance and pumping.

I. STEP tanks shall not be located under sidewalks, porches, porch overhangs, or roof eaves. Tanks shall be located a minimum of 5

feet from the property line, house and porch foundations, located 2 feet on the side of the driveway closest to the inlet, and located a minimum of 2 feet from the edge of utility easements.

J. Residential non-traffic bearing risers shall be no higher than 24 inches from tank lid to finish grade, unless pre-approved by the City.

K. The property owner shall have sole ownership and responsibility of side sewer and clean out from house to tank inlet.

Tanks Located in Driveways:

A. Tanks set in driveways shall be located a minimum of 5 feet from the property line, house and porch foundations, and up to the edge of utility easements. Any undermined foundations shall require backfill with controlled density fill (CDF).

B. Access to tank risers shall have a traffic bearing lid set up according to sewer specifications, Drawing No. 5-19 with 12 inches of compacted crushed rock under concrete collars.

C. Tanks under driveways shall be rated for H-20 loading.

D. Concrete driveways shall be 4 inches in thickness with welded wire mesh placed in the concrete driveway. If a high water table is present, the concrete driveway shall be 6 inches in thickness with wire mesh to help resist buoyancy of the tank when empty after pumping.

E. The minimum depth of bury shall allow for the combination of an 18-inch riser, the thickness of the aluminum H-20 lid, and 2 to 3 inches between the fiberglass riser lid and the bottom of the aluminum H-20 lid.

5.30 PRESSURE SEWER (PUMP ASSEMBLIES)

5.30.010 Effluent Pump - 4″ Submersible Pumps

A. Simplex Pumps: Systems for tanks 1,500 gallons or less.

1. General - For Discharge to a STEP Collection System provide Orenco Model PF100511 or approved equal. Pumps shall be listed by an approved testing laboratory, e.g., UL or CSA or use as an effluent pump.

   Pumps shall be stainless steel and/or thermoplastic.

   All wetted fasteners shall be 300-series stainless steel.

2. Motors

   Motors shall be permanent split phase-type operating at 3,450 RPM. Motors shall be 1/2 HP, 115 volt, single phase, 60 Hz.

   Motors shall be thermally-protected with an automatic-reset feature.

3. Operating Conditions

   The effluent pump shall be of the submersible turbine type capable of delivering 5 gpm against a TDH of 105 feet, and with a shut-off head of not less than 160 feet. Pumps shall be provided with an orifice installed in the discharge piping to restrict flow to a maximum of 9 gpm over any head condition. The supplier shall provide a head curve showing performance of the pump with the orifice installed.

4. No flow restrictors in 10 or 20 gpm pump discharge systems.

B. Duplex Pump Systems and Triplex Pump Systems for 3,000 Gallon Tanks or Larger.

1. General - For Discharge to a STEP Collection System

   All STEP tanks housing more than one pump shall utilize 2-inch piping for the service line.

   Provide Orenco Model PF200511 or approved equal.

   Pumps shall be listed by an approved testing laboratory e.g., UL or CSA for use as an effluent pump.

   Pumps shall be stainless steel and/or thermoplastic.

   All wetted fasteners shall be 300-series stainless steel.

2. Motors

   Motors shall be permanent split phase-type operating at 3,450 RPM. Motors shall be 1/2 HP, 115 volt, single phase, 60 Hz. The supplier shall provide a head curve showing performance of the pump with the

orifice installed.

Motors shall be thermally-protected with an automatic-reset feature.

3. Operating Conditions

   The effluent pump shall be of the submersible turbine type capable of delivering 20 gpm against a TDH of 105 feet, and with a shut-off head of not less than 160 feet.

4. Bypass

   A 1/8-inch bypass orifice shall be drilled in the discharge head of the pump to allow for cooling pump motor during periods of no discharge.

5.30.015 Grinder Pumps

Grinder pumps serving 2 or less ERU's shall be Environment One (E/one) Model WH231. Systems serving 3-4 ERU's shall be E/one Model WH472. Systems serving commercial sites shall be sized on case-by-case basis and may require explosion proof rated pumps.

All pumping systems shall be installed in accordance with the manufacture's recommendations.

5.30.020 Pump Vault, Riser, and Lid

A. General

Provide an internal pump vault which shall be of sufficient size and structural integrity to house and support the pumping equipment necessary for transportation of effluent. The pump vault shall have a screen to prevent solids larger than 1/8 inch from entering the pipeline and to protect the pump and flow restriction device from plugging. The internal vault shall be removable for access into the STEP tank for septage pumping. All risers and connections to the septic tank with risers shall be water tight. Any hour meter for pump installed in pump control panel with more than 100 hours at the time of sewer final shall be considered a used pump and meter and shall be replaced.

B. Internal Vault

Simplex pump assemblies shall be a Biotube Pump Vault as manufactured by Orenco Systems, Inc., Model Number X4S 1254-18 19. Vaults for duplex 4″ submersible pump assemblies shall be a Biotube Pump Vault Model Number X4D 12xx-18 19 as manufactured by Orenco Systems, Inc., or equal.

C. Risers

Risers shall be required for access to internal vaults and access into the septic tanks for septage pumping. All risers shall be constructed of PVC,

fiberglass, or polyethylene and shall be constructed water tight. Risers over pump vault shall be 30 inches in diameter. All risers shall be of sufficient length to meet minimum requirement of the latest version of the National Electric Code (NEC) and shall vary depending on the depth of bury on the various tanks. The risers shall be attached to the tanks such that a watertight seal is provided. Epoxy required to adhere the PVC or fiberglass risers to fiberglass or concrete tanks shall be a two part epoxy as supplied by the manufacturer of the riser, or equal as approved by the City.

When applicable, Neoprene grommets shall be installed by the manufacturer for discharge piping, vent piping and/or the electrical conduit to assure a watertight seal. Neoprene grommets shall not be allowed on risers not requiring discharge piping, etc.

Risers shall be Model RR24 (length as required) for solids chamber, and RR30 (length as required) for pump chamber as manufactured by Orenco Systems, Inc., or approved equal approved by the City.

D. Lids

1. Standard Lid: The standard lid shall be a flat fiberglass lid, green in color, with a non-skid aggregate finish. The lid shall be the diameter required to fit the required riser and shall be supplied with a minimum of two stainless steel bolts and the lid shall have a gasket. Allen wrenches are not be included as part of the pump packages but 2 wrenches are be included in the spare parts. Lids shall be as manufactured by Orenco Systems, Inc., Model Number FLD24XX or FLD30xx or equal approved by the City.

2. Traffic Bearing Lid: All traffic bearing lids shall be an HS-20 loading with all frames and covers to be constructed of aluminum composite material unless otherwise approved by the City. The cover shall have the word "SEWER" cast into it. Reference DUROSTREET COM3200 30-inch with quarter turn paddle lock and pick slot. Reference DUROSTREET COM3800 36-inch with quarter turn paddle lock and pick slot.

5.30.030 Internal Splice Box

For applications with 5 or less residential units, each residential riser requiring electrical connections shall have a PVC splice box located in the interior of the riser. All splice boxes shall be installed within 12 inches of the riser lid for access purposes. The splice box shall be complete with cord grips and dual wall heat shrink with butt connectors. Splice boxes shall be UL listed for the application. The number of cord grips and heat shrink connectors shall be equivalent to the number of floats and electrical leads

within the pump vaults. The splice box and accessories shall meet all requirements of labor and industries and shall be UL listed for wet locations.

For all Class I, Division I installations more than 5 residential units or non-residential applications, risers requiring electrical connections shall have two separate splice boxes. All splice boxes shall be installed 10″ from the top of the riser to center of conduit access for access purposes. One splice box shall be for the pump wire and one splice box shall be for the low voltage wire for the float system. The splice boxes for the pump leads shall meet all requirements of the Department of Labor and Industries for a Class I, Division I, Type D gas application. The splice box for the low voltage float leads on an intrinsically safe relay shall be a non-metallic PVC splice box. The PVC splice box shall be complete with cord grips and dual wall heat shrink butt connectors. The number of cord grips and heat-shrink butt connectors within the PVC splice box shall be equivalent to the number of floats. The pump wire splice box simplex assemblies shall be single gang Model SBX-S as supplied by Orenco Systems, Inc., and the splice box for duplex assemblies shall be two gang Model SBX-D as supplied by Orenco Systems, Inc. or equal as approved by the City. Mounting box shall be mounted to riser with stainless steel bolts. An explosion proof EY fitting shall be provided directly outside of the mounting box for the pump wire connection

5.30.040 Level Control and Alarm Floats

Level control floats shall be UL or CSA listed for use in effluent on an adjustable or preset PVC stem which attaches directly to the pump vault. Floats shall consist of high level alarm, on/off, model Super G. Level control floats shall be Model PG for simplex pump assemblies and Model P2GN for duplex pump assemblies as manufactured by Orenco System, Inc. or equal as approved by the City.

A. Pump control and alarm panels for simplex pump assemblies shall be Model S1 ETM CT MTS GR-Yelm as manufactured by Orenco Systems, Inc. or equal as approved by the City. Pump control panels for simplex commercial and intrinsically safe applications shall be Model S1 IR RO SA ETM CT MTS GR-Yelm as manufactured by Orenco or equal as approved by the City.

B. Pump control and alarm panels for duplex pump assemblies shall be Model DAX1 IR RO SA ETM CT MTS GR-Yelm as manufactured by Orenco Systems, Inc. or equal as approved by the City.

C. All pump control panels shall have NEMA 4x fiberglass enclosures, an audio and visual alarm, an elapsed time meter, event counter, stainless steel latch and internal 120-volt, 20-amp circuit breaker for

each pump. Commercial and residential applications shall also include a 10-amp circuit breaker for controls.

D. Residential float set-ups shall not have low level, redundant off floats or "T" floats. Electrician is still required to pull the lead wire from pump control panel to tank "J" box and use silicone filled wire nuts, heat shrink butt connectors, or pre-approved equal on each end of spare wire.

5.30.050 Hose and Valve Assembly

Hose and valve assembly for a 4-inch submersible shall include a 1-inch diameter 100 psi PVC hose with PVC union and ball valve and anti-siphon valve Model Number HV100BASX as manufactured by Orenco Systems, Inc., or approved equal.

5.30.060 Additional Material Requirements

All equipment including but not limited to pump vault, riser, standard lid, bonding epoxy, splice box, discharge piping, control float assembly, pump(s), pump control and alarm panels, etc. shall be supplied by one single supplier or manufacturer as a packaged unit. The supplier or manufacturer shall upon request by the City, submit information on availability of replacement parts, maintenance records of operating pump assemblies. The package as supplied by the manufacturer or supplier shall have a standard guarantee against material defect for a period of not less than 1 year. The date of guarantee shall begin on the date equipment is delivered on a particular site and may be a single guarantee incorporating all the components or individual guarantees on the various components. The manufacturer or supplier shall be responsible to handle replacement or repair of defective parts.

5.30.070 Electrical Connections

All electrical equipment and materials shall be installed in conformance to requirements of the latest edition of the National Electrical Code as enforced by the State of Washington Labor and Industries Electrical Section. The Contractor shall be required to acquire all necessary permits and coordinate directly with the appropriate authority on the necessary inspection.

Splice boxes shall be installed in the STEP tank riser in accordance with the instruction from the supplier or manufacturer. The control panel shall be installed either on a remote post constructed of hot dipped galvanized unistrut or approved equal, or on the garage wall, unless approved by the City. The panel shall be affixed by stainless steel screws to either the structure or the post. The screws shall be of sufficient size and length to securely fasten the panel.

Power and control wire from the splice box in the riser to the pump control shall be UL approved with a minimum of 12 gauge for each control or power wire. Power and control wire shall be color-coded for ease of tracing between the alarm panel and pumps and float switches. The Contractor shall submit type and size of cable for review and approval by the City and Labor & Industries. Cable attached to the exterior of the building shall be contained in approved electrical conduit. All wire connections shall be made with heat shrink butt connectors.

Power and control wire for commercial or intrinsically safe applications shall be contained in two IMC or rigid metal conduits for separation of low and high voltage lines between the control panel and pump vault and shall meet the requirements of Labor & Industries.

All exterior electrical wire shall be contained within PVC conduit. Exterior conduit and wire shall be on the exterior of the house directly below the control panel and shall be installed plumb and vertical. Underground electrical cable shall have a minimum of 24 inches of earth cover. All cable or wire shall be contained in PVC conduit.

Electrical: All materials used for control and electrical connections shall meet requirements of labor and industries and the Uniform Electrical Code.

The Pumping Assemblies shall comply with the latest State of Washington's Department of Labor and Industries Electrical Inspection Section Policy.

Power supply for I.R. Commercial Systems from house breaker panel to the pump control panel shall be a 20 amp dedicated circuit for each pump with separate neutral wires. A dedicated 10 amp circuit shall be required for the control system. Residential (non I.R.) Simplex applications shall have one dedicated 20 amp breaker in-house panel.

Disconnects are required for power to all Pump Control Panels. Simplex (non I.R.) applications shall us a model B-5V one gang weatherproof outlet box as manufactured by Intermatic and two pole switches rated for 20 amp.

Duplex systems (2 pumps) shall use a Deep, one gang outlet box with 3 threaded outlets Model # DB-75V as manufactured by Intermatic. The switch shall be a three pole single throw, AC manual motor starting switch. Model # MS303 as manufactured by Leviton.

All disconnect switches shall include a Rayntite single Gang Weatherproof cover Model # 5031-0 as manufactured by Bell.

Surge arrestors shall be installed in the Pump Control Panel For all Class I Division I installations. Surge arrestors shall be a Model # AG2401 as manufactured by Intermatic, or equal approved by the City, and shall be installed on the power wire supplying power to the control circuit, and be installed within the pump Control Panel.

Buildings served by STEP sewer, utilizing on-site backup generators for power outages, shall have electrical service installed in such a manner that the STEP system will also be supplied power by the auxiliary generator.

The pump control panels for all STEP tanks housing 2 or more pumps shall be fitted with the transfer switch model DT323 URK you are K as manufactured by Cutler Hammer or approved equal and a male plug, model 70530 AMB WP as manufactured by Byrant for use with the City's portable auxiliary generator or approved equal.

5.40 GRAVITY SEWER

5.40.010 General

The City of Yelm's current sewer system is comprised of onsite Septic Tank Effluent Pump (STEP) tank installations, onsite wastewater disposal system installations that were converted to STEP, and STEP collection lines. The use of gravity sewer lines have been limited to the collections of sewage or transport of sewage to the City STEP system. This revised chapter is provided for the expected implementation of gravity sewers in the near future.

5.40.020 Design Standards

The design of any sewer extension/connection shall conform to City Standards, Department of Ecology's "Criteria of Sewage Works Design", and any applicable standards as set forth herein.

New gravity sewer systems shall be designed on the basis of an average daily flow of not less than 100 gallons per day per person (250 gal/day/ERU). These flow rates are assumed to cover normal infiltration, but an additional allowance shall be made where conditions are unfavorable. Any such proposal shall include water consumption records, sewer discharge records, fixture counts, or other forms of documentation justifying the proposed flow rates, and is subject to the review and approval of the Public Works Department.

All gravity sewer facilities and conveyance piping shall be sized to accommodate the peak hourly flow of the contributing basin. Peak hourly flow is defined as the average flow rate times the peaking factor plus the discharge of any upstream pump stations. The peaking factor shall be calculated from the following equation:

$$PF = \frac{18 + \sqrt{poulation\ in\ thousands}}{4 + \sqrt{poulation\ in\ thousands}}$$

Conveyance for pressure sewer systems (STEP or Grinder) shall be designed to accommodate the peak flow from all individual systems plus the discharge of any upstream pump stations without adversely affecting the performance of any pump connected to the system. Peak flow for individual STEP or Grinder systems shall be calculated by one of the following equations:

$$Q_p = 15 + [(0.5)\ x\ (number\ of\ dwellings)]$$

Or:

$$Q_p = 15 + [(0.15)\ x\ (population)]$$

Where: $Q_p = peak\ flow\ in\ gallons\ per\ minute$

The General Notes on the following page shall be included on any plans containing gravity sanitary sewer.

GENERAL NOTES (GRAVITY SEWER MAIN INSTALLATION)

1. All workmanship and materials shall be in accordance with City of Yelm standards and the most current copy of the State of Washington Standard Specifications for Road, Bridge and Municipal Construction (WSDOT/APWA).
2. All approvals and permits required by the City of Yelm shall be obtained by the contractor prior to the start of construction.
3. If construction is to take place in the County Right-of-Way, the contractor shall notify the County and obtain all the required approvals and permits.
4. A preconstruction meeting shall be held with the City of Yelm prior to the start of construction.
5. The contractor shall be fully responsible for the location and protection of all existing utilities. The contractor shall verify all utility locations prior to construction by calling the Underground Locate Line at 1-800-424-5555 a minimum of 48 hours prior to any excavation.
6. Gravity sewer main shall be PVC, ASTM D 3034 SDR 35 or ASTM F 679 with joints and rubber gaskets conforming to ASTM D 3212 and ASTM F 477.
7. Pre-cast manholes shall meet the requirements of ASTM C 478. Manholes shall be a Type 1, 48-inch manhole unless otherwise specified on the plans. All manhole bases shall be positive seal type as manufactured by Predl Systems North America Inc. or approved equal. Joints shall be rubber gasket conforming to ASTM C 443 and shall be grouted from the inside. Lift holes shall be grouted from the outside and inside of the manhole. (See Note 1.) Connection of a pipe line to a system where a manhole is not available shall be accomplished by the use of a saddle type or cast-in-place manhole. This is accomplished by pouring a concrete base and setting manhole sections on it. The existing pipe shall not be cut into until the manhole is vacuum tested and approved by the City.
8. Manhole frames and Logo Lids shall be EJ or Olympic Foundry WSDOT style ductile iron casting marked “SEWER”, “MADE IN USA”, and “CONFINED SPACE – PERMIT REQUIRED” and conforming to the requirements of ASTM A-30, Class 25. Frames and lids shall be free of porosity, shrink cavities, cold shunts, cracks, or any surface defects which would impair serviceability. Frames and lids shall be machine finished or ground on seating surfaces so as to assure a non-rocking, self-seating fit in any position and be interchangeable in other standard manhole frames.

Lock-type covers shall be required in all multi-family complexes, on school grounds, on manholes containing odor control devices or as determined by the City. The manhole opening shall be centered over the outlet channel regardless of the location of the ladder rungs. All casting shall be coated with a bituminous coating prior to delivery to the job site.

9. Side sewer services shall be PVC, ASTM D 3034 SDR 35 with flexible gasket joints (see detail). Side sewer connections shall be made by a tap to an existing main or a wye branch from a new main connected above the spring line of the pipe. When a tap is used to connect a new service lateral to an existing sewer main, televising from the closest manhole to 15 feet past the tap is required. Foreign objects and debris shall be removed by high pressure cleaning and/or vacuum removal.
10. All plastic pipe and services shall be installed with continuous green tracer tape 12 inches to 18 inches under the proposed finished sub grade. The marker shall be plastic non-biodegradable, metal core or backing, marked "sewer" which can be detected by a standard metal detector. Tape shall be Terra Tape "D" or approved equal. The tape shall be furnished by the contractor.
11. All side sewer locations shall be marked on the face of the curb with an embossed "S" 3 inches high and 1/4 inch into concrete.
12. Bedding of the sewer main and all appurtenances shall be sand and compaction of the backfill material shall be required in accordance with the above mentioned specification (See general note 5.60-A).
13. Install a 4' x 4' square x 8-inch thick concrete pad with #4 rebar around all manhole frames and cleanouts that are not in a pavement area.
14. All lines shall be high velocity cleaned and pressure tested prior to paving in conformance with the above referenced specifications. Hydrant flushing of lines is not an acceptable cleaning method. Testing of the sanitary sewer main shall include video recording of the main by the contractor. Immediately prior to video recording, enough water shall be run down the line so it comes out the lower manhole. A copy of the video shall be submitted to the City Inspector. Acceptance of the line may be made after the video has been reviewed and approved by the City Inspector. A vacuum test of all manholes in accordance with Yelm standard is also required. Testing shall take place after all underground utilities are installed and compaction of the roadway sub grade is completed. After the paving and raising of manholes are complete, the Developer shall clean and videotape the sewer conveyance system again at the Developers expense. The method of cleaning shall be high velocity

water pressure cleaning. All rocks and debris shall be removed and disposed at the Developer's expense.

15. Contractors shall be responsible for cleanup of any debris in new or existing manholes and mains associated with the project after the new lines are cleaned as outlined above. The sewer system shall be televised to assure the system is clean.
16. Encasement material shall include 1/4-inch steel, ductile iron and in special or unusual cases C-900 DR 14 PVC pipe may be allowed if approved by the City in advance. Concrete, CDF and other methods of encasement shall not be allowed.
17. Temporary street patching shall be allowed for as approved by the City. Temporary street patching shall be provided by placement and compaction of a minimum of 2 inches of asphalt concrete cold mix. Contractor shall be responsible for maintenance as required.
18. Erosion control measures shall be taken by the contractor during construction to prevent infiltration of existing and proposed storm drainage facilities and roadways.
19. Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required.
20. It shall be the responsibility of the contractor to have a copy of these approved plans on construction site at all times.
21. Any changes to the design shall first be reviewed and approved by the City.
22. Prior to backfill all mains and appurtenances shall be inspected and approved by the City. Approval shall not relieve the contractor for correction of any deficiencies and/or failures as determined by subsequent testing and inspections. It shall be the contractor's responsibility to notify the City for the required inspections.

5.40.030 Main Line - Gravity

A. Size - Sewer mains shall be sized for the ultimate development of the tributary area. Nothing shall preclude the City from requiring the installation of a larger sized main if the City determines a larger size is needed to meet the requirements for future service.

   The minimum size for sub mains and mains shall be 8-inch inside diameter. The minimum size for a lateral shall be 6 inches.

B. Material - Sewer main shall be PVC, ASTM D 3034, SDR 35 or ASTM F 789 with joints and rubber gaskets conforming to ASTM D 3212 and ASTM F 477.

C. Depth - Gravity sewer typically has a minimum depth of 7 feet to provide gravity service to adjoining parcels. Actual depth shall be determined by slope, flow, velocity and elevation of existing system. Greater depths may be required to serve adjacent properties and to facilitate future line extensions.

D. Service Connections - All residential service connections to a new main shall be made with a wye; connections to an existing main shall be made with a tap. Commercial connections shall be made at a manhole.

   All new mains connecting to existing mains require the installation of a cast-in-place saddle manhole.

E. Flow - At no time shall a gravity sewer be installed with a reverse direction of flow. The maximum deflection angle through a manhole shall not exceed 90 degrees.

F. Termination of Mains; All sewer mains shall end with a manhole.

5.40.040 Connection to Existing System

When connecting to an existing system, all new sewer connections shall be physically plugged until all tests have been completed and the City approves the removal of the plug.

A. Connection of new pipe lines to existing manholes shall be accomplished by using provided knock-outs with sand collars. Where knock-outs are not available, the manhole shall be core drilled for a core and seal boot connection. The transition of connecting channels shall be constructed so as not to interrupt existing flow patterns.

B. Connection of a pipe line to a system where a manhole is not available shall be accomplished by the use of a saddle type or cast-in-place manhole. This is accomplished by pouring a concrete base and setting manhole sections on it. The existing pipe shall not be cut into until the manhole is vacuum tested and approved by the City.

C. Connections to manholes requiring a drop shall follow the criteria as outlined in Section 5.40.090

D. All multi-family, commercial and industrial sewer lateral connections shall be made at the manhole. A manhole shall be installed for lateral connections if one is not available. All new connections to existing manholes shall be channeled to meet existing flow line.

E. Taps shall not be allowed to protrude into the existing main. The City Inspector shall be notified 48 hours prior to any tap of a City sewer main. The City Inspector shall be present to witness the tap. The mainline at the tap location shall be televised from the nearest manhole a minimum of 15 feet beyond the tap after tapping and prior to approval to insure compliance. Taps shall be Romac's style CB sewer saddle with Ductile + saddle, stainless steel strap and rubber gasket meeting ASTM D-2000 3 BA715 or City approved equal. The manufactured bevel on the pipe to be inserted into the saddle shall be cut off to avoid pushing the pipe into the main.

5.40.045 Building Sewer (Side Sewer or Lateral)

A. A building sewer, side sewer or lateral refers to the extension from a building beginning two feet outside the outer foundation wall at the structure to a cleanout at the right-of-way line. Side sewer laterals from the main to the right-of-way line shall be minimum 6-inch diameter ending at a clean out. Maintenance of the building or side sewer is the responsibility of the property owner. Prior to connection of a building or side sewer to the public sewer a connection permit shall be obtained.

B. Each separate commercial/industrial building shall have its own separate side sewer connection to a manhole. The side sewer from the City's manhole to the building connection manhole shall be the responsibility of the building owner. When multiple side sewers are connected to one manhole the private side sewer shall start from that manhole. Each building owner shall be responsible for its own side sewer. If a manhole does not exist, one shall be installed. Side sewers for single family residential properties shall not be connected to the system at the manhole. Manhole sizing where side sewers are connected shall be the same as designated in section 5.40.050 of this manual.

C. Location of clean out for building sewer is governed by the IBC as adopted by YMC 18.23

5.40.050 Manholes and Logo Lids

Precast manholes shall meet the requirements of ASTM C 478. All manhole bases shall be positive seal type as manufactured by Predl Systems North America Inc. or approved equal. Cast-in-place bases shall be 3,000 psi

commercial concrete installed per detail. Manholes shall be Type 1, 48-inch diameter minimum. The minimum clear opening in the manhole frame shall be 24 inches. Joints shall be rubber gasketed conforming to ASTM C 443 and shall be grouted from the inside. Lift holes shall be grouted from the outside and inside of the manhole. Manholes constructed of other materials may be approved by the Director of Public Works, provided they meet the requirements of 2.318 of Department of Ecology's "Criteria for Sewage Works Design". Material specifications need to be submitted for review before an alternate material will be considered. See details.

The manhole opening shall be centered over the outlet channel regardless of ladder rung locations.

Manhole frames and Logo Lids shall be EJ or Olympic foundry WSDOT style ductile iron casting marked "SEWER", "MADE IN USA", and "CONFINED SPACE – PERMIT REQUIRED" and conforming to the requirements of ASTM A-30. Class 25 and made in the United States of America.

The frames and lids shall be free of porosity, shrink cavities, cold shuts, cracks, or any surface defects which would impair serviceability. The frames and lids shall be machine-finished or ground-on seating surfaces so as to assure a non-rocking, self-seating fit in any position and be interchangeable in other standard manhole frames. All manhole frames and lids with defects shall be replaced with new. All castings shall be coated with a bituminous coating prior to delivery to the job site.

Lock-type covers shall be required in all multi-family complexes, on school grounds, on manholes containing odor control devices or as determined by the City.

Where lock-type castings are called for, the casting device shall be such that the cover may be readily released from the ring and all movable parts shall be made of non-corrosive materials and otherwise arranged to avoid possible binding.

Safety steps shall be fabricated of polypropylene conforming to an ASTM D-4101 specification, injection molded around a 1/2-inch ASTM A-615 grade 60 steel reinforcing bar with anti-slip tread. Steps shall project uniformly from the inside wall of the manhole. Steps shall be installed to form a continuous vertical ladder with rungs equally spaced on 12-inch centers wrapped around the manhole to the shelf. The top two safety steps (hand holds) shall not be installed in the manhole.

Gravity sewers shall be designed with straight alignment between manholes. Curved alignment of the sewer will not be permitted. Manholes shall be provided at a maximum of 400 foot intervals for 8- to 15-inch sewers, 500 foot intervals for 18- to 30-inch sewers, at intersections, and at changes in

direction, grade, pipe size or as directed by the City. (See also Section 7B.080). Greater spacing may be permitted in larger sewers.

Minimum slope through the manhole shall be 1/10th of one foot from invert in to invert out.

The manhole opening shall be centered over the outlet channel regardless of the location of the ladder rungs.

Manhole Sizing shall be determined by the following criteria:

A. 48-inch Manhole

- 2 connecting pipes, 8- to 12-inch diameter.
- 3 connecting pipes, 8- to 10-inch diameter, perpendicular.
- 4 connecting pipes, 8-inch diameter, perpendicular.

B. 54-inch Manhole

- 2 connecting pipes, 8- to 12-inch diameter with less than 45° deflection
- 3 connecting pipes, 10- to 12-inch diameter, perpendicular
- 4 connecting pipes, 10- to 12-inch diameter, perpendicular

C. 72-inch Manhole

- 2 connecting pipes, 15- to 18-inch with less than 45° deflection
- 3 or 4 connecting pipes, 15-inch diameter, perpendicular

In the above criteria, deflection refers to the angle between any 2 pipe channels in the manhole.

For other pipe configurations, the size of the manhole shall be approved by the City.

The above configurations provide adequate shelves and room for maintenance and televising mains.

5.40.060 Slope

All sewers shall be designed and constructed to provide peak design flow velocities of not less than 2.0 feet per second based on Manning's formula using an "n" valve of 0.013. Peak design flow shall not exceed 80% depth of flow in the pipe. Average design flow shall be greater than 20% depth of flow in the pipe, or 2.0 fps. Surcharging of manholes shall not be allowed. The following minimum slopes shall be provided; however, slopes greater than these are desirable.

Sewer Size (Inches)	Minimum % Slope %(Feet per 100')

8	0.40 (0.0040 Ft/Ft)
10	0.28 (0.0028 Ft/Ft)
12	0.22 (0.0022 Ft/Ft)
14	0.17 (0.0017 Ft/Ft)
15	0.15 (0.0015 Ft/Ft)
16	0.14 (0.0014 Ft/Ft)
18	0.12 (0.0012 Ft/Ft)
21	0.10 (0.0010 Ft/Ft)
24	0.08 (0.0008 Ft/Ft)
27	0.07 (0.0007 Ft/Ft)
30	0.06 (0.0006 Ft/Ft)
36	0.05 (0.0005 Ft/Ft)

Sewers shall be laid with uniform slope between manholes.

5.40.070 Increasing Size

Manholes shall be provided where pipe size changes occur. Where a smaller sewer joins a larger one, the invert of the larger sewer shall be lower. To maintain the same energy gradient, an approximate method for securing these results is to place the 0.8 depth point of both sewers at the same elevation.

5.40.080 High Velocity Protection

Where velocities greater than 15 feet per second are expected, special provisions such as thrust blocking and piping materials shall be made to protect against displacement by erosion and shock.

5.40.090 Drops

Straight grades between inverts shall be used whenever possible when connecting to an existing manhole. Care shall be taken when designing steep grades or sweeps so as not to create a situation of excessive velocity or excavation. Grade changes associated with "sweeps" shall not be allowed unless otherwise approved by the City Engineer.

Drop connections shall only be allowed for sewer lines/laterals 8 inches in diameter or smaller, or where the line velocity would otherwise exceed 8 feet per second. An outside or inside drop (inside drops on existing manholes only, with City Engineer approval) connection shall be provided for a sewer entering a manhole at an elevation of 24 inches or more above the manhole invert. All drop structures shall be constructed per details and shall enter the manhole in a channel.

5.40.100 Clean outs

Clean outs are not an acceptable substitute for manholes on City sewer mains, Cleanouts may be installed at future main extensions and shall be installed for side sewer laterals at the right-of-way line.

All clean outs in the City right-of-way or easements shall be extended to grade. A 3-foot square by 8-inch thick concrete pad with #4 rebar shall be installed around all clean outs that are not in a pavement area. See clean out detail.

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YELM ENGINEERING SPECIFICATIONS AND STANDARD DETAILS

CHAPTER 6 RECLAIMED WATER

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CHAPTER 6.00 RECLAIMED WATER

6.00.010 General

Any extension of the City of Yelm Class 'A' reclaimed water distribution system must be approved by the Public Services Department (PSD). All extensions and uses must conform to the Water Reclamation and Reuse Standards published by the Department of Health (DOH) and the Department of Ecology (DOE) and Chapter 13.24 of the Yelm Municipal Code.

In designing and planning for any development, the developer must show in the proposed plans how reclaimed water will be supplied and, as required by the City, whether adequate water pressure and volume will be available to meet the demand requirements. An analysis of the existing reclaimed water system may be required to determine adequacy of pressure and volume.

Anyone who wishes to extend or connect to the City's reclaimed water system shall contact the Public Services Department for appropriate approvals and a connection fee estimate. This is an estimate of the costs due the City for a reclaimed waterline extension or connection.

Within the corporate City limits where a public reclaimed water utility is available it must be used for irrigation of open space areas. Where public reclaimed water is not available within the City limits, connection is required if the subject property is within 200 feet of a public reclaimed water utility, as measured from the lot line closest to the existing reclaimed water utility. Within a Master Planned Community (MPC) regardless of distance from a public reclaimed water utility, connection shall be required to the public reclaimed water utility for irrigation of open space areas.

All construction plans shall be reviewed and approved by DOH, DOE and the City of Yelm prior to construction.

Prior to the release of any reclaimed water meters, all Public Works improvements must be completed and approved, including the granting of any right-of-way or easements and Special Power of Attorney for Annexation, if required, and all applicable fees must be paid.

Class A reclaimed water shall be discharged to the sanitary sewer system in order to remain in compliance with Yelm's State Reclaimed Water Permit. Where sanitary sewers are not accessible, de-chlorinated Class 'A' Reclaimed Water may be discharged to the stormwater system with approval from DOE. This includes any reclaimed water from blow-offs, line flushing and/or line breaks.

6.00.020 Design Standards

The design of any reclaimed water extension/connection shall conform to City Standards and any applicable standards as set forth herein and in Section 1.00.010 YDS.

The layout of reclaimed water main extensions shall provide for the future continuation of the existing system. Reclaimed water mains shall be sized to provide adequate pressures throughout the system and to accommodate any future extensions. Looping of the reclaimed water system may be required to provide adequate pressures and volume. Specific looping requirements shall be determined during plan review by the City Engineer. In addition, main extensions shall be extended as required in Section 1.00.095 YDS.

Where a reclaimed water system is installed for future use but supply is not yet available, the reclaimed main may be supplied from the potable water main using an approved Backflow Assembly upon approval of the City Engineer and/or Public Service Director. At such time that the reclaimed supply becomes available, it shall be the developer's responsibility to disconnect from the potable water supply and make the connection to the reclaimed water supply. There shall never be any physical connection between a reclaimed water main and a potable water main at the same time without the use of an approved Backflow Assembly. The connection to reclaimed water and the abandonment of the connection to the potable water main shall be coordinated with and witnessed by the City.

All new reclaimed water piping and appurtenances shall be purple (Pantone 512/522) in color and have the words "RECLAIMED WATER DO NOT DRINK" printed in black lettering at intervals no greater than 3 feet along the pipe. Lettering shall be a minimum of 1.5 inches high. Spacing between the individual words of the message shall not exceed 3 inches.

The General Notes on the following page shall be included on any plans dealing with reclaimed water system design.

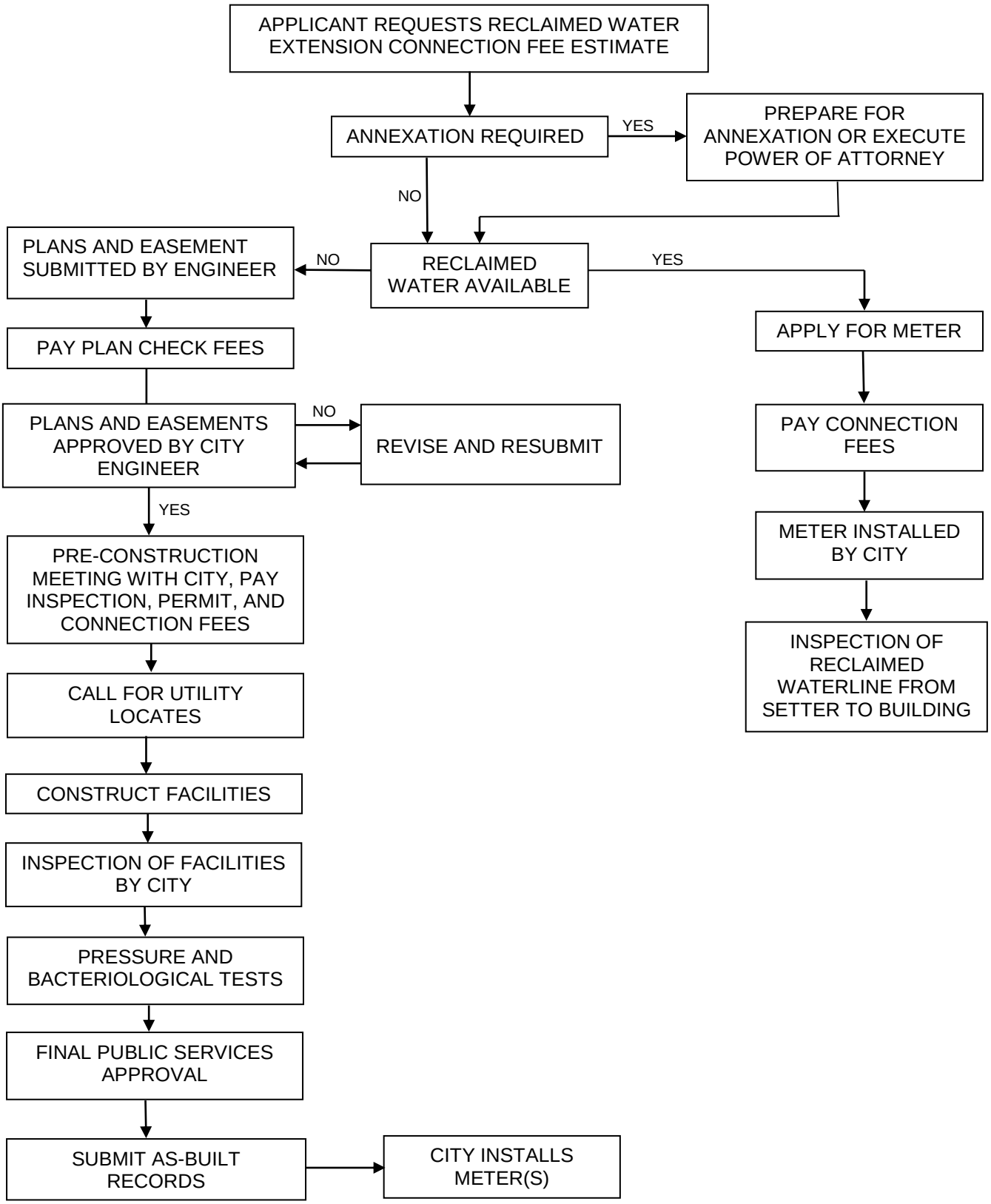
GENERAL NOTES
(RECLAIMED WATER MAIN INSTALLATION)

1. All workmanship and material shall be in accordance with City of Yelm standards and the most current copy of the State of Washington Standard Specifications for Road, Bridge and Municipal Construction.
2. All work within a public right-of-way requires a permit from the City of Yelm. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting to be attended by all major contractors, representatives of involved utilities, and the City of Yelm. The Contractor is responsible to have a set of approved plans at the meeting.
3. Reclaimed water mains up to 12 inch shall be Pantone 512/522 AWWA C900 DR 14. Reclaimed water mains larger than 12 inches shall be Pantone 512/522 AWWA C905 DR 18. See Section 6.030B for more detailed pipe specifications.
4. Gate valves shall be resilient wedge, NRS (Non Rising Stem) with O-ring seals. Valve ends shall be mechanical joint or ANSI flanges. Valves shall conform to AWWA C-515 latest revision. Valves shall be Mueller, M & H, Kennedy, Clow R/W, Waterous Series 2500, EJ Flowmaster or American AVK. All valves shall be Pantone 512/522 in color. Existing valves shall be operated by City employees only.
5. All valves shall have a standard EJ or Olympic Foundry VB 950 water valve box set to grade with a 6-inch ASTM 3034 SDR 35 PVC riser from the valve to within six inches of the valve box top. The valve box and lid shall be per the detail at the end of this chapter.
6. All pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the final ground surface. The marker shall be purple plastic non-biodegradable, metal core backing three inch wide marked "CAUTION RECLAIMED WATER LINE" that can be detected by a standard metal detector. In addition to tracer tape, install direct bury, U.S.E. 12-gauge purple-coated copper wire, wrapped around or taped to the pipe, as shown on the detail. Low voltage grease-type splice kits shall be used on tracer wire.
7. Commercial grade concrete shall be installed one foot around all valve boxes 8 inches thick. A concrete pad per the reclaimed water detail shall be installed around all valve boxes and blow-offs that are not in a pavement area.

8. At any connection to an existing line where a new valve is not installed, the existing valve must be pressure tested to City standards prior to connection. If an existing valve fails to pass the test, the contractor shall make the necessary provisions to test the new line prior to connection to the existing system or install a new valve.
9. The minimum burial depth of all reclaimed water lines shall be 72 inches.
10. It shall be the contractor's responsibility to field verify the location and depth of the existing main and provide the fittings required to make the connection to the existing main.
11. When an existing City reclaimed water main is to be abandoned, it shall be the developer's responsibility to coordinate and abandon the existing main. It shall also be the developer's responsibility to install and transfer existing reclaimed water services to the new main.
12. Sand shall be placed around and under service lines by hand to a height of 6 inches above and below the line(s). There shall be a minimum of 1 foot of sand placed around the entire meter box.
13. The reclaimed water main, appurtenances, and service connections to the meter setter shall be tested in sections of convenient lengths under a hydrostatic pressure equal to 150 psi in excess of that under which it will operate. In no case shall the test pressure be less than 225 psi.
14. All new reclaimed water piping and appurtenances shall be purple (Pantone 512/522) in color and have the words "RECLAIMED WATER-DO NOT DRINK" printed in black lettering at intervals no greater than 3 feet. Lettering shall be a minimum of 1.5 inches high. Spacing between the individual words of the message shall not exceed 3 inches.
15. Class A reclaimed water shall be discharged to the sanitary sewer system in order to remain in compliance with Yelm's State Reclaimed Water Permit. This includes any reclaimed water from blow-offs, line flushing and/or line breaks.
16. To lower the risk of contamination, standard tapping practices used for potable water mains shall be followed when connecting to a reclaimed water main. See Water Chapter 4.00.120 Service Connection for specific requirements.
17. Provide a traffic control plan(s) as required in accordance with MUTCD.
18. All reclaimed water mains shall be staked for grades and alignment by an engineering or surveying firm capable of performing such work.

19. All service line locations shall be marked on the face of the curb with an embossed "R" 1/4 inch into concrete.
20. Call Underground Locate at 1-800-424-5555 a minimum of 48 hours prior to any excavations.
21. The City shall be given 72 hours notice prior to scheduling a shutdown. Where connections require "field verification", connection points will be exposed by contractor and fittings verified 48 hours prior to distributing shut-down notices.
22. At any connection to an existing line where an existing valve is used and a new valve is not installed, the existing valve must be pressure tested to City standards prior to connection. If an existing valve fails to pass the test, the contractor shall make the necessary provisions to test the new line prior to connection to the existing system or install a new valve.
23. After completion of all items shown on these plans and before acceptance of the project, the contractor shall obtain a "punch list" prepared by the City's Inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the reclaimed water system and provision of reclaimed water service.
24. A copy of the approved plans and specifications and applicable City Engineering Specifications and Standard Details shall be onsite during construction.
25. Any revisions made to these plans must be reviewed and approved by the developer's engineer and the City of Yelm prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.

PROCESS TO OBTAIN RECLAIMED WATER SERVICE



6.00.030 Main Line

A. Reclaimed water mains shall be sized to provide adequate flow at the required residual pressure. The minimum main size shall be 6 inches diameter. Nothing shall preclude the City from requiring the installation of a larger sized main.

B. All pipe for reclaimed water mains shall comply with one of the following types:

    1. All pipes joined using non-restrained joints shall be rubber gaskets, push on type or mechanical joint, conforming to AWWA C 111. When pipe joint restraints are required, the pipe shall be Certain Teed Certa-lok C900/RJ DR 14.

    2. PVC Pipe: All piping shall be PVC with a minimum cover of 72 inches. The PVC pipe shall be purple (Pantone 512/522) in color and conform to the latest revision of AWWA C900 DR 14 standards.

C. All fittings shall be compact ductile iron fittings conforming to AWWA C 153. All shall be cement mortar lined conforming to AWWA C 104. Plain end fittings shall be ductile iron if mechanical joint retainer glands are installed on the plain ends. All fittings shall be connected by flanges or mechanical joints. All retaining follower glands shall be ductile iron.

D. All pipe and services shall be installed with continuous tracer tape installed 12 to 18 inches under the final ground surface. The marker shall be purple plastic non-biodegradable, metal core or backing which can be detected by a standard metal detector. In addition to tracer tape, install 12 gauge, solid, direct bury, U.S.E. purple coated copper wire, wrapped around or taped to the top of pipe, brought up and tied off at valve body as shown on the reclaimed water detail.

E. The minimum cover for all reclaimed water mains from top of pipe to finish grade shall be 72 inches unless otherwise approved. If the pipe is offset to the edge of the road, the actual roadway cross grade shall be projected out and used to measure cover to top of pipe. This will require more fill over the pipe in a fill section but allows the pipe adequate cover in the event of future roadway cuts or widening. If the pipe is located under a ditch, or on the "downhill" slope of the roadway cross section, the minimum cover over the pipe shall be 72 inches regardless of projected grades.

F. When minimum cover of the reclaimed water main is in conflict with other utilities, the engineer shall be required to provide the top and bottom elevations of the pipes in conflict. The adjustment of elevation

when the minimum cover cannot be met shall be as directed by the City Engineer.

G. When designing a reclaimed water main through an unimproved area the engineer shall provide a future design of the area to prevent design/construction of shallow mains. The design shall include elevations of the top of pipe at 25- foot intervals.

6.00.040 Connection to Existing Reclaimed Water Main

The developer's engineer shall be responsible for determining the scope of work for connection to existing reclaimed water mains. See reclaimed water details.

It shall be the Contractor's responsibility to field verify the location and depth of the existing main and the fittings required to make the connections to the existing mains. All fittings shall be approved by the Sewer Department prior to installation.

At the City's request, the contractor shall install a temporary 2-inch brass blow off for flushing. The blow off shall be constructed with a standard 2-inch tapping saddle and Ford brass corporation stop with 2-inch brass pipe extended up to finished grade. When flushing is completed, the 2-inch pipe shall be removed. The corporation stop shall be shut off and capped tight with threaded brass plug.

It shall be the Contractor's responsibility to field verify the location and depth of the existing main and the fittings required to make the connections to the existing mains.

A City representative shall be present throughout the entire connection or tapping procedure.

6.00.050 Service Interruption

The contractor shall give the City a minimum of 72 hours notice of any planned connection to an existing pipeline. This includes all cut-ins, live taps and extensions. Notice is required so any disruptions to existing services can be scheduled. The City will notify customers involved or affected by the service interruption. The contractor shall make every effort to schedule main construction with a minimum interruption of reclaimed water service. In certain situations, the City may dictate scheduling of reclaimed water main shutdowns so as not to impose service interruptions during specific periods to existing customers. Interruptions to service of the reclaimed water system shall be treated as if it were potable water.

6.00.060 Valves

All valves and fittings shall be ductile iron with ANSI flanges or mechanical joint ends. All existing valves shall be operated by City employees only.

Valves shall be installed in the distribution system at sufficient intervals to facilitate system repair and maintenance, but in no case shall there be less than one valve every 1000 feet. Generally, there shall be three valves on each tee and four valves on each cross. Valves installed with tees and crosses shall be flanged together. All valves shall open counter-clockwise. Specific requirements for valve spacing will be made at the plan review stage.

A. Gate Valves, see requirements.

B. Reclaimed water valves shall be affixed with warning tags. Tags shall be securely fastened with a zip tie to the tracer wire at the top of the valve box in a manner that ensures visibility. Reclaimed water valve tags shall be inert polyethylene plastic that is impervious to all known alkalis, acids, chemical reagents and solvents likely to be encountered in the soil. The tags shall be 3" x 5 ¾" minimum size. Tags shall be purple and shall have the words, "CAUTION: RECLAIMED WATER-DO NOT DRINK" printed in black lettering. The lettering shall be a minimum of ½ inch high.

C. Valve Box: All valves shall have a standard EJ or Olympic Foundry VB-950 water valve box set to grade with a 6 inch ASTM 3034 SDR 35 PVC riser from valve to within 4 to 6 inches of valve box top. Commercial grade concrete shall be installed one foot around all valve boxes eight inches thick. If valves are not set in paved area, a concrete pad shall be set around each valve box at finished grade. In areas where valve box falls in road shoulder, the ditch and shoulder shall be graded before placing asphalt or concrete pad. See reclaimed water detail.

D. Valve marker post: Valve marker posts shall be 4 inch x 4 inch reinforced concrete or schedule 40 steel posts 5 feet long stamped with "R" and distance to valve in white. Posts shall be painted with one base coat and two coats purple oil base enamel. The need for valve marker posts will be determined during plan review. See reclaimed water detail.

6.00.070 Bend Markers

Bend markers are required when reclaimed water lines are located outside the right-of-way. When the direction of a main changes due to a bend, a bend marker is required. See reclaimed water details.

6.00.080 Casing

The casing shall be as follows: one-quarter inch wall seamless steel casing pipe or ductile iron Class 52. Casing spacers are required. A minimum of three sets of spacers are required per 20 feet of pipe. Spacers shall be as manufactured by UniFlange. Calpico Inc. or approved equal. No more than one inch of clearance is allowed between the top of the spacers and the inside top of the casing pipe. Approval of products requires research and therefore may be time consuming.

The joints of the transmission pipe within the casing pipe shall be restrained with a restraint system approved by the City of Yelm. Restrained joints shall be required on the transmission line one pipe length past either end of the casing pipe. Additional restraints may be required by the City.

6.00.090 Air and Vacuum Release Valve

Air and vacuum release valves (ARV) shall be installed behind the sidewalk on the property line. For mains up to 12 inches diameter ARV's shall be as shown on reclaimed water standard detail. The engineer shall size the ARV for mains 14 inches diameter and larger.

ARV's shall be installed in a manner that will not create a cross connection condition, with measures provided to prevent backflow, cross connections, and contamination of the City system.

The installation shall be set at the high point of the line when required. ARV's shall not be installed in areas subject to high ground water or flooding. Where possible, pipes shall be vertically aligned to prevent the need for an air release valve.

6.00.100 Blowoff Assembly

A blowoff shall be required at the end of all dead end mains. The blowoff assembly shall be as shown on the standard details. The working pressure rating for blowoff assemblies shall be 200 psi.

6.00.110 Sample Stations

A sample station may be required on any reclaimed water main extension for testing. The requirement for the location of the sample station will be determined by the City during the plan review. Sample stations shall be located behind the walk, in an open space, or in a utility easement whenever possible and shall generally be centrally located in the project at a low point if possible.

6.00.120 Service Connection

A. Service connections on reclaimed water for new developments shall be installed as part of the mainline construction. After the system has

been accepted by the City and approval has been given, the owner may apply for a reclaimed water meter. The City will install a reclaimed water meter after the application has been made, the work completed (including the backflow assembly installation), accepted, and all applicable fees have been paid.

B. When reclaimed water is desired to serve a parcel fronting an existing main but not served by an existing setter, an application must be made to the City. Upon approval of the application and payment of all applicable fees, the applicant shall hire a contractor to tap the main and install the service in accordance with Chapter 6.00.40.

   Domestic or reclaimed water irrigation meters 2 inch or larger in size must be ordered through the City by the contractor/developer 10 weeks in advance of the installation date.

   When applicable, conduit or casing is required by Thurston County for services crossing perpendicular to the roadway centerline outside the City limits but within the City of Yelm reclaimed water service area. The applicant is responsible for this work. Contact Thurston County for the required right-of-way permit(s) and restoration requirements, if any. If Thurston County allows trenching, conduit shall still be required.

C. Service lines shall be as specified herein. Service lines shall be a one piece purple (Pantone 512/522) polyethylene plastic pipe from the reclaimed water main to the setter. Service lines shall be as specified herein. No glued joints will be accepted. Service lines shall be installed perpendicular to and 22½ degrees above horizontal of the main. Purple warning tracer tape and wire wrapped around the pipe shall be installed on all service lines. When connecting to an existing system where the roadway cannot be cut, a casing shall be required.

   One and one-half to two inch diameter service lines shall be NSF Approved, PE3408 purple polyethylene pipe manufactured from virgin materials. Pipe shall meet the following specifications:

   - ANSI/AWWA C901
   - ASTM D1248, ASTM D 3350, ASTM D 2239, ASTM D 3035 and ASTM D 2737,
   - Pressure Class 200, SIDR–7 (Standard Inside Dimension Ration-Pressure Rated),
   - Cell classification 345464C,

Pipe shall be manufactured by Interstate Plastics, Philips Driscopipe, Eagle Pacific, Superlon Plastics, and U.S. Poly or approved equal.

Service saddles with stainless steel straps shall be as shown on the details or approved equal. All clamps shall have rubber gasket and iron pipe threaded outlets.

Corporation stops shall be as shown on the appropriate detail or approved equal with iron pipe threads conforming to AWWA C 800. Stainless steel inserts shall be used with pack joints and polyethylene pipe.

6.00.130 Marking Service Lines

The location of all service lines shall be marked on the face or top of the cement concrete curb with an "R" 3 inches in height and 1/4 inch into the concrete. When asphalt rolled curb is allowed, the water shall be marked with a tag secured with a "PK" nail one foot toward centerline from the gutter. The tag shall be a minimum 1-1/4 inch diameter, 0.050 inch thick aluminum disk stamped "R" or an unstamped purple plastic equivalent.

6.00.140 Water Main/Sanitary Sewer, and Reclaimed Crossings

The Contractor shall maintain a minimum of 18 inches of vertical separation between sanitary sewers/reclaimed water and water mains. To accommodate crossings, the minimum cover for reclaimed water main of 72 inches may be reduced upon approval by the City to provide for as much vertical separation as possible. When a reduced depth is allowed, approved alternate backfill material may be required by the City. See 8.080 for casing specifications.

Reclaimed water shall only be installed under water lines and shall be above sewer lines. The vertical separation of 18 inches shall be at a minimum of 10 feet on either side of the crossing. The longest standard length of pipe shall be installed so that the joints will fall equidistant from any sewer or water crossing. In some cases, where minimum separation cannot be maintained, it may be necessary to encase the reclaimed water pipe and/or the sewer or water service per City of Yelm standards.

6.00.150 Hydrostatic Tests

The reclaimed water main and appurtenances and service connections to the meter setter shall be tested in sections of convenient lengths under a hydrostatic pressure equal to 150 psi in excess of that under which it will operate for 15 minutes. In no case shall the test pressure be less than 225 psi. Any leaks or imperfections developing under said pressure shall be remedied by the Contractor. The main shall be tested between valves. Insofar as possible, no hydrostatic pressure shall be placed against the opposite side of the valve being tested. Test pressure shall be maintained while the entire installation is inspected.

The contractor shall provide all necessary equipment and shall perform all work connected with the tests. The test pump shall be clean and disinfected. Tests shall be made after all connections have been made and the roadway section is constructed to subgrade. This is to include any and all connections as shown on the plan. The contractor shall perform the test to assure that the equipment to be used for the test is adequate and in good operating condition and the air in the line has been released before requesting the City to witness the test. connections have been made and the roadway section is constructed to subgrade. This is to include any and all connections as shown on the plan. The contractor shall perform the test to assure that the equipment to be used for the test is adequate and in good operating condition and the air in the line has been released before requesting the City to witness the test.

6.00.170 Reclaimed Water Irrigation

All reclaimed water irrigation systems located within the public right-of-way shall be designed by a landscape architect registered in the State of Washington or City-approved design firm. Parts lists shall be submitted with each project.

The General Notes on the following pages are required on all plans for City operated or maintained reclaimed water irrigation systems or on any owner association operated or maintained reclaimed water irrigation systems located within the public right-of-way.

At sewer lift stations, reclaimed water irrigation systems shall be installed with an approved backflow prevention assembly in accordance with Chapter 4.00.110 of this manual. See reclaimed water detail. A separate reclaimed water irrigation meter shall be provided for reclaimed water irrigation systems. Medians shall require a separate meter. The reclaimed water irrigation system shall be installed after the area has been properly prepared. The pipe trenches shall be no wider than is necessary to lay the pipe or install equipment.

The median system shall be a completely separate system with its own separate appurtenances.

Reclaimed water irrigation sprinklers shall be situated to not wet any public street or sidewalk. Spray heads shall not be used in planters less than 3 feet wide. Drip reclaimed water irrigation methods shall be employed in areas less than 3 feet wide to prevent overspray. Turf heads shall be placed at finished grade as measured from the top of the sprinkler. Shrub heads shall be 12 inch pop up type placed at finished grade unless otherwise specified. Drip reclaimed water irrigation emitters shall be installed in accordance with the manufacturer’s recommendations.

Installation and maintenance of reclaimed water irrigation systems in roadway planter strips shall be as shown in the table below. The system owner shall be responsible for the on-going utility expenses incurred.

	Single Family Residential Zones	**Multi-Family & All Other Zones**
Arterial Boulevard	Developer installs, Homeowners Association maintains or a Community Facilities District may be established	Developer installs. Owner or Owners Association maintains or a Community Facilities District may be established
Arterials	Developer installs, Homeowners Assn. maintains. If the association doesn't maintain, a Community Facilities District may be established at the City's discretion	Developer installs. Owner or Owners Association maintains (the City will maintain where existing covenants don't address this issue)
Collectors	Developer installs, Homeowners Assn. maintains Developer installs, Owners Association maintains	Developer installs, Homeowners Assn. maintains Developer installs, Owners Association maintains
Residential	Developer installs & Homeowners Assn. maintains. If Owner installs, owner maintains	Developer installs & Homeowners Assn. maintains Owner installs, owner maintains

GENERAL NOTES (RECLAIMED WATER IRRIGATION SYSTEMS)

1. It shall be the responsibility of the contractor to have a copy of an approved set of the landscaping plans signed by the Director of Public Works on the construction site at all times.
2. Electrical permits and inspections are required for all reclaimed water irrigation services within the City of Yelm. The contractor is responsible for obtaining permits prior to any type of actual construction. Prior to installation of any materials, the irrigation contractor shall submit for approval by the City, five copies of material catalog cuts, specifications, shop drawings and/or wiring diagrams. Any materials purchased or labor performed prior to such approval shall be at the contractor's own risk.
3. A clearly marked service disconnect shall be provided for every automatic reclaimed water irrigation installation unless otherwise stated on a City approved set of plans. The location and installation of the disconnect shall conform to the National Electrical Code (NEC) and City of Yelm standards. The service disconnect shall be City approved.
4. All low voltage wire shall be a minimum size of #14 UF from each control valve to the terminal interface.
5. All low voltage splices shall be Spears DS 400 or a City approved equal. All splices shall be done in valve control boxes. Direct burial splicing will not be allowed.
6. All materials specifications from Section G Material Specifications of this paragraph shall be shown on the plans.
7. A separate reclaimed water irrigation meter shall be provided for reclaimed water irrigation systems. Medians shall require a separate meter. The reclaimed water irrigation system shall be installed after the area has been properly prepared. See Chapter 4B.125 for soil preparation requirements. Pipe trenches shall be no wider than is necessary to lay the pipe or install equipment. The top 6 inches of topsoil shall be kept separate from the subsoil and shall be replaced as the top layer when backfill is made.
8. The median system shall be a completely separate system with its own separate appurtenances for City owned medians.
9. All reclaimed water irrigation lines to be installed under existing pavement or areas to be paved shall be installed within a casing. The casing shall be a minimum 4 inch diameter or twice the diameter of the encased pipe. The casing shall be AWWA C900 DR 14 PVC pipe. The reclaimed water irrigation casing shall extend a minimum of 1

foot beyond the structure under which casing is being jacked or bored.

10. Upon final acceptance of the work, the contractor shall submit two as-built drawings per Chapter 3.065.
11. Privately owned sprinkler heads built along slopes in excess of 2 percent shall contain check valves.

6.00.170 Reclaimed Water Irrigation (Cont.)

A. Layout of Reclaimed water irrigation System

The contractor shall stake all reclaimed water irrigation heads and mark all proposed trenches within the reclaimed water irrigation system per the approved plans prior to installing the system. Alterations in layout may be expected, i.e., to conform to ground conditions and to obtain full and adequate coverage to the landscaping. However, no alterations shall be made without prior authorization by the City.

B. Excavation

Trenches shall be no wider at any point than is necessary to lay pipe or install equipment. Trench bottoms shall be of relatively smooth sand 4 inches below and 6 inches above the pipe.

Detectable marking tape shall be placed in the trench 6 inches directly above, parallel to, and along the entire length of all nonmetallic water line and nonmetallic conduit. The width and depth of the tape shall be as recommended by the manufacturer or the City.

C. Piping

The reclaimed water irrigation main line is the line containing the supply usually situated between the reclaimed water irrigation meter and the reclaimed water irrigation control valves. The reclaimed water irrigation lateral lines are the lines between the reclaimed water irrigation control valves and the connections to the reclaimed water irrigation heads. Swing joints, thick walled poly pipe, flexible risers, rigid pipe risers, and associated fittings are not considered part of the lateral line but incidental components of the reclaimed water irrigation heads.

All reclaimed water lines shall be purple PVC and be a minimum of 18 inches below finished grade as measured from the top of the pipe. Where possible, mains and laterals or section piping shall be placed in the same trench.

All reclaimed water irrigation lines to be installed under existing pavement or areas to be paved, shall be installed within a minimum 4 inch diameter or twice the diameter of the encased pipe. The casing shall be AWWA C900 DR 14 PVC pipe. The reclaimed water irrigation casing shall extend a minimum of 1 foot beyond the structure under which casing is being jacked or bored.

D. Valve boxes

Valve boxes shall be installed flush to grade outside of play and high vehicular and pedestrian traffic areas.

Valve boxes shall have filter fabric underlayment installed at the bottom to prevent rodent intrusion and sediment build up.

Valve boxes shall be supported with bricks or concrete blocks as approved by the City to prevent settlement.

Reclaimed water valve boxes shall be purple in color and have purple lids with permanent lettering stating: "RECLAIMED WATER DO NOT DRINK".

E. Pipe Connections

During construction, pipe ends shall be plugged or capped to prevent entry of dirt, rocks, or other debris.

PVC pipe, couplings and fittings shall be handled and installed with care and in accordance with the manufacturer's recommendation. For gasketed connections, the outside of the PVC pipe shall be chamfered to a minimum of 1/16 inch at approximately 22 degrees. For all other connections, pipe and fittings shall be joined by solvent welding. Solvents used must penetrate the surface of both pipe and fittings which will result in complete fusion at the joint. The solvent and cement shall be of a type recommended by the pipe manufacturer.

Threaded PVC joints shall be assembled using Teflon tape as recommended by the pipe manufacturer.

On plastic to metal connections, work the metal connection first. Use a non-hardening compound on threaded connections. Connections between metal and plastic are to be threaded utilizing female threaded PVC adapters with a threaded schedule 80 PVC nipple only.

F. Electrical Wire Installation

The electrical controller shall be located in an open space or in a utility easement whenever possible.

All control wires shall be labeled at the controller, splice boxes and at the valves in the field.

Wiring between the automatic controller and the automatic valves shall be direct burial, #14 and may share a common neutral. A minimum of two spare # 14 UF yellow wires shall be installed from the controller to the furthest valve in each direction, looping through each control valve box. There shall be a 2 foot loop left in each control valve box. Separate control conductors shall be run from the automatic controller to each valve. When more than one automatic controller is required, a separate common neutral shall be provided

for each controller and the automatic valve which it controls. Wire shall be installed adjacent to or beneath the reclaimed water irrigation pipe. Plastic tape or nylon type wraps shall be used to bundle wires together at 10 foot intervals, and the wire shall be "snaked" from side to side in the trench. When necessary to run wire separate from the reclaimed water irrigation pipe, the wire shall be bundled and placed under detectable marking tape. When lateral pipe lines have less than 18 inches of cover, direct burial wire shall be installed below the pipe at a minimum depth of 18 inches from finished grade.

Wiring placed under pavement and walls or through walls, shall be placed in reclaimed water irrigation casing. See 8.210 Section C.

Splices will be permitted only at junction boxes, valve boxes, or at control equipment. A minimum of 2 feet of excess conductor wire shall be left at all splices and terminal and control valves to facilitate inspection and future splicing.

G. Flushing

All main supply lines shall receive two fully open flushings to remove debris that may have entered the line during construction. The first flushing shall be completed prior to installing valves or testing.

All lateral lines shall receive one full-open flushing prior to placement of sprinkler heads, emitters, and drain valve s. Note, drain valves on main lines are not recommended. Quick couplers shall be installed on the downstream side at the cross connection device and at each terminus of the main line from the cross connection device. The flushing shall be of sufficient duration to remove any dirt and debris that have entered the lateral lines during construction.

H. Testing

All gauges used for testing water pressure shall be certified correct by an independent testing laboratory immediately prior to use on the project. Gauges shall be retested when ordered by the inspector.

Automatic controllers shall be tested by actual operation for a period of two weeks under normal operating conditions. Should adjustments be required, the Contractor shall do so according to the manufacturer’s recommendation or under the City’s direction until the operation is satisfactory to the City.

All main lines shall be purged of air and tested with a minimum static water pressure of 150 psi for 60 minutes without introduction of additional service or pumping pressure. Testing shall be done with one pressure gauge installed on the line in a location determined by the

City inspector. Lines which show loss of pressure exceeding 5 psi after 60 minutes will be rejected.

All lateral lines shall be purged of air and tested in place at operating line pressure with a pressure gauge and with all fittings capped or plugged. The operating line pressure shall be maintained for 30 minutes with valves closed and without introduction of additional pressure. Lines which show leaks or loss of pressure exceeding 5 psi at the end of specified test period will be rejected.

The contractor shall correct rejected installations and retest for leaks as specified herein.

I. Testing

Backfill shall not be started until all piping has been inspected, tested and approved by the City inspector, after which, backfilling shall be completed as soon as possible. All backfill material placed within 6 inches of the pipe shall be free of rocks, roots, or other objectionable material which might cut or otherwise damage the pipe.

J. Adjusting System

Before final inspection, the contractor shall adjust and balance all sprinklers to provide adequate and uniform coverage. Spray patterns shall be balanced by adjusting individual sprinkler heads with the adjustment screws or replacing nozzles to produce a uniform pattern.

K. System Operation

The reclaimed water irrigation system shall be completely installed, tested and operable prior to planting unless otherwise specified in the plans or as approved by the City. The contractor shall be responsible for all maintenance, repair, and testing, inspecting and automatic operation of the system until all work is considered complete as determined by the final inspection.

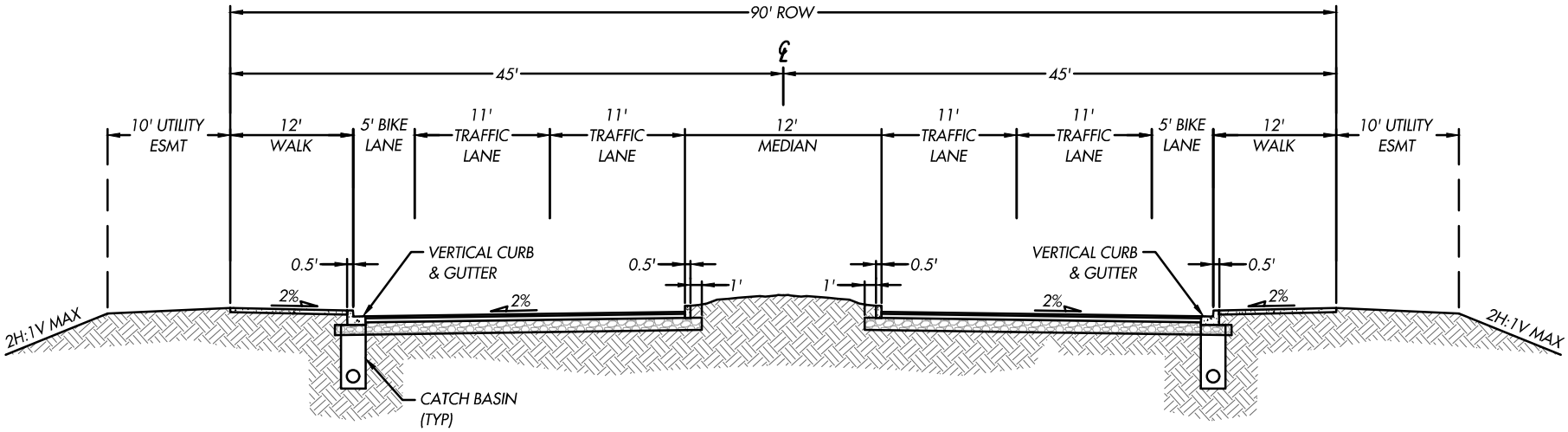
L. As-Built Plans

Upon final acceptance of the work, the contractor shall submit Record / As-built drawings.

LIST OF DRAWINGS – RECLAIMED WATER

Title	Drawing
1” Reclaimed Water Meter Service	6 - 1
1-1/2” Reclaimed Water Meter Service W/bypass.	6 - 2
2” Reclaimed Water Meter Service W/high Bypass	6 - 3
Standard Plumbing Configuration for 3” & 4” Meters	6 - 4
Double Check Valve Assembly for 2” or Smaller Irrigation	6 - 5.1
Double Check Valve Assembly for 3” & Up Irrigation	6 - 5.2
Irrigation Service for Commercial Sites Type II.	6 - 6
Reclaimed Water Manhole Logo Cover & Frame Installation.	6 - 7
Reclaimed Water Meter Installation.	6 - 8
2” Air and Vacuum Release Valve for Reclaimed Water.	6 - 9
Blow-Off Hydrant Assembly in Planter Strip	6 - 10
2” Blowoff Assembly for Extendable Mains.	6 - 11
Connection to Existing Main.	6 - 12
Standard Valve Box Installation	6 - 13
Standard Blocking Detail	6 - 15
Reclaimed Water Pipe Encasement Requirements	6 - 16
Pipe Zone Bedding for Reclaimed Water Mains & Services	6 - 17

EXHIBIT D

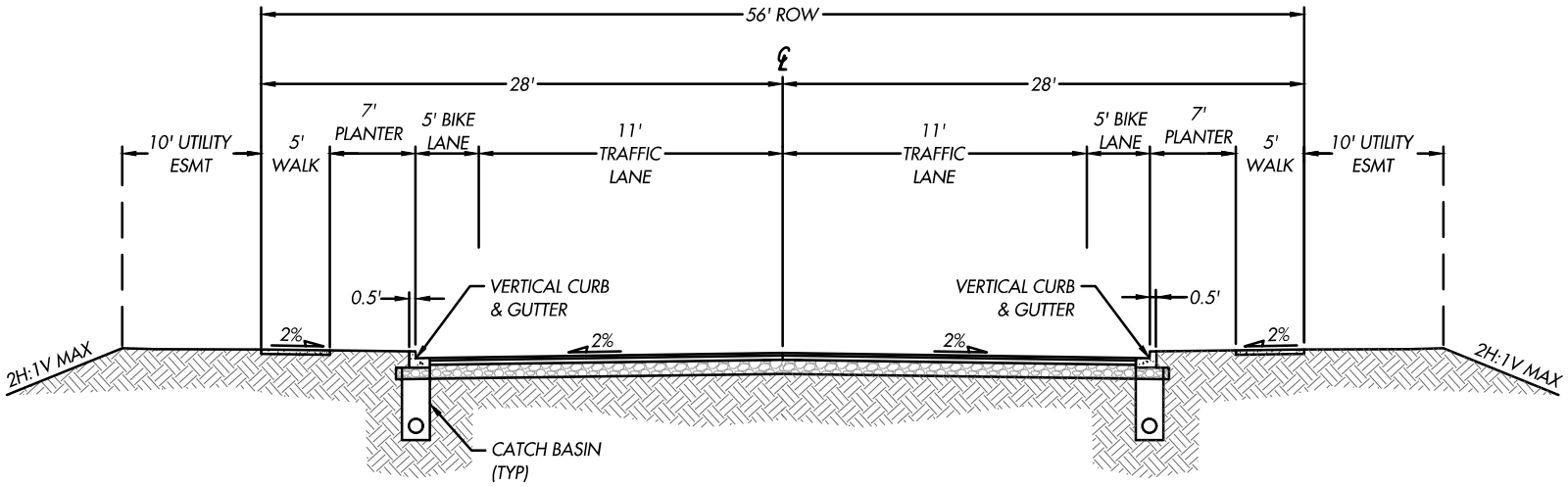


(TAHOMA BLVD SE)

ROAD SECTION A-A

NOT TO SCALE

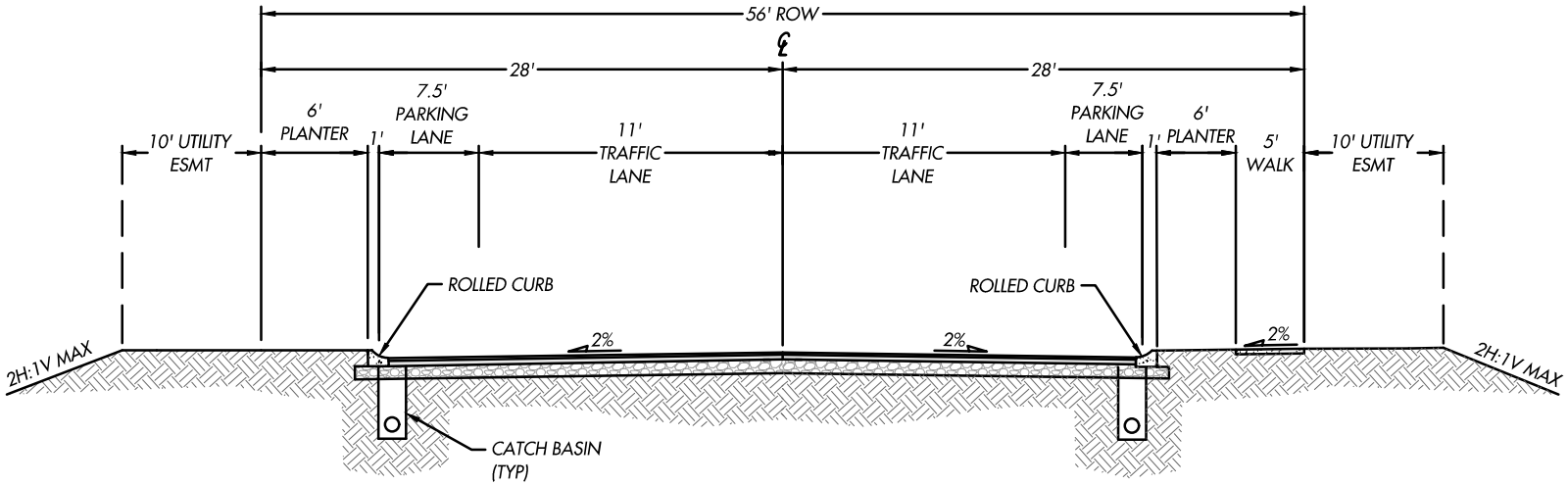
EXHIBIT E



(NEIGHBORHOOD COLLECTOR)

ROAD SECTION B-B

NOT TO SCALE

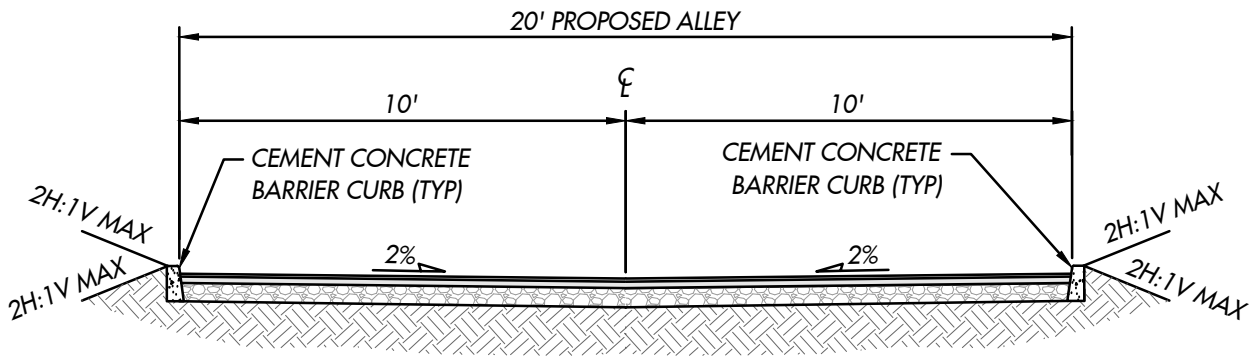


(LOCAL ACCESS RESIDENTIAL)

ROAD SECTION C-C

NOT TO SCALE

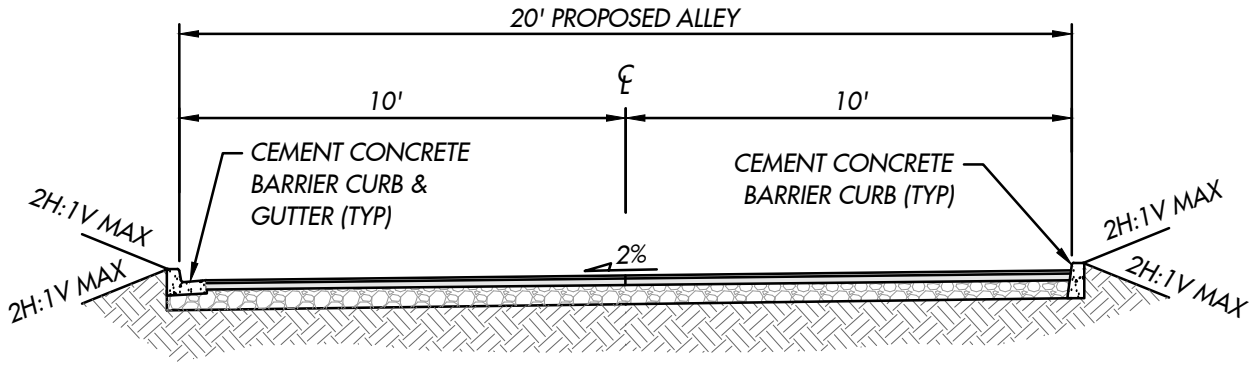
EXHIBIT F



(INVERTED CROWN)

ALLEY SECTION D-D

NOT TO SCALE

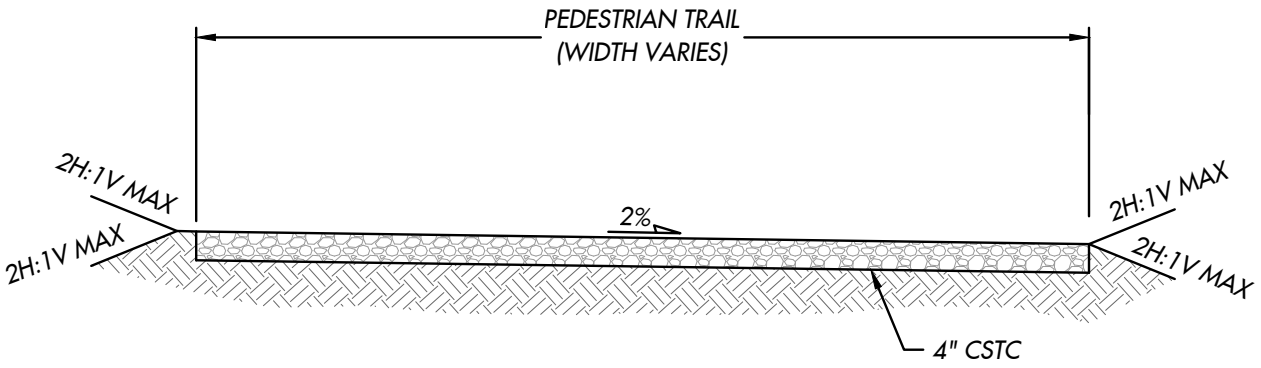


(THICKENED EDGE)

ALLEY SECTION E-E

NOT TO SCALE

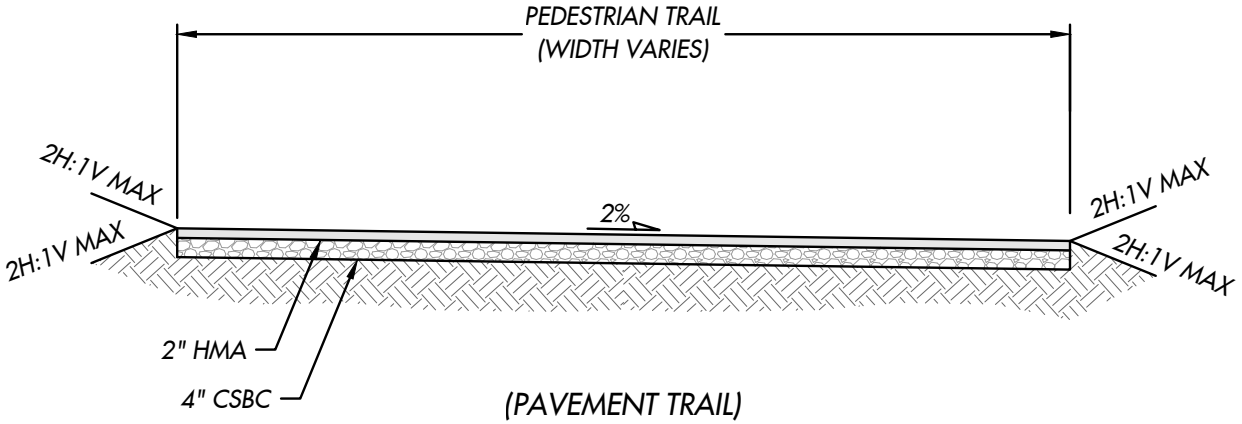
EXHIBIT G



(GRAVEL TRAIL)

TRAIL SECTION F-F

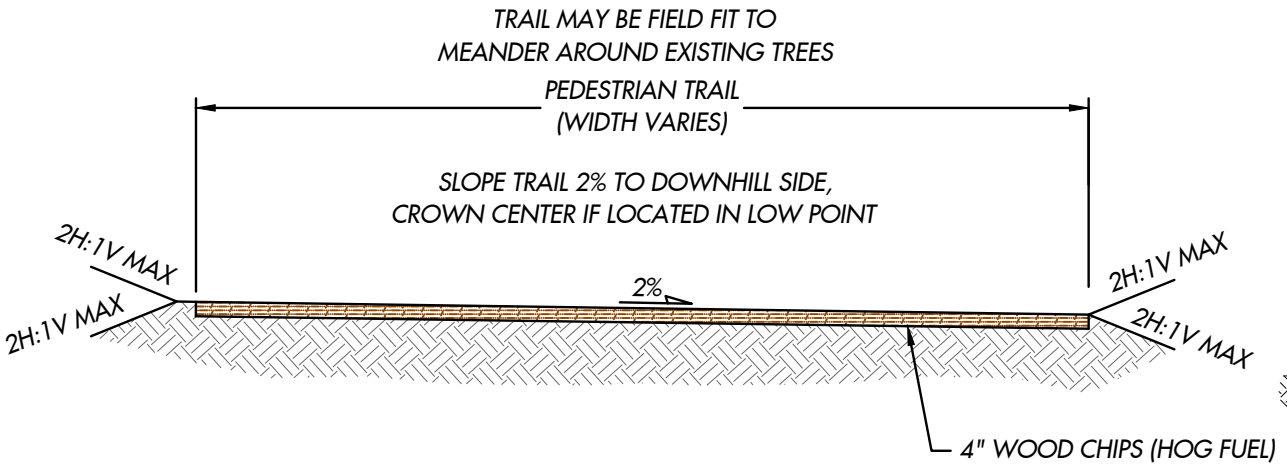
NOT TO SCALE



(PAVEMENT TRAIL)

TRAIL SECTION G-G

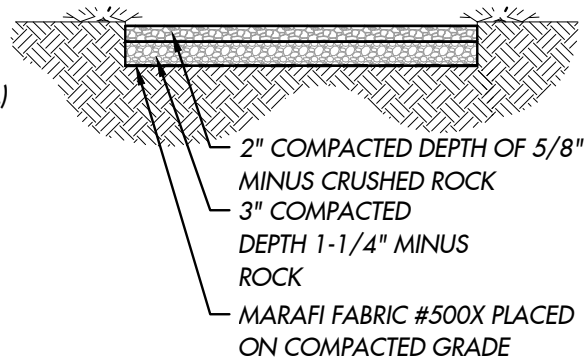
NOT TO SCALE



(WOOD CHIP TRAIL)

TRAIL SECTION H-H

NOT TO SCALE

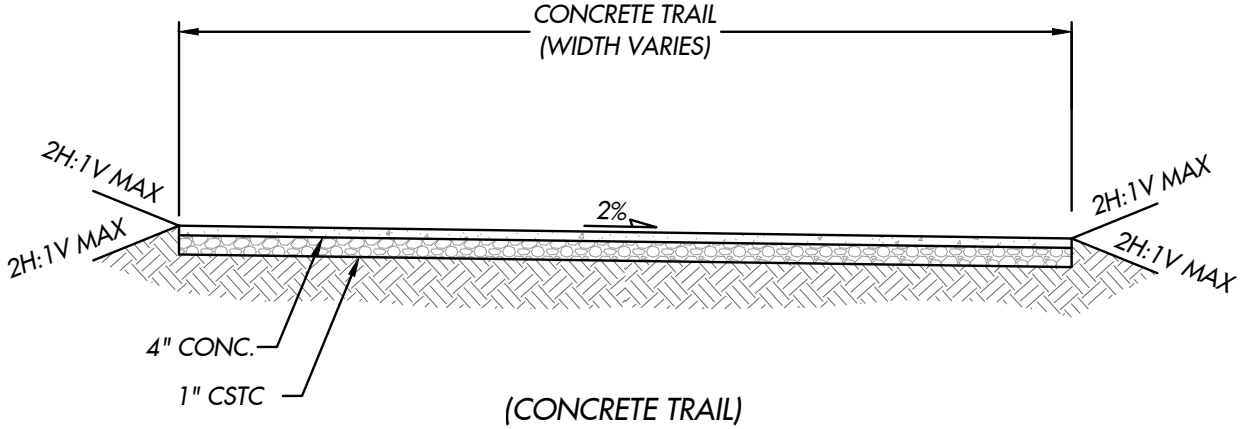


NOTE:
TRAIL TO BE PLACE ON GRADE. DO NOT EXCAVATE.

(UNEXCAVATED GRAVEL TRAIL)

TRAIL SECTION K-K

NOT TO SCALE



(CONCRETE TRAIL)

TRAIL SECTION J-J

NOT TO SCALE

Meeting Date: October 13, 2026

CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

AGENDA ITEM: **RESOLUTION NO. 676 – SUPPORTING YELM COMMUNITY SCHOOLS PROPOSITION NO.1 – Maintain Educational Programs and Operations Levy**

COMMITTEE REVIEW: **YES** **X** **NO**

ATTORNEY REVIEW/APPROVAL: **X YES** ☐ **NO** ☐ **N/A**

PROPOSED MOTION:

Move to approve Resolution No. 676 supporting Yelm Community Schools Proposition No. 1.

KEY FACTS AND INFORMATION SUMMARY:

- On August 3, 2026, the Board of Directors of Yelm Community Schools voted to place an Educational Programs and Operations Levy before the voters on the November 3, 2026,general election.
- The quality and availability of educational programs, student activities, health and safety services, and other school services contribute to the well-being of students, families, and the community as a whole.
- RCW 29B.45.010 permits an elected legislative body to take action at an open public meeting to express a collective decision or to support or oppose a ballot proposition, provided that the meeting notice includes the title and number of the ballot proposition and members of the legislative body or members of the public are afforded an approximately equal opportunity for the expression of an opposing view
- The agenda for the October 13, 2026, open public meeting identifies the title and number of the ballot proposition and equal opportunity will be provided for the expression of an opposing view.
- The City Council expressed its support for Yelm Community Schools Proposition No. 1 at the October 6, 2026, Study Session, and requested that a Resolution expressing formal support be included on the October 13, 2026, regular meeting agenda for a vote of the Council.

ATTACHMENTS:

- Resolution No. 676

CITY OF YELM
RESOLUTION NO. 676

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YELM, WASHINGTON, EXPRESSING SUPPORT FOR YELM COMMUNITY SCHOOLS PROPOSITION NO. 1, MAINTAIN EDUCATIONAL PROGRAMS AND OPERATIONS LEVY, TO BE PRESENTED TO VOTERS AT THE NOVEMBER 3, 2026, GENERAL ELECTION.

WHEREAS, Yelm Community Schools serves students and families residing within the City of Yelm and the surrounding community and is an important public institution within the Yelm community; and

WHEREAS, the quality and availability of educational programs, student activities, health and safety services, and other school services contribute to the well-being of students, families, and the community as a whole; and

WHEREAS, on August 3, 2026, the Board of Directors of Yelm Community Schools voted to place an Educational Programs and Operations Levy before the voters at the November 3, 2026, general election; and

WHEREAS, the measure will appear on the ballot as Proposition No. 1 – Maintain Educational Programs and Operations Levy and, if approved by the voters, will provide local funding for educational programs and operations that are not fully funded through state or federal sources; and

WHEREAS, the proposed two-year levy is estimated to collect $11,194,449 in 2027 and $12,278,072 in 2028, at an estimated levy rate of $1.50 per $1,000 of assessed property value; and

WHEREAS, the City Council recognizes that the decision whether to approve Proposition No. 1 ultimately rests with the voters of Yelm Community Schools; and

WHEREAS, RCW 29B.45.010 permits an elected legislative body to take action at an open public meeting to express a collective decision or to support or oppose a ballot proposition, provided that the meeting notice includes the title and number of the ballot proposition and members of the legislative body or members of the public are afforded an approximately equal opportunity for the expression of an opposing view; and

WHEREAS, the City Council has considered Proposition No. 1 at an open public meeting for which notice identified the title and number of the ballot proposition and at which an approximately equal opportunity was provided for the expression of an opposing view;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YELM, WASHINGTON, AS FOLLOWS:

Section 1. Support for Proposition No. 1. The Yelm City Council hereby expresses its support for Yelm Community Schools Proposition No. 1 – Maintain Educational Programs and Operations Levy, appearing on the November 3, 2026, general election ballot.

Section 2. Purpose and Limitations. This Resolution constitutes the collective position of the Yelm City Council adopted pursuant to RCW 29B.45.010. Nothing in this Resolution authorizes the use of City facilities, staff time, funds, equipment, mailing lists, publications, or other City resources for campaign purposes except as otherwise permitted by law.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED by the City Council of the City of Yelm, Washington, at a regular meeting thereof this 13th day of October 2026.

CITY OF YELM

_____

Joe DePinto, Mayor

ATTEST:

_____

Kathy Linnemeyer, City Clerk

APPROVED AS TO FORM:

_____

Brent Dille, City Attorney

City of Yelm
EST. 1924
WASHINGTON

Meeting Date: 10/13/2026

CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

AGENDA ITEM: Resolution 674 Updating School Impact Fees

COMMITTEE REVIEW: ☐ **YES** **X NO**
COMMITTEE:

ATTORNEY REVIEW/APPROVAL: **X YES** ☐ **NO** ☐ **N/A**

ACTION REQUESTED
Move to Approve Resolution 674 endorsing the Yelm Community Schools 2026-2032 Capital Facilities.

KEY FACTS AND INFORMATION SUMMARY:
Each year, the Yelm School District updates its Capital Facilities Plan, taking into account population growth, student enrollment trends, and capital facility needs. This year, they are recommending reducing the impact fee to $0 due to declining school enrollment and no new facility needs to support student enrollment growth.

ATTACHMENTS:

- Resolution 674
- Yelm Community School Capital Facilities Plan

Respectfully Submitted:

Cody Colt
Public Services Director

RESOLUTION NO. 674

A RESOLUTION OF THE CITY OF YELM, WASHINGTON, ESTABLISHING AN UPDATED SCHOOL IMPACT FEE PURSUANT TO SECTION 18.16.090 YELM MUNICIPAL CODE

WHEREAS, Section 18.16.090(B) Yelm Municipal Code establishes an impact fee related to schools; and

WHEREAS, the fee is calculated based on the most current version of the Capital Facilities Plan adopted by Yelm Community Schools and endorsed by resolution of the Yelm City Council; and

WHEREAS, the Board of Directors of Yelm Community Schools adopted an update to the District's Capital Facilities Plan on September 24th, 2026; and

WHEREAS, the Board of Directors also adopted an updated Impact Fee Rate Study for Schools which establishes the need for an impact fee of $0 per single family dwelling and $0 per multi-family unit; and

WHEREAS, the Capital Facilities Plan predicts a 1% decrease in student population each year for the next six years; and

WHEREAS, the current School Facilities have a projected enrollment of 4,953 students by 2031 with a capacity for 7,398 students; and

WHEREAS, the City of Yelm desires to endorse the Capital Facilities Plan and Impact Fee Study pursuant to Section 18.16.090(B) YMC;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yelm:

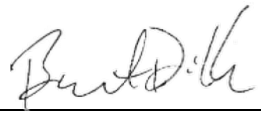
1. The Capital Facilities Plan and Impact Fee Rate Study adopted by the Board of Directors of Yelm Community Schools is hereby endorsed by the City of Yelm.
2. The School impact fee pursuant to Section 18.16.090(B) YMC is established at a rate of $0 per single family dwelling, and $0 per multi-family unit.

Approved this 13th day of October, 2026

_____

Joe DePinto, Mayor

Approved as to form:



Brent Dille, City Attorney

Attest:

Kathy Linnemeyer, City Clerk

YELM Community Schools

Capital Facilities Plan

2026 – 2032

Acknowledgements

Board of Directors
Casey Shaw, President
Bill Hauss, Vice President
Denise Hendrickson, Director
Ryan Jewell, Director
Frank King, Director

Superintendent
Chris Woods

District Staff
Teri Melone, Director of Operations

Adopted September 24, 2026

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Executive Summary

About the Plan

The Yelm Community Schools Capital Facilities Plan describes capital projects needed over the next six years and the longer-term in order to carry out the District's mission, vision, and goals to provide students with quality educational services. The plan has a number of purposes. It guides District decisions regarding capital projects and budgeting. It informs the land use plans of local governments. It is a resource community members can use to help understand District capital projects and related public funding requests. It is also required for the collection of school impact fees.

The plan is prepared in compliance with the Growth Management Act and the codes of the three jurisdictions that collect school impact fees on behalf of the District: Pierce County, Thurston County, and the City of Yelm. The District annually updates this plan and provides it to the city and counties for review and adoption as part of their comprehensive plans.

The plan includes information used to help identify capital facility needs including District educational programming goals and class size standards, the condition of existing facilities and their capacity to serve students, enrollment trends, and projected surpluses or deficits in classroom space. Capital facility needs, potential funding sources available to the District, and a finance plan lists projects the District anticipates completing over the next six years and a deferred maintenance plan of projects that are on hold due to funding availability.

Key Findings

Capital Facility Needs

The District has multiple aging facilities that are nearing the end of their useful life and will require repair, replacement or renovation. Three of the District's schools are over 30 years old: Lackamas Elementary, Prairie Elementary, and Fort Stevens Elementary School. Mill Pond Elementary School is nearing the 30 years of age mark. With the passing of the February 2019 bond measure, the district was able to procure a new Yelm Middle School opening to students September 2021, a new Southworth Elementary School opening to students September 2022, and district wide safety and security upgrades.

Yelm Community Schools saw significant enrollment growth between 2003 to 2017. To manage this growth the District put in place a considerable number of portable classrooms, adding to the number of portables that were already in place in 2003. One reason the District added portables instead of building or expanding schools is that the community and the District have struggled to pass bond measures to finance needed capital projects. Currently, 74 portable classrooms are located at six school campuses. Over a third of all students have their primary classroom in a portable, and many of the portables are more than 20 years old.

This plan includes a Six-Year Capital Finance and Deferred Maintenance plan outlining priorities and costs if available. Due to the reduction of the Capital Facilities budget, only essential safety and security repairs will be addressed based on funding availability. Major and minor repairs will be deferred until funding is secured.

About the District

Located in southeast Thurston County, Yelm boasts spectacular views of Mt. Rainier. Yelm is a growing and thriving rural community with easy access to mountains, rivers, beaches, as well as urban and cultural events. Yelm is the fourth largest district in Thurston County serving the communities of Yelm, McKenna, the Bald Hills (Clear Lake), the Lawrence Lake area, the Nisqually Indian Reservation, and parts of the Lacey suburbs. A portion of the district's 192 square miles extends into Pierce County. Current enrollment is approximately 5000 students in six elementary schools, two middle schools, one high school, and one alternative school. The District is one of the largest employers in the region and employs approximately 760 staff.

Yelm Community Schools is a growing and vibrant district. We are committed to preparing students for success after graduation. We serve communities in Pierce County and Thurston County including Yelm, McKenna, the Bald Hills (Clear Lake and Lawrence Lake areas), the Nisqually Indian Reservation, and parts of the Lacey suburbs.

The District has seen shifts in student enrollment in recent years. Washington State Office of Superintendent of Public Instruction (OSPI) forecasts enrollment on form 1049 shown in Table 2. These predictions are evaluated annually which show current and future enrollment for Yelm Community Schools to decline level over the next 6 years.

Academic services and safe, welcoming facilities for students are a great source of pride in Yelm Community Schools. The District has offered Advanced Placement opportunities and a high-quality Career and Technical Education program. We also have had a strong commitment to the arts, music, and health and fitness prior to levy failures. A supportive community of individuals, parent organizations, nonprofit organizations, and businesses assist the district to enhance the educational experience for students.

Mission, Vision & Strategic Plan

The District’s work is guided by its mission, vision, and strategic plan.

Mission

Future-Ready Students. Community-Strong Schools.

Vision

Empowering every student to reach their full potential through high quality instruction, meaningful relationships, and strong connections with families and community.

Strategic Plan

In 2025, the Yelm Community Schools Board of Directors approved a five year strategic plan developed by a committee represented by staff and community.

Core Commitments: Learning, Belonging, Community

At the heart of our strategic plan are three interconnected commitments: Learning, Belonging, and Community. Each is powerful on its own, but their greatest impact comes when they work together.

- **Learning** is our core purpose. It means every student experiences challenging, engaging instruction that supports academic growth every day. But learning doesn't happen in isolation.
- **Belonging** is the environment that makes learning possible. When students feel safe, seen, and valued, they're more likely to take risks, engage deeply, and persist through challenges. A culture of dignity and connection lays the foundation for academic success.
- **Community** provides the network of support that sustains both learning and belonging. Families, staff, and community partners each play a role in helping students thrive, inside and outside the classroom.

Together, these three commitments form a system of support. They reinforce one another, creating the conditions where every student can grow, lead, and succeed.

Strategic Priorities

These strategic priorities guide how we teach, lead, and partner every day to fulfill our mission of empowering every student to thrive.

1. Instructional Excellence: We deliver high-quality, inclusive Tier I instruction that is standards-aligned and assessment-informed. Instruction is grounded in collaboration and responsive to the needs of every learner.
2. Responsive Support for All: We provide timely, data-driven academic and behavioral support through a Multi-Tiered System of Supports (MTSS), ensuring every student receives the right interventions and challenges to succeed.
3. Student Engagement and Ownership: We create classrooms where students are actively engaged, have voice and choice, and take responsibility for their learning, building motivation, relevance, and readiness for the future.

4. Meaningful Relationships and Belonging: We foster inclusive school communities where every student feels safe, known, and valued. Belonging is strengthened through positive relationships, restorative practices, and clear expectations.
5. Leadership, Recognition, and Voice: We empower students to lead and contribute in meaningful ways. Leadership and recognition amplify student voice and build agency and pride.
6. Family and Community Partnership: We cultivate strong, authentic partnerships with families and community members through transparent communication, inclusive engagement, and shared responsibility for student success.
7. Transparency and Trust: We build trust by sharing progress openly, acting on community feedback, and aligning our practices with our strategic commitments. Families and partners help guide and hold us accountable.

District Class Size Standards

The District sets standards for the average number of students in classrooms. These standards are grounded in the District's mission and vision and support positive learning environments. They also inform capital facilities planning. For instance, they are used to help determine the design of new or remodeled school facilities in addition to other factors such as educational programming goals and site opportunities and constraints. Class size standards are also used to help estimate student capacity – which is how much room there is in schools' permanent classrooms to serve students.

The District's current class size standards are listed below. These standards are for District-wide average class sizes. Individual classrooms may have a higher or lower number of students.

- **Preschool (AM+PM):** Average class size of 30
- **Elementary School (K-5):** Average class size of 25 students
- **Middle School (6-8)**: Average class size of 28 students
- **High School (9-12)**: Average class size of 28 students
- **Special Education (CLC/FLC/SITE/STEP):** Average class size of 14

Due to the loss of levy funds and reduction in staff, class sizes may increase.

Existing Facilities & Student Capacity

Introduction

Each year when the District updates this Capital Facilities Plan, reviews the condition of existing facilities and capacity to serve students. The District's existing capital facilities include schools and administrative buildings. All of these facilities serve students, either directly by providing classroom space or indirectly by providing support services such as transportation, food, and administrative services.

Yelm Community Schools began serving students in the late 1800s as the Yelm School. Today, the District serves students on ten campuses including six elementary schools, two middle schools, a large comprehensive high school, and an alternative learning high school.

Six of the school campuses include 74 portables that have been added in response to growth in student enrollment over the past 20 years. Portables are located at Fort Stevens Elementary, Lackamas Elementary, Mill Pond Elementary, Prairie Elementary, Southworth Elementary, and Yelm High School.

Yelm High School's SITE (Supporting Independence Through Employment) program was relocated in the fall of 2019. This residential structure built in 1986, located on an adjacent parcel south of YHS, was fully remodeled to meet the current needs of the students enrolled in this program. In 2025, this program expanded and created the STEP (Supporting Transition Education Program) utilizing the previous Prairie Preschool, which was moved to a classroom within Prairie Elementary. In 2025, the district expanded the preschool program to all elementary schools.

In 2026, the STEP program was eliminated; and the building has been temporarily closed to save costs. The Open Doors program expanded into the former Assessment Building, which was renovated in 2015; and Assessment staff were relocated into the district administrative building.

The District Office is located in a building that was renovated and modernized in 2004. Facilities, (maintenance, grounds, custodial, and food service departments) was relocated from the Yelm Middle School campus to an adjacent parcel next to Fort Stevens Elementary School in December 2019. New construction and renovation of existing buildings at the Support Operations and Transportation Department occurred in 2013 and remodeled in 2025.

In addition to the existing facilities the District owns the following parcels directly south of Yelm High School: 21724240000, 21724240100, 21724240200, and 21724240300. These parcels are primarily vacant and are about 30 acres.

Description of Existing Facilities - Schools

Fort Stevens Elementary

Fort Stevens Elementary opened in 1990 and is located at 16525 100th Way SE in Yelm. The campus is 29 acres. The school building is 46,272 square feet. In 2008 a remodel of the original covered play area created the addition of a new multi-purpose room with Physical Education (PE) storage and additional restrooms. The project also included the construction of a new covered play shed. Other improvements to the site include a sanitary sewer and storm water system upgrade in 2008 and a roof replacement in 2010. Twelve portable classrooms have been added to the campus in response to student enrollment growth. The school's mascot is the Eagles.

Lackamas Elementary

Lackamas Elementary was built in 1911. It closed in 1946 and then re-opened in 2005 with the majority of classroom space provided in portables. It is located at 16312 Bald Hill Road SE in unincorporated Thurston County. The campus is 7.37 acres. Lackamas Elementary School is listed on the Washington State Historical Register. The building is 8,974 square feet including three classrooms, a gym, and a kitchen. There are 18 portable classrooms on the campus. The school's mascot is the Lightning.

McKenna Elementary

McKenna Elementary opened in 1890 and is located at 35120 State Route 507 in unincorporated Pierce County. The campus is 9 acres. Between 2004 and 2006 a new building and covered play area were constructed, and the existing building was remodeled and modernized. The school building is currently 47,394 square feet. There are no portable classrooms on the campus. The school's mascot is the Mountain Lions.

Mill Pond Elementary

Mill Pond Elementary opened in 1993 and is located at 909 Mill Road SE in Yelm. The campus is 20 acres. The school building is 50,075 square feet with 4 portable classrooms on the campus. Past site improvements include a new playground in 2006, roof replacement in 2010, and the addition of a covered play area in 2015. The school's mascot is the Wolves.

Prairie Elementary

Prairie Elementary opened in 1984 and is located at 16535 110th SE in unincorporated Thurston County. The campus is 19.55 acres. The school building is 42,679 square feet including a new multi-purpose room that was constructed in 2007. Other site improvements include a roof replacement in 2005, septic tank pump and control panel upgrade in 2015, and City of Yelm water main extension in 2016. There are nine portable classrooms on the campus. Two portables were installed in 1980. One has been closed due to foundation stability and the other is being monitored. The school's mascot is the Panthers.

Southworth Elementary

The new Southworth Elementary School opened to students in the fall of 2022. The school building is 63,661 square feet and is located at 13849 Yelm Highway SE in Yelm. This site will also host the District's SELF Program (Social, Emotional Learning, and Focus) for special needs students. Currently this site has 4 portable classrooms that were new at the time of the old Southworth demolition. The school's mascot is the Stars.

Ridgeline Middle School

Ridgeline Middle School opened in 2006, making it one of the District's newest facilities. Located at 10605 Carter St SE in Yelm, it is adjacent to Mill Pond Elementary and shares athletic fields with this school. The campus is 31.8 acres. The school building is 84,986 square feet and includes the District Kitchen. There are no portables on the campus. Ridgeline Middle School's mascot is the Storm.

Yelm Middle School

Yelm Middle School opened to students in the fall of 2021. Housed within Yelm Middle School is the District Technology Department. The school building including the technology department is 98,838 square feet, sits on a 23.19 acre campus, located at 401 Coates Ave NW in Yelm. New ball fields along Yelm Avenue construction was completed in the fall of 2022 after completing demolition of the old Yelm Middle School. Yelm Middle School's mascot is the Whirlwinds.

Yelm High School

Yelm High School is located at 1315 Yelm Ave W in Yelm. The original building on the high school campus opened in the early 1900s where the middle school campus sits today. The campus relocated in 1966 on 36 acres, and the current school buildings are 166,915 square feet. The school has had a number of improvements over the years. The auto shop and agricultural barn were built in 1984, a greenhouse was built in 1990, and another greenhouse was built in 2002. Between 2004 and 2006 renovations and modernizations were made to the 300 and 500 buildings (constructed in 1978) and the 400 building (constructed in 1990), the new 100/200 main building was constructed, and the auxiliary gym and weight room were added. Currently there are 27 portable classrooms on site, 12 of which were added in the 2017 to enable the District's grade reconfiguration and the movement of ninth grade students to the high school.

Yelm High School also has a transition program known as SITE (Supporting Independence Through Employment) for students ages 18 to 21 whose graduation is determined by Individual Education Plans. The SITE program is housed in a single family residential structure built in 1986, renovated in 2019, located at 9719 Tahoma BLVD SE in Yelm. Students who attend the program work on daily living skills, social skills, functional academics, and independent living skills. They acquire job skills through volunteer work in the local community. Yelm High School's mascot is the Tornados.

Yelm Extension School & Open Doors Program

Yelm Extension School, the District's alternative high school, opened in 2003 and is located next to the District Office at 107 1st St in Yelm. It is housed in a building originally constructed in 1964 to serve as a grocery store and was remodeled in 2003

for District use. The Open Doors program expanded into the adjacent building formally occupied by the Assessment department. It is located at 203 1st St in Yelm. It was renovated in 2015 and is approximately 1,020 square feet. The school's mascot is the Bulldogs.

Description of Existing Facilities – Administrative Buildings

District Office

The District Office is located at 107 1st St in Yelm and is 9,765 square feet. This site was previously occupied as Wolf's Grocery Store and went through renovations and modernizations in 2004 to become the District's primary administrative space.

Support Services - Facilities – Maintenance, Grounds, Custodial, & Food Service

Facilities house the following District Departments: Custodial, Grounds, Maintenance, and Food Services/Child Nutrition. Relocated to the Fort Stevens Elementary School campus beginning December 2019, west of the Fort Stevens Elementary School bus loop at 16525 100th Way SE in Yelm. The office is 2856 square feet including administrative space, a meeting room, and staff break room. The adjacent support services warehouse is a 6000 square foot open structure designed to meet the needs of daily operations and repairs.

Support Services - Transportation

The Transportation Department houses the District's Bus Garage, Drivers Transportation Center, administrative offices, and a shipping / receiving warehouse. It is located at 202 Stevens St. NW in Yelm on an 8.78 acre campus. The District moved into this space in 2013 following construction and renovation of existing buildings. An additional open warehouse on site is used to store surplus, transportation materials and district equipment. There is some unused space that could be remodeled as needed.

Student Capacity

Table 1 shows student capacity of existing facilities. This is the estimated amount of students that can be served in permanent classroom space at each school. Student capacity is an important consideration in capital facilities planning. By comparing student capacity with current and projected student enrollment, the District can estimate needs for additional classroom space. All school portable classrooms have been installed with the intent to serve students on a permanent basis.

In 2018 the District changed the way it calculated student capacity in order to more accurately reflect educational programming and use of classroom space. The method is based on the Program Capacity Model used by the Puyallup School District. To calculate student capacity at each school, the District begins by multiplying the number of permanent classrooms by the District's class size standards, and then adjusts for classroom space needed for smaller-sized special education classes, preschool, core programming such as music and Physical Education at elementary schools, and teacher planning periods at secondary schools.

Portables are used as temporary classrooms for “unhoused” students. Due to residential growth in the district catchment areas, boundary adjustments may be considered. This plan depicts an estimated capacity incorporating temporary classrooms.

TABLE 1

CAPACITY OF EXISTING SCHOOL FACILITIES

FACILITY NAME:	September 2026 Headcount + Preschool	Number of Permanent Classrooms*	Temporary Portable Classrooms	Maximum Capacity**	Surplus(+) or Deficit(-)
Fort Stevens Elementary	427	18	12	733	306
Lackamas Elementary	272	3	18	530	258
McKenna Elementary	329	22	0	555	226
Mill Pond Elementary	351	24	4	683	332
Prairie Elementary	333	18	8 + 1 closed	608	275
Southworth Elementary	614	28	4	794	180
Total Elementary		**113**	**47**	**3,903**	**1,577**
Ridgeline Middle School	548	27	0	728	180
Yelm Middle School	682	29	0	812	130
Total Middle School		**56**	**0**	**1,540**	**310**
Yelm High School	1,415	39	27	1,792	377
SITE	17	1	0	14	-3
Total High School		**40**	**17**	**1,806**	**374**
Yelm Extension School & Open Doors	111	5	0	140	29
Total ALE Programs		**5**	**0**	**140**	**29**
Grand Total		**214**	**73 + 1 closed**	**7,398**	**2,290**

* Standard classrooms do not include spaces designed as library, gymnasium and music/theater

** Maximum capacity is calculated based on the average size * (standard classroom + temporary portable classrooms)

*** Preschool does not show in the P223 student count reporting

Student Enrollment & Student Capacity Surpluses and Deficits

Student enrollment trends are another key piece of information the District considers when it updates the Capital Facilities Plan. Past enrollment trends give the District a frame of reference to plan for the future. By looking at enrollment trends in the past and the facility needs during that time, the District has an idea of what facility needs there may be in the future if certain changes in enrollment occur. Projected future enrollment trends give the District an idea of how much and what type of enrollment changes to plan for. Also, by comparing enrollment numbers with the student capacity of existing facilities the District can identify existing and expected future shortfalls in permanent classroom space.

Past and Projected Enrollment

Table 2 shows student actual and projected enrollment for a ten year window from 2018-2028 in Yelm Community Schools based on data provided by the Washington State Office of Superintendent of Public Instruction (OSPI). Actual and projected enrollment has been on a slight decline since the first levy failure in February 2024. These trends impact the usage of school instructional spaces.

TABLE 2

DISTRICT ENROLLMENT TRENDS*

	Actual				Survival	Projected					
	2022	2023	2024	2025	%	2026	2027	2028	2029	2030	2031
Kindergarten	459	413	382	317		354	343	332	321	310	298
1st Grade	431	425	415	384	100.62	319	356	345	334	323	312
2nd Grade	399	449	425	398	101.52	390	324	361	350	339	328
3rd Grade	456	428	443	414	101.62	404	396	329	367	356	344
4th Grade	408	458	433	459	101.64	421	411	402	334	373	362
5th Grade	425	417	452	418	100.61	462	424	414	404	336	375
6th Grade	417	434	412	451	101.33	424	468	430	420	409	340
7th Grade	422	416	423	403	100.44	453	426	470	432	422	411
8th Grade	439	417	393	418	99.11	399	449	422	466	428	418
9th Grade	482	453	453	400	104.16	435	416	468	440	485	446
10th Grade	466	488	436	424	97.87	391	426	407	458	431	475
11th Grade	387	464	455	417	94.71	402	370	403	385	434	408
12th Grade	410	379	441	448	100.47	419	404	372	405	387	436
K-5	2,578	2,590	2,550	2,390		2,350	2,254	2,183	2,110	2,037	2,019
6-8	1,278	1,267	1,228	1,272		1,276	1,343	1,322	1,318	1,259	1,169
9-12T	1,745	1,784	1,785	1,689		1,647	1,616	1,650	1,688	1,737	1,765
TOTAL K-12	**5,601**	**5,641**	**5,563**	**5,351**		**5,273**	**5,213**	**5,155**	**5,116**	**5,033**	**4,953**

*Data is provided by OSPI forecasting in ICOS Report 1049

Capital Facility Needs & Six-Year Finance Plan

Capital Facility Needs

The District considers a wide range of information to determine its capital facility needs including the information provided earlier in this plan, the District's mission and goals, service standards, condition and capacity of existing facilities, and enrollment trends and projections. It also takes into account the input of District staff with firsthand knowledge of needs for maintenance or other changes at existing facilities in order to better serve students, the options for expanding existing facilities, and the availability of sites for new facilities.

The district plans to develop a Facilities Advisory Committee composed of staff, parents, community members, and district leaders to guide the district's capital facilities plan and development. This committee's work will emphasize collaborative partnerships and alignment of facilities and capital projects to achieve the district's strategic plan. As such, the committee will

- Engage community voices in assessing current building conditions, safety, and future needs
- Review demographic trends and educational program growth to guide capital planning
- Provide feedback on facility proposals, focusing on equity, inclusion, and ensuring access for all students
- Help communicate facility needs and plans transparently to families and community stakeholders
- Advocate for facilities that strengthen student well-being, connection, and community use

The District's capital facilities needs are identified in the District's Six-Year Capital Finance Plan (Table 3) and are divided into safety and security essential projects and deferred maintenance due to lack of funding.

Strategy for Meeting Capital Facility Needs

The District's strategy for meeting capital facility needs is to use existing resources as efficiently and creatively as possible, maintain existing buildings, and seek grants when possible. The District may use attendance boundary changes or grade reconfigurations in order to maximize available classroom space. The District also uses portable classrooms to fill gaps in student capacity; however, it is the District's goal for portables to be a temporary solution and to replace them with permanent classroom space.

Six-Year Capital Finance Plan

The short-term priority capital facility needs are included in the District's Six-Year Capital Finance Plan (Table 3). It includes information on estimated costs and funding sources and the amount of student capacity provided by each project.

The Six-Year Capital Finance Plan is updated annually in conjunction with the Capital Facilities Plan. The District also regularly reviews its longer-term facility needs in order to anticipate projects that should be added to the Six-Year Capital Finance Plan in the foreseeable future.

Funding Sources

Carrying out all of the projects in the Six-Year Capital Finance Plan is dependent on the District's ability to secure funding. Funding sources the District may use for capital projects include grants, bonds, capital levies, state matching funds, impact fees, and the District's General Fund. Districts typically finance major projects primarily through bonds and state matching funds or capital levies in the future.

Grants

Yelm Community Schools actively pursues state, federal, and other grant opportunities to address identified capital facility needs. Grants are evaluated based on eligibility, project priorities, available matching funds, and long-term facility needs. When awarded, grant funding is used to supplement local capital resources and reduce the financial burden on the district while advancing projects that improve safety, efficiency, accessibility, and the condition of school facilities.

Bonds and Capital Levies

Bonds or capital levies are typically needed to raise enough money to undertake major projects such as renovating or building new schools, and they require the approval of voters in the District. The passing of the 2003 bond measure resulted in renovation and new construction of McKenna Elementary School, Lackamas Elementary School, Ridgeline Middle School, a portion of Yelm High School, and the current Administrative Office Building. In recent years, the community and District struggled to pass bond measures to finance needed capital projects. Measures were on the ballot in 2015, 2016, and 2018; but they did not pass. The passing of the February 2019 bond measure was successful and resulted in construction of a new Yelm Middle School with a new District Technology Department located within Yelm Middle School and a new Southworth Elementary School along with safety and security upgrades to all sites district wide.

State Matching Funds

The Washington State School Construction Assistance Program (SCAP) provides funding assistance to school districts undertaking major new construction or modernization projects. Projects must meet eligibility requirements based on age and condition for modernization and a need for more space. School districts are responsible for securing local funding for construction projects. If eligible, the State provides partial assistance based on a funding formula. OSPI releases funding commitments for qualifying projects once a year.

Impact Fees

Impact fees are paid by developers when they construct new housing within District boundaries in the City of Yelm or in the unincorporated areas of Thurston County or Pierce County. The fees are intended to help cover the cost of serving new students who move into new housing units when the district shows enrollment growth.

Collection of impact fees is authorized under the Washington State Growth Management Act (GMA) to help pay for facilities addressed by a capital facilities plan element of an adopted comprehensive plan. As such, the Yelm City Council, the Thurston County Board of Commissioners, and the Pierce County Council must each adopt this plan as part of their comprehensive plans in order for school impact fees to be collected for the District. This is typically done during their annual comprehensive plan updates.

The District must also ensure that this plan meets the requirements of the GMA and city and county codes for a capital facilities plan for which impact fees will be imposed. One requirement is inclusion of impact fee calculations. These calculations take into account the cost of providing school facilities to students and the number of students likely to be generated by new housing units (known as the student generation rate or student factor).

Recent legislation has changed the requirements on how jurisdictions are to calculate impact fees. To satisfy the requirements of SB 5258, which mandates that local impact fee schedules reflect the proportionate impact of new units based on square footage, number of bedrooms, or trips generated, districts must recalculate the formula for student generation rates.

Pierce County requires fee calculations to be based on the number of bedrooms in a housing unit. Thurston county only provides data based on "single-family" and "multi-family" residential use types. Average assessed value of these housing types are used to calculate impact fees.

Appendix A includes the District's impact fee calculations methodology for each county. Since Yelm does not show enrollment growth, we are unable to collect fees for 2027.

General Fund

The District can use the General Fund to pay for less expensive capital projects in the Six-Year Capital Finance Plan, including but not limited to safety, security, network infrastructure and building maintenance work.

TABLE 3

CAPITAL FACILITIES SIX-YEAR FINANCE PLAN

Essential Operation, Maintenance & Compliance Projects	Estimated Cost Figures Shown in $1,000s	Estimated Cost Breakdown by Year						Funding Sources for Estimated Total Cost					Student Capacity of Project
		2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Gen Funds	Grants	Capital Project Fund	SCAP[#]	Impact Fees*	
YHS Building 400 HVAC Upgrades/Indoor Air Quality	744	744 YHS							744				N/A
LED Lighting Upgrades	646	646 YHS							646				N/A
Beacons	15	15									15		N/A
DOH LEAD Testing/Fixures	445	445						35	410				N/A
Kitchen Equipment Replacement	117	36 MK	39 RMS	42 YHS							117		N/A
Core Router Replacement^ *(5-6 year life span)*	98	40 (E-Rate 12)					58 (E-Rate 15)	40 (E-Rate 12)			58 (E-Rate 15)		N/A
Layer 3 Switch Replacement^ *(5-6 year life span)*	150	150 (E-Rate 40)						150 (E-Rate 40)					N/A
Firewall Upgrade^ *(6-8 year life span)*	50		50 (E-Rate 10)					50 (E-Rate 10)					N/A
Turf Management/Repair	138	30	33	36	39						138		N/A
Safety & Security Priorities	700	150	150	100	100	100	100				700		N/A
Building Intercoms/Telecor (Safety/Communication)	440	225 YHS/ LK/PR	215 FS/MK/ MP						x		440		N/A
Total	3543	2481	487	178	139	100	158	275	1,800	0	1,468	–	–

[#]School Construction Assistance Program (SCAP): State program that provides matching state funds to eligible school districts for school construction and modernization projects.

*Impact fees are collected for the expansion of existing facilities or making capacity improvements needed to accommodate student growth.

^ Costs estimated without E-Rate qualification

TABLE 4

DEFERRED MAINTENANCE OF FACILITIES

Essential Operation, Maintenance & Compliance Projects	**Estimated Total Cost** Figures Shown in $1,000s	**Cost Breakdown by Year** *Based on 2026 Cost Estimates*						**Funding Sources for Estimated Total Cost**				**Student Capacity of Project**
		2026/27	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**Grants**	**Capital Project Fund Balance**	**SCAP#**	**Impact Fees***	
Emergency Building Maintenance/Repairs	TBD											N/A
Boiler Replacement *(near end of life expectancy)*	400	400 RMS	400 MK									N/A
HVAC replacement	7,000					2,500 YHS 100/200	4,500 RMS					N/A
Chiller replacement	1,000					500 YHS	500 RMS					N/A
Transportation Intercom/Dispatch System	TBD		TBD									N/A
Transportation Shop LED Lighting	10	10										N/A
LED Lighting Upgrades *(HB 1185 Deadline - July 2029)*	1,300		400 RMS	900 Elem								N/A
Building Carpet/Flooring Care and/or Replacement	1,625	350 MP 25 (Equipment)	375 FS	400 PR	475 YHS							N/A
Re-Roof	5,445	1117 FS	906 PR	355 LK	3067 RMS							N/A
District Wide Asphalt Repairs & Parking Lot Painting	120	20	20	20	20	20	20					N/A

Grass/Field Recovery	240	60 YMS	60 FS	60 PR	60 RMS							N/A
Transportation Fuel Pumps/Tanks	TBD											N/A
Sidewalk Development and Repairs for Safe Walking Routes to Expanded Housing	TBD											x
Building Exterior Painting *(10 year cycle)*	TBD	MK	RMS	FS		YMS	PR SW					N/A
Sealing of YHS Stadium Concrete Seating	TBD											N/A
YHS PAC Repairs (Flooring, Curtain, Fly System)	TBD											N/A
Turf Management/Repair						42	45					N/A
Turf Replacement						1250 (Stadium)	1000 (Baseball/ Fastpitch)					N/A

#School Construction Assistance Program (SCAP): State program that provides matching state funds to eligible school districts for school construction and modernization projects.

*Impact fees are collected for the expansion of existing facilities or making capacity improvements needed to accommodate student growth.

^ Costs estimated without E-Rate qualification

Appendix A: Impact Fee Calculation

Pierce County Studio | 1 Bedroom Impact Fee Calculations					
	COST PER RAW ACRE	**NUMBER OF ACRES**	**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary		10	550	0.075	$0.00
Middle School		15	750	0.038	$0.00
Senior High		36	1,400	0.094	$0.00
Total					**$0.00**
CONSTRUCTION COSTS (B)	**FACILITY COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$60,000,000		550	0.075	$8,181.82
Middle School			750	0.038	$0.00
Senior High			1,400	0.094	$0.00
Total					**$8,181.82**
TEMPORARY FACILITY COSTS (C) (Double Wide)	**PURCHASING COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$450,000		48	0.075	$703.13
Middle School	$450,000		60	0.038	$285.00
Senior High			60	0.094	$0.00
Total					**$988.13**
STATE MATCHING CREDIT (D)	**CONSTRUCTION COST ALLOCATION**	**SQ FT PER STUDENT**	**STATE MATCH**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$399.38	90	67.83%	0.075	$1,828.57
Middle School		108	0	0.038	$0.00
Senior High		130	0	0.094	$0.00
Total					**$1,828.57**
	ASSESSED VALUE OF UNIT	**BOND LEVY RATE Per 1000**	**ANNUAL TAX**	**BOND INTEREST**	**PRESENT VALUE FACTOR**
	$473,600.00	$1.07	$506.75	4.00%	8.1108958
Tax Payment Credit (Tc)					$4,110.21
Net Cost (A+B+C-D)-Tc					$3,231.16
50% Discount					**$1,615.58**
Net Impact Fee Per Unit			*Due to no enrollment growth*		**$0.00**

Pierce County 2-3 Bedroom <1500 Sq Ft Impact Fee Calculations					
SITE ACQUISITION COSTS (A)	**COST PER BUILDABLE ACRE**	**NUMBER OF ACRES**	**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary		10	550	0.085	$0.00
Middle School		15	750	0.043	$0.00
Senior High		36	1,400	0.032	$0.00
Total					**$0.00**
CONSTRUCTION COSTS (B)	**FACILITY COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$60,000,000		550	0.085	$9,272.73
Middle School			750	0.043	$0.00
Senior High			1,400	0.032	$0.00
Total					**$9,272.73**
TEMPORARY FACILITY COSTS (C) (Double Wide)	**PURCHASING COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$450,000		48	0.085	$796.88
Middle School			60	0.043	$0.00
Senior High			60	0.032	$0.00
Total					**$796.88**
STATE MATCHING CREDIT (D)	**CONSTRUCTION COST ALLOCATION**	**SQ FT PER STUDENT**	**STATE MATCH**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$399.38	90	0.6977	0.085	$4,379.04
Middle School		117	0.6977	0.043	$0.00
Senior High		130	0.6977	0.032	$0.00
Total					**$4,379.04**
	ASSESSED VALUE OF UNIT	**BOND LEVY RATE Per 1000**	**ANNUAL TAX**	**BOND INTEREST**	**PRESENT VALUE FACTOR**
	$497,405.00	$1.07	$532.22	4.00%	8.1108958
Tax Payment Credit (Tc)					$4,316.81
Net Cost (A+B+C-D)-Tc					$1,373.75
50% Discount					**$686.88**
Net Impact Fee Per Unit			*Due to no enrollment growth*		**$0.00**

Pierce County 2-3 Bedroom > 1500 Sq Ft Impact Fee Calculations					
SITE ACQUISITION COSTS (A)	**COST PER RAW ACRE**	**NUMBER OF ACRES**	**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary		10	550	0.0178	$0.00
Middle School		15	750	0.048	$0.00
Senior High		36	1,400	0.089	$0.00
Total					**$0.00**
CONSTRUCTION COSTS (B)	**FACILITY COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$60,000,000		550	0.0178	$1,941.82
Middle School			750	0.048	$0.00
Senior High			1,400	0.089	$0.00
Total					**$1,941.82**
TEMPORARY FACILITY COSTS (C) (Double Wide)	**PURCHASING COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$450,000		48	0.0178	$166.88
Middle School	$450,000		60	0.048	$360.00
Senior High			60	0.089	$0.00
Total					**$526.88**
STATE MATCHING CREDIT (D)	**CONSTRUCTION COST ALLOCATION**	**SQ FT PER STUDENT**	**STATE MATCH**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$399.38	90	0	0.0178	$0.00
Middle School		108	0	0.048	$0.00
Senior High		130	0	0.089	$0.00
Total					**$0.00**
	ASSESSED VALUE OF UNIT	**BOND LEVY RATE Per 1000**	**ANNUAL TAX**	**BOND INTEREST**	**PRESENT VALUE FACTOR**
	$644,440.00	$1.07	$689.55	4.00%	8.1108958
Tax Payment Credit (Tc)					$5,592.87
Net Cost (A+B+C-D)-Tc					-$3,124.18
50% Discount					$0.00
Net Impact Fee Per Unit			*Due to no enrollment growth*		**$0.00**

Pierce County 4 Bedroom Impact Fee Calculations					
SITE ACQUISITION COSTS (A)	**COST PER RAW ACRE**	**NUMBER OF ACRES**	**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary		10	550	0.279	$0.00
Middle School		15	750	0.186	$0.00
Senior High		36	1,400	0.126	$0.00
Total					**$0.00**
CONSTRUCTION COSTS (B)	**FACILITY COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$60,000,000		550	0.279	$30,436.36
Middle School			750	0.186	$0.00
Senior High			1,400	0.126	$0.00
Total					**$30,436.36**
TEMPORARY FACILITY COSTS (C) (Double Wide)	**PURCHASING COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$450,000		48	0.279	$2,615.63
Middle School			60	0.186	$0.00
Senior High			60	0.126	$0.00
Total					**$2,615.63**
STATE MATCHING CREDIT (D)	**CONSTRUCTION COST ALLOCATION**	**SQ FT PER STUDENT**	**STATE MATCH**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$399.38	90	0.6977	0.279	$14,373.56
Middle School		117	0.6977	0.186	$0.00
Senior High		130	0.6977	0.126	$0.00
Total					**$14,373.56**
	ASSESSED VALUE OF UNIT	**BOND LEVY RATE Per 1000**	**ANNUAL TAX**	**BOND INTEREST**	**PRESENT VALUE FACTOR**
	$709,864.00	$1.07	$759.55	4.00%	8.1108958
Tax Payment Credit (Tc)					$6,160.67
Net Cost (A+B+C-D)-Tc					$12,517.76
50% Discount					**$6,258.88**
Net Impact Fee Per Unit			*Due to no enrollment growth*		**$0.00**

Pierce County Multi-Family Impact Fee Calculations					
SITE ACQUISITION COSTS (A)	**COST PER RAW ACRE**	**NUMBER OF ACRES**	**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary		10	550	0.109	$0.00
Middle School		15	750	0.037	$0.00
Senior High		36	1,400	0.058	$0.00
Total					**$0.00**
CONSTRUCTION COSTS (B)	**FACILITY COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$60,000,000		550	0.109	$11,890.91
Middle School			750	0.037	$0.00
Senior High			1,400	0.058	$0.00
Total					**$11,890.91**
TEMPORARY FACILITY COSTS (C) (Double Wide)	**PURCHASING COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$450,000		48	0.109	$1,021.88
Middle School			60	0.037	$0.00
Senior High			60	0.058	$0.00
Total					**$1,021.88**
STATE MATCHING CREDIT (D)	**CONSTRUCTION COST ALLOCATION**	**SQ FT PER STUDENT**	**STATE MATCH**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$399.38	90	0.6977	0.109	$5,615.48
Middle School		117	0.6977	0.037	$0.00
Senior High		130	0.6977	0.058	$0.00
Total					**$5,615.48**
	ASSESSED VALUE OF UNIT	**BOND LEVY RATE Per 1000**	**ANNUAL TAX**	**BOND INTEREST**	**PRESENT VALUE FACTOR**
	$644,440.00	$1.07	$689.55	4.00%	8.1108958
Tax Payment Credit (Tc)					$5,592.87
Net Cost (A+B+C-D)-Tc					$1,704.43
50% Discount					$852.22
Net Impact Fee Per Unit			*Due to no enrollment growth*		**$0.00**

Thurston County Single-Family Impact Fee Calculations

SITE ACQUISITION COSTS (A)	COST PER RAW ACRE	NUMBER OF ACRES	NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary		10	550	0.0178	$0.00
Middle School		15	750	0.048	$0.00
Senior High		36	1,400	0.089	$0.00
Total					**$0.00**
CONSTRUCTION COSTS (B)	**FACILITY COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$60,000,000		550	0.0178	$1,941.82
Middle School			750	0.048	$0.00
Senior High			1,400	0.089	$0.00
Total					**$1,941.82**
TEMPORARY FACILITY COSTS (C) (Double Wide)	**PURCHASING COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$450,000		48	0.0178	$166.88
Middle School	$450,000		60	0.048	$360.00
Senior High			60	0.089	$0.00
Total					**$526.88**
STATE MATCHING CREDIT (D)	**CONSTRUCTION COST ALLOCATION**	**SQ FT PER STUDENT**	**STATE MATCH**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$399.38	90	0	0.0178	$0.00
Middle School		108	0	0.048	$0.00
Senior High		130	0	0.089	$0.00
Total					**$0.00**
	ASSESSED VALUE OF UNIT	**BOND LEVY RATE Per 1000**	**ANNUAL TAX**	**BOND INTEREST**	**PRESENT VALUE FACTOR**
	$523,583.00	$1.07	$560.23	4.00%	8.1108958
Tax Payment Credit (Tc)					$4,544.00
Net Cost (A+B+C-D)-Tc					-$2,075.30
50% Discount					$0.00
Net Impact Fee Per Unit			*Due to no enrollment growth*		**$0.00**

Thurston County Multi-Family Impact Fee Calculations					
SITE ACQUISITION COSTS (A)	**COST PER RAW ACRE**	**NUMBER OF ACRES**	**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary		10	550	0.109	$0.00
Middle School		15	750	0.037	$0.00
Senior High		36	1,400	0.058	$0.00
Total					**$0.00**
CONSTRUCTION COSTS (B)	**FACILITY COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$60,000,000		550	0.109	$11,890.91
Middle School			750	0.037	$0.00
Senior High			1,400	0.058	$0.00
Total					**$11,890.91**
TEMPORARY FACILITY COSTS (C)	**PURCHASING COST**		**NUMBER OF STUDENTS**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$450,000		48	0.109	$1,021.88
Middle School			60	0.037	$0.00
Senior High			60	0.058	$0.00
Total					**$1,021.88**
TEMPORARY FACILITY COSTS (C)	**CONSTRUCTION COST ALLOCATION**	**SQ FT PER STUDENT**	**STATE MATCH**	**STUDENT FACTOR**	**TOTAL COST**
Elementary	$399.38	90	0.6977	0.109	$5,615.48
Middle School		117	0.6977	0.037	$0.00
Senior High		130	0.6977	0.058	$0.00
Total					**$5,615.48**
	ASSESSED VALUE OF UNIT	**BOND LEVY RATE Per 1000**	**ANNUAL TAX**	**BOND INTEREST**	**PRESENT VALUE FACTOR**
	$250,000.00	$1.07	$267.50	4.00%	8.1108958
Tax Payment Credit (Tc)					$2,169.66
Net Cost (A+B+C-D)-Tc					$5,127.64
50% Discount					**$2,563.82**
Net Impact Fee Per Unit			*Due to no enrollment growth*		**$0.00**

City of Yelm
EST. 1924
WASHINGTON

Meeting Date: October 13, 2026

CITY COUNCIL AGENDA ITEM SUMMARY

City of Yelm, Washington

AGENDA ITEM: **APPROVAL OF THE LODGING TAX ADVISORY COMMITTEE AWARD RECOMMENDATIONS FOR 2027 FUNDING**

COMMITTEE REVIEW: **X YES** **□ NO**
Lodging Tax Advisory Committee
ATTORNEY REVIEW/APPROVAL: **□ YES** **□ NO** **X N/A**

PROPOSED MOTION: Move to approve the Lodging Tax Advisory Committee (LTAC) award recommendations for funding in 2027, totaling $45,500. The recommended allocations are as follows:

- BBQ Rally: $14,000
- Visitor & Convention Bureau of Thurston County (TC): $7,000
- Nisqually Valley Spring Expo: $7,500
- Standing Room Only: $7,500
- City of Yelm Prairie Days: $7,000
- City of Yelm Backyard Bricks: $2,500

KEY FACTS AND INFORMATION SUMMARY:

- **Application Process:** Applications for funding were accepted year-round, with a deadline of September 1, 2026, at 5:00 PM for consideration in 2027.
- **LTAC Review:** The Lodging Tax Advisory Committee held a public meeting on September 15, 2026, to review the applications, discuss each request, and determine the appropriate funding amounts for each proposal.
- **LTAC Recommendation:** After careful review and deliberation, the LTAC has determined that the following applicants should receive funding as outlined above.

ATTACHMENTS:

- Funding Applications

Respectfully Submitted:

Joe DePinto

Joe DePinto
LTAC Chair

Background Information

Purpose of Lodging Tax Funds

State Law authorizes the City of Yelm to distribute lodging tax funds to eligible non-profit and government organizations to promote tourism projects, activities and events in City of Yelm (for-profit businesses are not eligible to receive lodging tax funds). State law requires that applications for funding be evaluated by the Yelm Lodging Tax Advisory Committee (LTAC). The members of the LTAC Committee are appointed by the Mayor and Yelm City Council. The LTAC reviews applications and make recommendations to the City Council for final funding award. The City Council approves the package of recommendations from the LTAC Committee and may only grant lodging tax awards for projects, activities and events that have been recommended for funding by the LTAC. All Lodging Tax Funds are dispersed AFTER approved events, programs, projects occur and NOT before.

Allowable Uses of Funds, per RCW 67.28

• Tourism promotion and marketing

• Operating and marketing special events and festivals to attract tourists

• Operating costs and capital expenditures for tourism-related facilities owned or operated by government entities or nonprofit organizations.

What happens after you submit the Application?

The LTAC will review applications and make funding recommendations based upon available lodging tax revenue and any pre-determined criteria. Applicants who have met the application deadline and submitted a complete application may be scheduled for a brief interview. LTAC funding recommendations will be reviewed, approved, and incorporated into the City Budget. Successful applicants will be contacted after recommendations are made by the LTAC and funds are approved by the City Council.

Reporting Requirements

Prior to receiving lodging tax funds, you will be required to complete an “Agreement with the City of Yelm,” which includes providing a certificate of insurance and a Lodging Tax Invoice with proof of expenses. State law also specifies certain reporting requirements for jurisdictions that levy a lodging tax. Each entity awarded Yelm lodging tax funds will be required to submit a Final Report to the City with detailed information immediately following their tourism promotion activities. Before funding is awarded for reimbursement, all recipients of lodging tax funds must provide a report to the City describing and verifying the actual number of people traveling for business or pleasure on a trip: (A) away from their place of residence or business and staying overnight in paid accommodations; (B) to a place fifty miles or more one way from their place of residence or business for the day or staying overnight; or (C) from another country or state outside of their place of residence or their business.

Award recipients must also describe the methods used to determine attendance and distinguish among the visitor categories. It is important to consider and be prepared to respond to how you will determine and quantify the information above. The Final Report form will be provided to all funding award recipients.

Additional Information & Definitions

Tourism: means economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs.

Tourism promotion: means activities and expenditures designed to increase tourism, including but not limited to advertising, publicizing, or otherwise distributing information for the purpose of attracting and welcoming tourists; developing strategies to expand tourism; operating tourism promotion agencies; and funding marketing of or the operation of special events and festivals designed to attract tourists.

Tourism-related facility: means real or tangible personal property with a usable life of three or more years, or constructed with volunteer labor and used to support tourism, performing arts, or to accommodate tourist activities.

Tourist: means a person who travels from a place of residence to a different town, city, county, state, or country, for purposes of business, pleasure, recreation, education, arts, heritage, or culture.

Insurance: As part of its contract for performance, the city requires contractors to maintain liability insurance in the amount of $1,000,000 and name the City as an additional insured on its liability insurance policy.

Contract: After Council adopts the City Budget, a report and contract/agreement will be sent to you for signature. Following return of the signed contract/agreement, it will be scheduled for final approval by City Council.

Payment: Normally, payments are processed twice per month for reimbursement of expenses. The last date to submit documents for reimbursement of Lodging Tax Funds will be noon the first Friday in January for the prior year allocation.

Application: The Lodging Tax Application and Lodging Tax Budget Form are available as digital fill-in forms at www.yelmwa.gov. For questions, please contact the City of Yelm at (360) 458-3244.

Guidelines for Submitting a Complete Application

Application Checklist

- [ ] Application and Lodging Tax Budget Form. Submit 1 original application. It will have an original signature, budget form, the complete IRS 990 Form, and Articles of Incorporation and Bylaws if necessary. Copies of just the application and budget form will be distributed to the Lodging Tax Advisory Committee, the City Clerk receives two copies (for archive and posting), and one copy will be available for the public should they decide to attend the meeting.
- [ ] One complete most recently submitted IRS Form 990-Return of Organization Exempt From Income Tax is required with the original application. (The 990 Form is to show income / expenditures and the current Board of Directors. If you've filed a postcard version of the 990, please attach supplemental information or your application will be incomplete.)
- [ ] Articles of Incorporation and by-laws. This is necessary ONLY if this is your organization's first time applying for City of Yelm lodging tax funds or if previously submitted documentation has changed. One complete set is required with the original application.
- [ ] (OPTIONAL) Applicants may bring additional materials with you during the Lodging Tax Advisory Committee interview to support your application, including but not limited to: marketing brochures, flyers, newsletters, programs, etc.

Please Note: The Lodging Tax Advisory Committee (LTAC) encourages applicants to bring any video and electronic advertising to plan to share during the presentation and interview. The City will need one copy on file for record-keeping purposes.

Funding Application

Entity Information

* Organization/Agency Name:
Yelm Chamber of Commerce

* Federal Tax ID Number
[redacted]

* Contact Name
Tina Richardson

* Title
Executive Director

* Mailing Address
P.O. Box 444, Yelm, WA 98597

* Phone #
3604586608

* Email Address
director@yelmchamber.com

* Funding is for:
☑ Tourism Promotion/Marketing Activities ☑ Events/Festivals ☐ Programs/Projects

* Amount Requested
$ 20,000.00

* Total Budget
$ 40,000.00

LTAC Funding Request Information

* Name of Tourism Activity/Event/Program/Project
Nisqually Valley BBQ Rally

* Location
Yelm City Park, Yelm, WA

* Start Date
7/30/2027

* End Date
7/31/2027

*

Brief Description (450 words or less):

The Nisqually Valley BBQ Rally isn't just a local favorite—it's a regional attraction that draws tourists to Yelm for a classic day filled with family-friendly entertainment and mouthwatering BBQ delights. This beloved occasion, scheduled for July 31st, offers a variety of activities and attractions that cater to all ages and interests.

Tourists flock to Yelm for this event, enticed by the promise of live music, engaging children's activities, captivating performances, and, of course, some of the best barbecue around. From amateur barbecue competitions to youth burger cooking contests, there's plenty of excitement and friendly competition to go around.

But the fun doesn't stop there. Visitors can peruse a diverse array of food and business vendors, offering everything from savory BBQ dishes to unique artisanal crafts. The delightful beer garden provides a relaxing spot to unwind with a cold brew, while the thrilling pie-eating contest adds an extra dash of excitement to the festivities.

This year, our goal is to elevate the event even further by showcasing additional local talent in music performances and expanding youth-focused activities.

So, whether you're a BBQ expert, a music lover, or just looking for a fun day out with the family, the Nisqually Valley BBQ Rally promises an unforgettable experience filled with flavor, entertainment, and community spirit. Join us as we come together to celebrate the best of Thurston County at this year's BBQ extravaganza!

Website Address

https://bbqrally.com/

Social Media Accounts

https://www.facebook.com/NVbbqrally

*

What are the projected number of attendees estimated to travel greater than 50 miles to attend the activity/event and what is your estimate based on:

Based on historical data and trends, we project that approximately 400 attendees will travel greater than 50 miles to attend the Nisqually Valley BBQ Rally. This estimate is based on several factors including previous event attendance, regional attraction, targeted marketing efforts, and survey feedback.

We employ targeted marketing strategies to promote the event to a wider audience, including digital advertising, social media campaigns, and partnerships with tourism organizations. By reaching potential attendees beyond the immediate vicinity, we aim to increase awareness and attract visitors from neighboring regions.

With a diverse lineup of activities, including live music, children's activities, competitions, and vendor booths, the Nisqually Valley BBQ Rally offers something for everyone. This variety of attractions appeals to a broad range of interests and encourages visitors to travel greater distances to participate in the festivities.

*

What are the projected number of attendees estimated to travel from another state or country to attend the activity/event and what is your estimate based on:

We project that approximately 100 attendees will travel from another state or country to attend the Nisqually Valley BBQ Rally.

Tracking attendance involves collecting event passes submitted by attendees for raffle prizes, utilizing People's Choice Award voting cards, and tallying food vendor sales based on the number of plates sold.

Additionally, we utilize historical data, marketing trends and research, and tourism impact for this estimate.

The Nisqually Valley BBQ Rally has garnered a reputation as a premier BBQ event, not only within the state but also across the country and even internationally. Its status as a must-visit destination for BBQ enthusiasts attracts attendees from far and wide.

While our estimate provides a projection based on available data and trends, we continuously monitor registration patterns, ticket sales, and other indicators to adjust our forecasts as needed. Our goal is to ensure that the Nisqually Valley BBQ Rally remains a destination event that attracts attendees from near and far, contributing to the local economy and fostering a vibrant community atmosphere.

*

What are the projected attendees who estimated to stay in paid overnight accommodations?

We project that approximately 80 attendees will stay in paid overnight accommodations.

This projection is based on historical data including vendor and visitor surveys, event passes submitted by attendees for raffle prizes, utilizing People's Choice Award voting cards, and tallying food vendor sales based on the number of plates sold.

*

What are the projected attendees who estimated to stay in unpaid overnight accommodations?

We estimate 20 attendees will stay in unpaid overnight accommodations. This is based on historical data, registration data, and event passes.

*

How do you plan to measure/evaluate the actual attendance and locations visitors traveled from?

To measure and evaluate the actual attendance and locations visitors traveled from to attend the Nisqually Valley BBQ Rally, we will employ a multi-faceted approach.

We will track registrations to determine the number of attendees who have confirmed their participation in the event. This data will provide us with an initial estimate of attendance.

We will distribute event passes to attendees, both electronically or on-site, to gather demographic information, including their hometown or place of origin. This will allow us to compile a comprehensive profile of the event's attendees and their geographic distribution.

We will collaborate with local tourism organizations, hotels, and transportation providers to gather data on visitor origin. These partners can provide insights into bookings, travel itineraries, and visitor demographics.

After the event, we will conduct a thorough analysis of all collected data to assess attendance figures and visitor demographics. This analysis will help us understand the event's reach and impact, including the geographic diversity of attendees.

By utilizing these methods in tandem, we aim to obtain a comprehensive understanding of actual attendance and the locations visitors traveled from to attend the Nisqually Valley BBQ Rally. This information will inform future event planning, marketing strategies, and efforts to enhance the attendee experience.

*

Describe the tourism promotion impact on the economy from your special event, festival, or tourism- related program or project within the City of Yelm, specifically on the lodging and food service sectors.

The tourism promotion impact of our event, the Nisqually Valley BBQ Rally, on the economy of the City of Yelm, particularly on the lodging and food service sectors, is significant and multi-faceted.

The BBQ Rally attracts visitors from near and far, driving up demand for accommodations in Yelm and surrounding areas. Local hotels and bed and breakfast establishments experience heightened occupancy rates during the event weekend as attendees seek convenient lodging options.

The influx of attendees translates into a surge in patronage for local restaurants, eateries, and food vendors. From pre-event dining to post-event meals, attendees contribute to increased foot traffic and sales in Yelm's dining establishments. Additionally, food vendors at the BBQ Rally itself benefit from heightened exposure and sales opportunities.

The excitement of the BBQ Rally extends beyond lodging and food service sectors, benefiting ancillary businesses such as retail shops, gas stations, and recreational facilities. Visitors often engage in shopping, sightseeing, and other leisure activities during their stay, further stimulating economic activity in the community.

Through our tourism promotion efforts, we highlight not only the BBQ Rally but also the unique attractions and amenities that Yelm has to offer. This exposure encourages visitors to explore the city's cultural, historical, and recreational offerings, contributing to sustained tourism growth beyond the event.

Overall, the tourism promotion impact of the Nisqually Valley BBQ Rally on the economy of the City of Yelm is substantial, driving growth in the lodging and food service sectors while stimulating broader economic activity and positioning the city as a dynamic tourism destination.

*

How broad-based will the tourism promotion benefit be geographically and economically?

To enhance event promotion, we plan to leverage diverse marketing strategies and broaden our scope by participating in more events beyond Thurston County. Our promotional efforts will encompass printed publications, social media platforms, electronic reader-boards, flyers, Hulu advertisements, posters, movie theater advertisements, signage, coasters, apparel, and promotional merchandise. Moreover, we aim to secure vendor spaces ahead of the event at various gatherings, participate in local parades, and engage with audiences already attending festivals by showcasing our presence through vendor spaces at similar events.

*

Describe how you will promote overnight stays in Yelm lodging establishments?

We will actively promote local hotels through social media campaigns, tourism collaborations, and other special events. We'll also collaborate with local lodging establishments to explore the possibility of providing special rates on accommodations for out-of-area bands, vendors, and food competitors. Furthermore, we'll collaborate with other tourist agencies to promote local lodging establishments and tourist events to supplement the Nisqually Valley BBQ Rally.

*

Describe how you will promote Yelm and other attractions in the Yelm area to entice tourists to extend their visit beyond attendance to your special event, festival, or tourism-related facility.

We will actively promote and offer recognition to our professional food and retail vendors who have established brick-and-mortar businesses through social media campaigns, tourism collaborations, and other special events. Our sponsorship opportunities provide businesses with extra advertising exposure. We'll also collaborate with local hotels to explore the possibility of providing special rates on accommodations for out-of-area bands, vendors, and food competitors. Furthermore, we'll collaborate with other tourist agencies to promote local attractions, activities, and dining options for those staying in the area.

*

What tourism outcome should the City expect if your proposal is only partially funded? Please be specific. For example: Which services will not happen? How do you intend to alternatively fund your program?

We will need to cut back on some of our expenses by reducing the quantity of coasters, branded apparel, event booth spaces, signage, social media promotions, and all advertising on Hulu. Additionally, there might be a need to scale down the number of bands and youth activities at the event.

This could potentially decrease the number of visitors and the length of time and economic reach of the event.

*

List other organizations that you will partner with for this proposal. Letters of endorsement are welcome to be attached to this application (please do not send separately to City Hall).

We will partner with several local businesses and nonprofit organizations to provide activities and promote local tourism attractions.

Letters of Endorsement

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

*

List any other measurements that demonstrate the impact of increased tourism attributable to your special event, festival, or tourismrelated facility. Please include any other thoughts that may encourage the Lodging Tax Advisory Committee/Yelm City Council to use lodging tax funds to support this application.

We will incorporate activities, games, and entertainment options throughout the event. We are always looking to grow the BBQ Rally. We will be exploring new options and opportunities that help us make this event even better. Our goal is to make this event a memorable and meaningful experience that is fun and excites everyone to show up for this community event.

Certification

*

I hereby state on behalf of

The Yelm Chamber of Commerce

that we are a:

*

☑ Nonprofit ☐ Government Entity ☐ Other

The applicant has, or will obtain, liability insurance in the amount of $1,000,000 and name the City as an additional insured on its liability insurance policy.

The applicant has on file with the City, or is submitting one copy, of their current articles of incorporation and by-laws.

I understand this is an application for a contract with the City of Yelm, which, if awarded, will only be paid after the service(s) is rendered on a reimbursement basis and a signed Lodging Tax Invoice is submitted with proof of payment documentation.

The applicant has accounting/record-keeping systems which A) show the purposes for which City of Yelm funds have been spent; B) is open to inspection by the City of Yelm or its agents; and C) is maintained for at least 6 years following the end of contract.

I understand that the City of Yelm will conduct public discussions regarding recommendations for funding to any agency making application to the City of Yelm and its Lodging Tax Advisory Committee.

I hereby certify that the information contained in this certification and application for funding with the City of Yelm is a true and accurate statement of activities and financial status of the organization submitting this application.

I hereby certify that the person signing this application is duly authorized to execute this document on behalf of the applicant entity.

*

Name and Title

Executive Director

Signature



*

Date

8/31/2026

Lodging Tax Budget Form

Lodging Tax Applicant

Specific to your tourism projects, activities and events in the City of Yelm, please complete the required fields and list the amount and status of funding for all sources that you already or intend to receive. If applicable, please include in-kind donations and funds received from admission fees.

Projected Revenue

Sponsorships *	$ 25,000.00
Admission *	$ 0.00
Reserves *	$ 0.00
Donations & In-Kind Contributions *	$ 0.00
Grants *	$ 0.00
Program Service Fees *	$ 0.00
Gift Shop *	$ 0.00
Vendor Fees *	$ 13,000.00
Fundraising Activities *	$ 0.00
Anticipated Lodging Tax Funding *	$ 20,000.00
Lodging Tax from other Jurisdictions *	$ 5,000.00
Please specify: *	Thurston County LTAC (Pending)
All other Sources of Revenue *	$ 9,000.00
Please specify: *	Beer Garden
Total Revenue *	$ 67,005.00

Projected Expenses

Personnel (salaries and benefits) *	$ 5,000.00
Administration (utilities, phone, etc.) *	$ 1,000.00
Marketing and Promotion *	$ 20,000.00

Professional and Consultant Fees *	$ 0.00
Equipment *	$ 7,500.00
Facility/Event Rental *	$ 1,000.00
Travel *	$ 0.00
Please specify: *	N/A
All Other Expenses *	$ 24,000.00
Please specify: *	Display for Vendor Booth Raffle Prize Storage Electrical Refuse Portable Toilets Food/Supplies- Keg Cups, food turn-in containers, wristbands Branded Shirts, Caps, Swag-Volunteers, sales Event Booth Spaces Marketing BBQ Rally Host Trivia Nights Marketing BBQ Rally Office Supplies Kids Activities Postage Thank you's Printing- coasters, table tents, flyers Security Bands Amateur Andy Prizes WA State Liquor Control Board and Insurance Beer and Cider
Total Expenses *	$ 34,500.00
Program Excess (Deficit) *	$ 32,505.00

File Uploads

IRS 990 Form

990 Tax Form 2025.pdf 176.38KB

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Articles of Incorporation and Bylaws (if necessary)

ByLaws Revised 2024.pdf 136.26KB

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Additional Materials

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Background Information

Purpose of Lodging Tax Funds

State Law authorizes the City of Yelm to distribute lodging tax funds to eligible non-profit and government organizations to promote tourism projects, activities and events in City of Yelm (for-profit businesses are not eligible to receive lodging tax funds). State law requires that applications for funding be evaluated by the Yelm Lodging Tax Advisory Committee (LTAC). The members of the LTAC Committee are appointed by the Mayor and Yelm City Council. The LTAC reviews applications and make recommendations to the City Council for final funding award. The City Council approves the package of recommendations from the LTAC Committee and may only grant lodging tax awards for projects, activities and events that have been recommended for funding by the LTAC. All Lodging Tax Funds are dispersed AFTER approved events, programs, projects occur and NOT before.

Allowable Uses of Funds, per RCW 67.28

• Tourism promotion and marketing

• Operating and marketing special events and festivals to attract tourists

• Operating costs and capital expenditures for tourism-related facilities owned or operated by government entities or nonprofit organizations.

What happens after you submit the Application?

The LTAC will review applications and make funding recommendations based upon available lodging tax revenue and any pre-determined criteria. Applicants who have met the application deadline and submitted a complete application may be scheduled for a brief interview. LTAC funding recommendations will be reviewed, approved, and incorporated into the City Budget. Successful applicants will be contacted after recommendations are made by the LTAC and funds are approved by the City Council.

Reporting Requirements

Prior to receiving lodging tax funds, you will be required to complete an “Agreement with the City of Yelm,” which includes providing a certificate of insurance and a Lodging Tax Invoice with proof of expenses. State law also specifies certain reporting requirements for jurisdictions that levy a lodging tax. Each entity awarded Yelm lodging tax funds will be required to submit a Final Report to the City with detailed information immediately following their tourism promotion activities. Before funding is awarded for reimbursement, all recipients of lodging tax funds must provide a report to the City describing and verifying the actual number of people traveling for business or pleasure on a trip: (A) away from their place of residence or business and staying overnight in paid accommodations; (B) to a place fifty miles or more one way from their place of residence or business for the day or staying overnight; or (C) from another country or state outside of their place of residence or their business.

Award recipients must also describe the methods used to determine attendance and distinguish among the visitor categories. It is important to consider and be prepared to respond to how you will determine and quantify the information above. The Final Report form will be provided to all funding award recipients.

Additional Information & Definitions

Tourism: means economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs.

Tourism promotion: means activities and expenditures designed to increase tourism, including but not limited to advertising, publicizing, or otherwise distributing information for the purpose of attracting and welcoming tourists; developing strategies to expand tourism; operating tourism promotion agencies; and funding marketing of or the operation of special events and festivals designed to attract tourists.

Tourism-related facility: means real or tangible personal property with a usable life of three or more years, or constructed with volunteer labor and used to support tourism, performing arts, or to accommodate tourist activities.

Tourist: means a person who travels from a place of residence to a different town, city, county, state, or country, for purposes of business, pleasure, recreation, education, arts, heritage, or culture.

Insurance: As part of its contract for performance, the city requires contractors to maintain liability insurance in the amount of $1,000,000 and name the City as an additional insured on its liability insurance policy.

Contract: After Council adopts the City Budget, a report and contract/agreement will be sent to you for signature. Following return of the signed contract/agreement, it will be scheduled for final approval by City Council.

Payment: Normally, payments are processed twice per month for reimbursement of expenses. The last date to submit documents for reimbursement of Lodging Tax Funds will be noon the first Friday in January for the prior year allocation.

Application: The Lodging Tax Application and Lodging Tax Budget Form are available as digital fill-in forms at www.yelmwa.gov. For questions, please contact the City of Yelm at (360) 458-3244.

Guidelines for Submitting a Complete Application

Application Checklist

- [ ] Application and Lodging Tax Budget Form. Submit 1 original application. It will have an original signature, budget form, the complete IRS 990 Form, and Articles of Incorporation and Bylaws if necessary. Copies of just the application and budget form will be distributed to the Lodging Tax Advisory Committee, the City Clerk receives two copies (for archive and posting), and one copy will be available for the public should they decide to attend the meeting.
- [ ] One complete most recently submitted IRS Form 990-Return of Organization Exempt From Income Tax is required with the original application. (The 990 Form is to show income / expenditures and the current Board of Directors. If you've filed a postcard version of the 990, please attach supplemental information or your application will be incomplete.)
- [x] Articles of Incorporation and by-laws. This is necessary ONLY if this is your organization's first time applying for City of Yelm lodging tax funds or if previously submitted documentation has changed. One complete set is required with the original application.
- [x] (OPTIONAL) Applicants may bring additional materials with you during the Lodging Tax Advisory Committee interview to support your application, including but not limited to: marketing brochures, flyers, newsletters, programs, etc.

Please Note: The Lodging Tax Advisory Committee (LTAC) encourages applicants to bring any video and electronic advertising to plan to share during the presentation and interview. The City will need one copy on file for record-keeping purposes.

Funding Application

Entity Information

* Organization/Agency Name:

Visitor & Convention Bureau of Thurston County (d.b.a Experience Olympia & Beyond)

* Federal Tax ID Number

[redacted]

* Contact Name

Shauna Stewart

* Title

CEO

* Mailing Address

P.O. Box 1394 Olympia, WA 98507

* Phone #

3609510048

* Email Address

shaunas@experienceolympia.com

* Funding is for:

☑ Tourism Promotion/Marketing Activities ☐ Events/Festivals ☐ Programs/Projects

* Amount Requested

$ 10,000.00

* Total Budget

$ 1,609,000.00

LTAC Funding Request Information

* Name of Tourism Activity/Event/Program/Project

Year-Round Destination Marketing Services

* Location

Yelm

* Start Date

1/1/2027

* End Date

12/31/2027

*

Brief Description (450 words or less):

EOB attracts overnight visitors to Yelm and Thurston County from 50+ miles away through an integrated, year-round destination marketing strategy, including:

· Targeted digital advertising (programmatic display, paid social, Google Search, native advertising, and video) focused on high-value drive markets throughout Washington, Oregon, and other priority markets.

· Seasonal destination campaigns to inspire overnight travel during the slower shoulder seasons.

· Search engine optimization (SEO), AI optimization, and content marketing that connect prospective visitors with trip-planning resources through ExperienceOlympia.com and ExperienceYelm.com.

· Public relations and earned media campaigns that generate regional and national coverage highlighting regional experiences.
· Production and distribution of the official Visitor Guide, reaching travelers planning trips to Washington State.

· Event promotion through our website, event calendar, social media channels, email marketing, public relations efforts, and partner campaigns to increase attendance and encourage overnight stays.

· Professional photography and video production that showcases Yelm's people, places, businesses, events, and experiences. These assets are used across our own marketing campaigns and shared with municipal, hospitality, and tourism partners to strengthen regional storytelling, extend marketing reach, and ensure consistent, high-quality destination branding.

· Sports tourism sales and event recruitment to attract tournaments and competitions that generate overnight hotel stays.

· Meetings, group tour, and travel trade sales targeting associations, tour operators, and event planners seeking destinations for conferences and group travel.

· Ongoing visitor research, website analytics, advertising performance metrics, and geolocation data to optimize campaigns and target markets with the highest potential for overnight visitation.

Website Address

www.experienceolympia.com

Social Media Accounts

Facebook (www.facebook.com/ExperienceOlympiaandBeyondVCB/)
and Instagram: (www.instagram.com/experienceoly)

*

What are the projected number of attendees estimated to travel greater than 50 miles to attend the activity/event and what is your estimate based on:

6,159

*

What are the projected number of attendees estimated to travel from another state or country to attend the activity/event and what is your estimate based on:

2,464

*

What are the projected attendees who estimated to stay in paid overnight accommodations?

1,003

*

What are the projected attendees who estimated to stay in unpaid overnight accommodations?

1,644

*

How do you plan to measure/evaluate the actual attendance and locations visitors traveled from?

We will use a structured estimate based on Tourism Economics.

*

Describe the tourism promotion impact on the economy from your special event, festival, or tourism- related program or project within the City of Yelm, specifically on the lodging and food service sectors.

Our work is designed to do more than simply bring visitors into the area. We focus on attracting travelers from 50+ miles away who are most likely to stay overnight, extend their visit, and spend money throughout the local economy.
By promoting a mix of lodging, dining, shopping, events, outdoor recreation, and other visitor experiences, we help create more reasons for travelers to stay longer and explore more of the community. Longer stays translate into greater spending at hotels, restaurants, shops, attractions, and events, increasing the overall economic impact of each visitor.
We also work to cultivate a positive and memorable visitor experience from the earliest stages of trip planning through the visit itself. Strong destination storytelling, useful trip-planning resources, high-quality experiences, and welcoming communities all contribute to visitor satisfaction. When travelers have a positive experience, they are more likely to return, recommend the destination to others, and become repeat visitors.
Our goal is to create a cycle of visitation that benefits both the hospitality industry and the broader local economy: attract the right visitors, encourage them to stay longer and spend more while they are here, and give them compelling reasons to come back again.

*

How broad-based will the tourism promotion benefit be geographically and economically?

The tourism promotion will benefit both Yelm and the broader Thurston County economy. While Yelm-specific marketing is designed to increase visitation and spending within the City, visitors often move throughout the region during their stay, creating economic impact across multiple communities.
Tourism spending benefits a wide range of businesses, including hotels and lodging properties, restaurants, retailers, attractions, event venues, recreation providers, transportation services, and other small businesses that serve visitors. By encouraging travelers to stay longer, explore more of the region, and return in the future, the impact of Yelm's investment extends beyond a single business or jurisdiction.
This regional approach creates a multiplier effect: marketing Yelm strengthens the overall Thurston County destination, while broader destination marketing introduces more visitors to Yelm. The result is shared economic benefit across the visitor economy and greater return on the City's lodging tax investment.

*

Describe how you will promote overnight stays in Yelm lodging establishments?

Yelm lodging properties are promoted on experienceolympia.com (our website had over 440,000 unique users in 2025). We promote overnight visitation year-round through social media, targeted digital programmatic advertising, products like our Visitor Guide (60K print distribution), the Yelm Community Guide, and public relations such as pitches to media and media and social media influencer visits. Whereas many activities and events are one-time per year activity, our work to promote Yelm lodging to those who are 50+ miles away, 365 days a year.

*

Describe how you will promote Yelm and other attractions in the Yelm area to entice tourists to extend their visit beyond attendance to your special event, festival, or tourism-related facility.

EOB attracts overnight visitors to Yelm and Thurston County from 50+ miles away through an integrated, year-round destination marketing strategy, including:

· Targeted digital advertising (programmatic display, paid social, Google Search, native advertising, and video) focused on high-value drive markets throughout Washington, Oregon, and other priority markets.

· Seasonal destination campaigns to inspire overnight travel during the slower shoulder seasons.

· Search engine optimization (SEO), AI optimization, and content marketing that connect prospective visitors with trip-planning resources through ExperienceOlympia.com and ExperienceYelm.com.

· Public relations and earned media campaigns that generate regional and national coverage highlighting regional experiences.
· Production and distribution of the official Visitor Guide, reaching travelers planning trips to Washington State.

· Event promotion through our website, event calendar, social media channels, email marketing, public relations efforts, and partner campaigns to increase attendance and encourage overnight stays.

· Professional photography and video production that showcases Yelm's people, places, businesses, events, and experiences. These assets are used across our own marketing campaigns and shared with municipal, hospitality, and tourism partners to strengthen regional storytelling, extend marketing reach, and ensure consistent, high-quality destination branding.

· Sports tourism sales and event recruitment to attract tournaments and competitions that generate overnight hotel stays.

· Meetings, group tour, and travel trade sales targeting associations, tour operators, and event planners seeking destinations for conferences and group travel.

· Ongoing visitor research, website analytics, advertising performance metrics, and geolocation data to optimize campaigns and target markets with the highest potential for overnight visitation.

*

What tourism outcome should the City expect if your proposal is only partially funded? Please be specific. For example: Which services will not happen? How do you intend to alternatively fund your program?

As with most things, the cost of doing business as a destination marketing organization has increased considerably over the past several years. On top of this, there is now a10% tax on all advertising. This means our dollar isn't going as far as it used to, and we need the support of our funding partners to continue delivering at levels necessary to make a meaningful difference.
If the proposal is only partially funded, Experience Olympia & Beyond would continue to include Yelm in our broader regional destination marketing efforts, but we would need to reduce Yelm-specific activities that require dedicated hard costs. Most notably, we would not be able to update, print, and distribute the Yelm Community Guide or provide geofencing data at its current level. We would also reduce Yelm-specific photography and video production, limiting the creation of fresh visual assets that showcase local businesses, events, attractions, and visitor experiences.

*

List other organizations that you will partner with for this proposal. Letters of endorsement are welcome to be attached to this application (please do not send separately to City Hall).

Experience Olympia & Beyond will collaborate with the City of Yelm, the Yelm Chamber of Commerce, the Thurston County Chamber of Commerce, the Thurston Economic Development Council, the Squaxin Island Tribe, the Confederated Tribes of the Chehalis Reservation, the Nisqually Indian Tribe, and a wide range of Yelm-area businesses and tourism partners.
These partnerships help strengthen regional coordination, expand the reach of tourism promotion, support local businesses, and ensure Yelm is represented within broader Thurston County destination marketing and economic development efforts.

Letters of Endorsement

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

*

List any other measurements that demonstrate the impact of increased tourism attributable to your special event, festival, or tourismrelated facility. Please include any other thoughts that may encourage the Lodging Tax Advisory Committee/Yelm City Council to use lodging tax funds to support this application.

Experience Olympia & Beyond measures tourism impact through visitor research, website and social media analytics, geolocation data, lodging performance, and national, state, and local tourism trends. These tools help us understand visitor behavior, evaluate marketing performance, and identify opportunities to grow Yelm's visitor economy.
Increased visitation supports lodging and sales tax collections while generating spending at hotels, restaurants, retailers, attractions, and events.
Unlike a one- or two-day event, our work happens 365 days a year. We continuously build awareness, inspire travel, support events, create destination content, and encourage visitors to stay longer and return.
Continued investment helps Yelm remain visible and competitive while benefiting from shared research, professional expertise, and a leveraged regional tourism marketing program designed to create long-term economic impact.

Certification

*

I hereby state on behalf of

Visitor & Convention Bureau of Thurston County

that we are a:

*

☑ Nonprofit ☐ Government Entity ☐ Other

The applicant has, or will obtain, liability insurance in the amount of $1,000,000 and name the City as an additional insured on its liability insurance policy.

The applicant has on file with the City, or is submitting one copy, of their current articles of incorporation and by-laws.

I understand this is an application for a contract with the City of Yelm, which, if awarded, will only be paid after the service(s) is rendered on a reimbursement basis and a signed Lodging Tax Invoice is submitted with proof of payment documentation.

The applicant has accounting/record-keeping systems which A) show the purposes for which City of Yelm funds have been spent; B) is open to inspection by the City of Yelm or its agents; and C) is maintained for at least 6 years following the end of contract.

I understand that the City of Yelm will conduct public discussions regarding recommendations for funding to any agency making application to the City of Yelm and its Lodging Tax Advisory Committee.

I hereby certify that the information contained in this certification and application for funding with the City of Yelm is a true and accurate statement of activities and financial status of the organization submitting this application.

I hereby certify that the person signing this application is duly authorized to execute this document on behalf of the applicant entity.

*

Name and Title

Shauna Stewart, CEO

Signature



*

Date

9/1/2026

Lodging Tax Budget Form

Lodging Tax Applicant

Specific to your tourism projects, activities and events in the City of Yelm, please complete the required fields and list the amount and status of funding for all sources that you already or intend to receive. If applicable, please include in-kind donations and funds received from admission fees.

Projected Revenue

Sponsorships *	$ 85,000.00
Admission *	$ 0.00
Reserves *	$ 0.00
Donations & In-Kind Contributions *	$ 3,500.00
Grants *	$ 10,000.00
Program Service Fees *	$ 95,850.00
Gift Shop *	$ 0.00
Vendor Fees *	$ 0.00
Fundraising Activities *	$ 0.00
Anticipated Lodging Tax Funding *	$ 10,000.00
Lodging Tax from other Jurisdictions *	$ 446,609.23
Please specify: *	Lacey - $125k, Olympia - $206,609.23, Tumwater - $70k, County - $45K
All other Sources of Revenue *	$ 959,000.00
Please specify: *	TPA - $934,000 Interest- $25,000
Total Revenue *	$ 1,609,959.23

Projected Expenses

Personnel (salaries and benefits) *	$ 759,207.95
Administration (utilities, phone, etc.) *	$ 51,330.00

Marketing and Promotion *	$ 667,764.00
Professional and Consultant Fees *	$ 17,500.00
Equipment *	$ 4,000.00
Facility/Event Rental *	$ 40,250.00
Travel *	$ 26,895.00
Please specify: *	airfare - $4,600. lodging - $9,700, meals - $2,725 mileage -$7820 parking/ground transportation - $1,850
All Other Expenses *	$ 90,959.00
Please specify: *	Sales - $53,299 Professional Development - $19,585 TPA - $18,075
Total Expenses *	$ 1,609,959.23
Program Excess (Deficit) *	$ -47,946.72

File Uploads

IRS 990 Form

VIS5847_US_2024_ArchiveTaxReturn.pdf	236.92KB

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Articles of Incorporation and Bylaws (if necessary)

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Additional Materials

Yelm Community Guide.pdf	1.31MB
Yelm_VG.pdf	232.57KB

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Background Information

Purpose of Lodging Tax Funds

State Law authorizes the City of Yelm to distribute lodging tax funds to eligible non-profit and government organizations to promote tourism projects, activities and events in City of Yelm (for-profit businesses are not eligible to receive lodging tax funds). State law requires that applications for funding be evaluated by the Yelm Lodging Tax Advisory Committee (LTAC). The members of the LTAC Committee are appointed by the Mayor and Yelm City Council. The LTAC reviews applications and make recommendations to the City Council for final funding award. The City Council approves the package of recommendations from the LTAC Committee and may only grant lodging tax awards for projects, activities and events that have been recommended for funding by the LTAC. All Lodging Tax Funds are dispersed AFTER approved events, programs, projects occur and NOT before.

Allowable Uses of Funds, per RCW 67.28

• Tourism promotion and marketing

• Operating and marketing special events and festivals to attract tourists

• Operating costs and capital expenditures for tourism-related facilities owned or operated by government entities or nonprofit organizations.

What happens after you submit the Application?

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Additional Information & Definitions

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Contract: After Council adopts the City Budget, a report and contract/agreement will be sent to you for signature. Following return of the signed contract/agreement, it will be scheduled for final approval by City Council.

Payment: Normally, payments are processed twice per month for reimbursement of expenses. The last date to submit documents for reimbursement of Lodging Tax Funds will be noon the first Friday in January for the prior year allocation.

Application: The Lodging Tax Application and Lodging Tax Budget Form are available as digital fill-in forms at www.yelmwa.gov. For questions, please contact the City of Yelm at (360) 458-3244.

Guidelines for Submitting a Complete Application

Application Checklist

- [x] Application and Lodging Tax Budget Form. Submit 1 original application. It will have an original signature, budget form, the complete IRS 990 Form, and Articles of Incorporation and Bylaws if necessary. Copies of just the application and budget form will be distributed to the Lodging Tax Advisory Committee, the City Clerk receives two copies (for archive and posting), and one copy will be available for the public should they decide to attend the meeting.
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- [x] (OPTIONAL) Applicants may bring additional materials with you during the Lodging Tax Advisory Committee interview to support your application, including but not limited to: marketing brochures, flyers, newsletters, programs, etc.

Please Note: The Lodging Tax Advisory Committee (LTAC) encourages applicants to bring any video and electronic advertising to plan to share during the presentation and interview. The City will need one copy on file for record-keeping purposes.

Funding Application

Entity Information

* Organization/Agency Name:
Yelm Chamber of Commerce

* Federal Tax ID Number
[redacted]

* Contact Name
Tina Richardson

* Title
Executive Director

* Mailing Address
PO Box 444, Yelm, WA 98597

* Phone #
3604586608

* Email Address
director@yelmchamber.com

* Funding is for:
☑ Tourism Promotion/Marketing Activities ☑ Events/Festivals ☐ Programs/Projects

* Amount Requested
$ 10,000.00

* Total Budget
$ 18,000.00

LTAC Funding Request Information

* Name of Tourism Activity/Event/Program/Project
Nisqually Valley Spring Expo

* Location
Yelm Middle School

* Start Date
4/24/2027

* End Date
4/25/2027

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Brief Description (450 words or less):

The Nisqually Valley Spring Expo is Yelm's key springtime showcase of local businesses, artisans, food, and community spirit. The event draws both locals and visitors, offering a unique opportunity to experience the culture and offerings of Yelm.

It's a free, family-friendly trade show offering home improvement solutions, handmade crafts, services, and more, all under one roof. As a community event, it contributes to the local economy and tourism industry, making it a suitable candidate for the Lodging Tax Application to support further promotion and development of the region.

Website Address

https://yelmchamber.com/spring-expo/

Social Media Accounts

https://www.facebook.com/NisquallyValleySpringExpo

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What are the projected number of attendees estimated to travel greater than 50 miles to attend the activity/event and what is your estimate based on:

The projected number of attendees estimated to travel greater than 50 miles to attend the Nisqually Valley Spring Expo is approximately 50 individuals. This estimate is based on historical attendance data, surveys conducted among past attendees, analysis of registration information, and trends in regional tourism. Additionally, promotional efforts targeting neighboring cities and regions have been taken into account in formulating this estimate.

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What are the projected number of attendees estimated to travel from another state or country to attend the activity/event and what is your estimate based on:

The estimate for the number of attendees traveling from another state to attend the event is approximately 20 individuals. This estimate is based on vendor feedback, historical attendance data, surveys conducted amongst past attendees, and analysis of registration information.

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What are the projected attendees who estimated to stay in paid overnight accommodations?

The estimate for paid overnight accommodations for attendees are approximately 20 individuals. We hope to push this and promote the local hotel as an option to stay.

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What are the projected attendees who estimated to stay in unpaid overnight accommodations?

The estimate for unpaid overnight accommodations for attendees is approximately 30 individuals.

*

How do you plan to measure/evaluate the actual attendance and locations visitors traveled from?

To measure and evaluate the actual attendance and location visitors traveled from, we will employ several methods: Registration Data: We will collect information from attendees during registration, including their names, contact details, and ZIP codes. This data will provide insights into where attendees are coming from. On-Site Surveys: We will conduct surveys during the event to gather additional information from attendees about their travel distance and origin. These surveys may include questions about their mode of transportation and the distance traveled.

By combining these methods, we aim to accurately measure and evaluate the actual attendance at the Nisqually Valley Spring Expo and the locations visitors traveled from. This data will inform future event planning and marketing efforts.

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Describe the tourism promotion impact on the economy from your special event, festival, or tourism- related program or project within the City of Yelm, specifically on the lodging and food service sectors.

The Nisqually Valley Spring Expo has gone through many phases. We are constantly trying to grow and make this event better. The hope is to grow it to something more than just an Expo. We had a wonderful Expo last year with incorporating fun runs, a 5k, and different events. This year we plan to incorporate a 10K Run and push promotions out to have others from beyond Yelm to participate. An event like the Spring Expo impacts the economy by showcasing local businesses and bringing people out and about within the community. It provides partnerships with other businesses that bring exposure.

It plays a significant role in promoting tourism and stimulating the local economy, particularly within the City of Yelm. Here are the key impacts on the lodging and food service sectors:
The possibility of increased Occupancy Rates: The influx of attendees from both near and far regions results in increased demand for lodging accommodations within Yelm and its surrounding areas for local lodging. As a two-day event, visitors (including vendors) have the opportunity to find lodging in Yelm. This surge in visitors directly benefits the lodging sector by boosting revenue and supporting local businesses.

Boost to Food Service Establishments: The expo also provides a substantial boost to the food service sector in Yelm. Restaurants, cafes, food trucks, and other dining establishments experience higher foot traffic and increased sales as attendees seek dining options during their stay.

Long-Term Promotion: The expo serves as a catalyst for long-term tourism promotion efforts in Yelm. Positive experiences and word-of-mouth recommendations from expo attendees can attract future visitors, leading to sustained growth in tourism-related activities and expenditures. This ongoing promotion benefits not only the lodging and food service sectors but also various other businesses and service providers throughout the city.

In summary, the Nisqually Valley Spring Expo generates significant tourism promotion impacts on the economy of Yelm, particularly within the lodging and food service sectors. By attracting visitors, stimulating spending, and fostering long-term promotion, the expo contributes to the economic prosperity and vitality of the city.

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How broad-based will the tourism promotion benefit be geographically and economically?

The tourism promotion benefits generated by the Nisqually Valley Spring Expo are expected to be broad-based both geographically and economically.

The expo attracts attendees not only from Yelm but also from neighboring cities and regions within a significant radius. We noticed last year that an increase of individuals were drawn into Yelm because of our car shows and our inflatable fun-run. Visitors travel from diverse geographic locations, including nearby towns, metropolitan areas, and even out-of-state locations. As attendees explore the expo and the surrounding area, they are exposed to the attractions, amenities, and unique offerings of Yelm and the broader Nisqually Valley region. Positive experiences during the expo can lead to increased interest in visiting and exploring other destinations within the region.

Attendees of the expo contribute to the local economy through various forms of spending, including lodging accommodations, dining, shopping, entertainment, and recreational activities. This diverse spending pattern benefits a wide range of businesses and sectors within Yelm and its surrounding areas. The economic impact of tourism promotion extends beyond direct expenditures, creating ripple effects throughout the local economy. Increased visitor spending stimulates demand for goods and services, supports job creation, and generates revenue for businesses across different sectors, including retail, hospitality, transportation, and recreation.

Overall, the tourism promotion benefits of the Nisqually Valley Spring Expo are expected to be broad-based both geographically, attracting visitors from diverse locations, and economically, stimulating spending and fostering long-term growth across various sectors within Yelm and the broader region.

*

Describe how you will promote overnight stays in Yelm lodging establishments?

To promote overnight stays in Yelm lodging establishments in conjunction with the Nisqually Valley Spring Expo, we will implement a comprehensive marketing strategy targeting potential attendees and visitors.

We intend to reach out to the hotel to talk about having a fixed chamber rate to send out to all vendors to utilize lodging in Yelm.

We will utilize social media platforms, such as Facebook, Instagram, and Twitter, to promote overnight stays in Yelm lodging establishments. This will include sharing engaging content, user-generated reviews, and testimonials from past expo attendees who stayed overnight in Yelm.

We will run targeted advertising campaigns on digital platforms, such as Google Ads and social media, to reach potential attendees who may be interested in staying overnight in Yelm. These ads will highlight the convenience, affordability, and comfort of lodging options in the area.

We will distribute promotional materials, brochures, and accommodation guides at visitor information centers. This will ensure that travelers passing through the region are aware of the lodging options available in Yelm.

*

Describe how you will promote Yelm and other attractions in the Yelm area to entice tourists to extend their visit beyond attendance to your special event, festival, or tourism-related facility.

To promote Yelm and other attractions in the surrounding area and entice tourists to extend their visit beyond attending the Nisqually Valley Spring Expo, we will implement a multi-faceted marketing approach that highlights the diverse offerings and experiences available.

We will collaborate with local businesses, attractions, and tourism organizations to develop joint promotional initiatives and packages that encourage tourists to extend their visit. This could include special discounts, bundled experiences, and exclusive offers for visitors who attend the expo and explore other attractions in Yelm.

We will enhance the online presence of Yelm and its attractions through engaging content marketing initiatives, videos, and virtual tours. By sharing compelling stories and visual content, we aim to inspire and inform potential tourists about the experiences awaiting them in Yelm.

We will leverage targeted advertising campaigns on digital platforms, such as Google Ads, social media, and travel websites, to reach specific audience segments interested in travel and tourism. These ads will highlight the unique selling points of Yelm, such as its scenic beauty, outdoor recreational opportunities, local events, and cultural attractions.

We will promote community events, festivals, and cultural celebrations happening in Yelm throughout the year to attract tourists looking for authentic and immersive experiences. By showcasing the vibrant local culture and hospitality, we can encourage visitors to extend their stay and explore more of what Yelm has to offer.

We will provide a booth space to promote local events and festivities. We will actively engage with visitors during the expo and other tourism-related activities to gather feedback, testimonials, and suggestions for improving the visitor experience in Yelm. This valuable input will help us refine our marketing strategies and offerings to better meet the needs and preferences of tourists.

*

What tourism outcome should the City expect if your proposal is only partially funded? Please be specific. For example: Which services will not happen? How do you intend to alternatively fund your program?

If our proposal is only partially funded, the City can expect a diminished tourism outcome, impacting various aspects of our program.

With limited funding, our ability to reach potential tourists through marketing campaigns will be compromised. This could result in decreased awareness of our events and attractions, leading to lower attendance numbers.

Partial funding would necessitate prioritization of activities, potentially resulting in the cancellation or scaling back of certain planned events, entertainment options, or amenities. This could diminish the overall visitor experience and perceived value of the tourism program.

*

List other organizations that you will partner with for this proposal. Letters of endorsement are welcome to be attached to this application (please do not send separately to City Hall).

Yelm Community Schools, school programs (FFA, FBLA, the Cross Country Team, etc). We will also partner with other non-profit agencies.

Letters of Endorsement

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

*

List any other measurements that demonstrate the impact of increased tourism attributable to your special event, festival, or tourismrelated facility. Please include any other thoughts that may encourage the Lodging Tax Advisory Committee/Yelm City Council to use lodging tax funds to support this application.

Utilizing lodging tax funds to support the Nisqually Valley Spring Expo aligns with the mission of fostering economic growth, promoting tourism, and enhancing the overall quality of life in Yelm. The expo serves as a catalyst for increased tourism activity, benefiting the local economy, businesses, and community. By leveraging various measurements and demonstrating the tangible impacts of the expo, we can make a compelling case for continued support from the Lodging Tax Advisory Committee and the Yelm City Council.

Certification

*

I hereby state on behalf of

Yelm Chamber of Commerce

that we are a:

*

☑ Nonprofit ☐ Government Entity ☐ Other

The applicant has, or will obtain, liability insurance in the amount of $1,000,000 and name the City as an additional insured on its liability insurance policy.

The applicant has on file with the City, or is submitting one copy, of their current articles of incorporation and by-laws.

I understand this is an application for a contract with the City of Yelm, which, if awarded, will only be paid after the service(s) is rendered on a reimbursement basis and a signed Lodging Tax Invoice is submitted with proof of payment documentation.

The applicant has accounting/record-keeping systems which A) show the purposes for which City of Yelm funds have been spent; B) is open to inspection by the City of Yelm or its agents; and C) is maintained for at least 6 years following the end of contract.

I understand that the City of Yelm will conduct public discussions regarding recommendations for funding to any agency making application to the City of Yelm and its Lodging Tax Advisory Committee.

I hereby certify that the information contained in this certification and application for funding with the City of Yelm is a true and accurate statement of activities and financial status of the organization submitting this application.

I hereby certify that the person signing this application is duly authorized to execute this document on behalf of the applicant entity.

*

Name and Title

Tina Richardson Executive Director

Signature



*

Date

9/1/2026

Lodging Tax Budget Form

Lodging Tax Applicant

Specific to your tourism projects, activities and events in the City of Yelm, please complete the required fields and list the amount and status of funding for all sources that you already or intend to receive. If applicable, please include in-kind donations and funds received from admission fees.

Projected Revenue

Sponsorships *	$ 5,000.00
Admission *	$ 0.00
Reserves *	$ 0.00
Donations & In-Kind Contributions *	$ 0.00
Grants *	$ 0.00
Program Service Fees *	$ 0.00
Gift Shop *	$ 0.00
Vendor Fees *	$ 8,000.00
Fundraising Activities *	$ 0.00
Anticipated Lodging Tax Funding *	$ 10,000.00
Lodging Tax from other Jurisdictions *	$ 0.00
Please specify: *	N/A
All other Sources of Revenue *	$ 3,000.00
Please specify: *	Car Shows, 5K, and 10K
Total Revenue *	$ 26,000.00

Projected Expenses

Personnel (salaries and benefits) *	$ 3,000.00
Administration (utilities, phone, etc.) *	$ 300.00
Marketing and Promotion *	$ 5,000.00

Professional and Consultant Fees *	$ 0.00
Equipment *	$ 6,000.00
Facility/Event Rental *	$ 6,000.00
Travel *	$ 0.00
Please specify: *	N/A
All Other Expenses *	$ 0.00
Please specify: *	N/A
Total Expenses *	$ 16,300.00
Program Excess (Deficit) *	$ 9,700.00

File Uploads

IRS 990 Form

990 Tax Form 2025.pdf 176.38KB

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Articles of Incorporation and Bylaws (if necessary)

ByLaws Revised 2024.pdf 136.26KB

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Additional Materials

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Background Information

Purpose of Lodging Tax Funds

State Law authorizes the City of Yelm to distribute lodging tax funds to eligible non-profit and government organizations to promote tourism projects, activities and events in City of Yelm (for-profit businesses are not eligible to receive lodging tax funds). State law requires that applications for funding be evaluated by the Yelm Lodging Tax Advisory Committee (LTAC). The members of the LTAC Committee are appointed by the Mayor and Yelm City Council. The LTAC reviews applications and make recommendations to the City Council for final funding award. The City Council approves the package of recommendations from the LTAC Committee and may only grant lodging tax awards for projects, activities and events that have been recommended for funding by the LTAC. All Lodging Tax Funds are dispersed AFTER approved events, programs, projects occur and NOT before.

Allowable Uses of Funds, per RCW 67.28

• Tourism promotion and marketing

• Operating and marketing special events and festivals to attract tourists

• Operating costs and capital expenditures for tourism-related facilities owned or operated by government entities or nonprofit organizations.

What happens after you submit the Application?

The LTAC will review applications and make funding recommendations based upon available lodging tax revenue and any pre-determined criteria. Applicants who have met the application deadline and submitted a complete application may be scheduled for a brief interview. LTAC funding recommendations will be reviewed, approved, and incorporated into the City Budget. Successful applicants will be contacted after recommendations are made by the LTAC and funds are approved by the City Council.

Reporting Requirements

Prior to receiving lodging tax funds, you will be required to complete an “Agreement with the City of Yelm,” which includes providing a certificate of insurance and a Lodging Tax Invoice with proof of expenses. State law also specifies certain reporting requirements for jurisdictions that levy a lodging tax. Each entity awarded Yelm lodging tax funds will be required to submit a Final Report to the City with detailed information immediately following their tourism promotion activities. Before funding is awarded for reimbursement, all recipients of lodging tax funds must provide a report to the City describing and verifying the actual number of people traveling for business or pleasure on a trip: (A) away from their place of residence or business and staying overnight in paid accommodations; (B) to a place fifty miles or more one way from their place of residence or business for the day or staying overnight; or (C) from another country or state outside of their place of residence or their business.

Award recipients must also describe the methods used to determine attendance and distinguish among the visitor categories. It is important to consider and be prepared to respond to how you will determine and quantify the information above. The Final Report form will be provided to all funding award recipients.

Additional Information & Definitions

Tourism: means economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs.

Tourism promotion: means activities and expenditures designed to increase tourism, including but not limited to advertising, publicizing, or otherwise distributing information for the purpose of attracting and welcoming tourists; developing strategies to expand tourism; operating tourism promotion agencies; and funding marketing of or the operation of special events and festivals designed to attract tourists.

Tourism-related facility: means real or tangible personal property with a usable life of three or more years, or constructed with volunteer labor and used to support tourism, performing arts, or to accommodate tourist activities.

Tourist: means a person who travels from a place of residence to a different town, city, county, state, or country, for purposes of business, pleasure, recreation, education, arts, heritage, or culture.

Insurance: As part of its contract for performance, the city requires contractors to maintain liability insurance in the amount of $1,000,000 and name the City as an additional insured on its liability insurance policy.

Contract: After Council adopts the City Budget, a report and contract/agreement will be sent to you for signature. Following return of the signed contract/agreement, it will be scheduled for final approval by City Council.

Payment: Normally, payments are processed twice per month for reimbursement of expenses. The last date to submit documents for reimbursement of Lodging Tax Funds will be noon the first Friday in January for the prior year allocation.

Application: The Lodging Tax Application and Lodging Tax Budget Form are available as digital fill-in forms at www.yelmwa.gov. For questions, please contact the City of Yelm at (360) 458-3244.

Guidelines for Submitting a Complete Application

Application Checklist

- [ ] Application and Lodging Tax Budget Form. Submit 1 original application. It will have an original signature, budget form, the complete IRS 990 Form, and Articles of Incorporation and Bylaws if necessary. Copies of just the application and budget form will be distributed to the Lodging Tax Advisory Committee, the City Clerk receives two copies (for archive and posting), and one copy will be available for the public should they decide to attend the meeting.
- [ ] One complete most recently submitted IRS Form 990-Return of Organization Exempt From Income Tax is required with the original application. (The 990 Form is to show income / expenditures and the current Board of Directors. If you've filed a postcard version of the 990, please attach supplemental information or your application will be incomplete.)
- [ ] Articles of Incorporation and by-laws. This is necessary ONLY if this is your organization's first time applying for City of Yelm lodging tax funds or if previously submitted documentation has changed. One complete set is required with the original application.
- [ ] (OPTIONAL) Applicants may bring additional materials with you during the Lodging Tax Advisory Committee interview to support your application, including but not limited to: marketing brochures, flyers, newsletters, programs, etc.

Please Note: The Lodging Tax Advisory Committee (LTAC) encourages applicants to bring any video and electronic advertising to plan to share during the presentation and interview. The City will need one copy on file for record-keeping purposes.

Funding Application

Entity Information

* Organization/Agency Name:
Standing Room Only

* Federal Tax ID Number
[redacted]

* Contact Name
Kalen McCrea

* Title
Board Member

* Mailing Address
PO Box 3086 Yelm, WA 98597

* Phone #
3607919393

* Email Address
standrmonly@gmail.com

* Funding is for:
☐ Tourism Promotion/Marketing Activities ☐ Events/Festivals ☑ Programs/Projects

* Amount Requested
$ 12,000.00

* Total Budget
$ 12,667.00

LTAC Funding Request Information

* Name of Tourism Activity/Event/Program/Project
Murdery Mystery Dinner

* Location
Farrelli's Pizza Yelm

* Start Date
5/7/2027

* End Date
5/22/2027

*

Brief Description (450 words or less):

The project is a murder mystery dinner theater production hosted at Farrelli's Pizza in May 2027. Guests will eat a three-course meal at the restaurant while they watch the drama play out, getting the opportunity to interact with the actors, ask questions, and solve the whodunnit, and the guest that gets the correct solution wins a prize. This will be SRO's fifth year putting on a murder mystery production at Farrelli's. Each year we've seen more interest in the show, and we've continued to expand the number of performances due to popular demand. This year we're in talks with a retirement community in Olympia to host a special Sunday matinee for their members.

Website Address

https://www.srotheater.org/

Social Media Accounts

https://www.facebook.com/srotheater

*

What are the projected number of attendees estimated to travel greater than 50 miles to attend the activity/event and what is your estimate based on:

For our 2026 production, we asked guests to fill out survey cards in which we polled for information on where they traveled from to see the performance. We received survey responses from 57% of our 190 attendees. Based on the results, we estimate ten attendees who will travel more than 50 miles. From our survey, we also estimate that 53 attendees will travel more than 30 miles (i.e. from a distance outside the Lacey/Olympia region), and that approximately 130 will come from outside Yelm.

*

What are the projected number of attendees estimated to travel from another state or country to attend the activity/event and what is your estimate based on:

Based on our survey results noted above, we estimate that 2-3 guests will travel from out of state. In 2026, we had several attendees visiting from California, and in previous years, we've had guests mention to us that they traveled from Oregon and Idaho.

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What are the projected attendees who estimated to stay in paid overnight accommodations?

We estimate that 2-3 attendees will pay to stay in overnight accommodation. Several attendees from our 2026 production noted in their survey that they stayed in the Prairie Hotel.

*

What are the projected attendees who estimated to stay in unpaid overnight accommodations?

We estimate that 2-3 attendees will pay to stay in overnight accommodation. Several attendees from our 2026 production noted in their survey that they stayed at friends' or family's houses.

*

How do you plan to measure/evaluate the actual attendance and locations visitors traveled from?

These are ticketed performances, so we have a full count of attendance over the course of the run. We feel that the survey cards were quite effective and will continue to use them in 2027, and hope to get more responses by reminding attendees more frequently to fill out the cards.

*

Describe the tourism promotion impact on the economy from your special event, festival, or tourism- related program or project within the City of Yelm, specifically on the lodging and food service sectors.

While SRO may not have the funds to put on Broadway-level productions, we've received tremendous feedback in the past about the quality of our craft, and the more opportunity we have to display that, the more word of mouth will spread. I personally performed in the 2025 murder mystery production, and spoke to two guests from Everett who had seen one of our shows in 2018. They noticed an ad on Facebook for our murder mystery production, remembered how much they'd enjoyed our previous show, and came to see this one. People are willing to travel from great distances to see quality theater, and that's what we aim to provide. Each year, we partner with Farrelli's, and over the course of six nights guarantee them nearly 200 seats filled in their restaurant. The price of the meal is included in the ticket, which we pay to Farrelli's in turn, and they run bar service throughout the production, which is very profitable on top of the meal.

*

How broad-based will the tourism promotion benefit be geographically and economically?

In previous years, this has been a very popular event for us, and we've had many recurring guests in subsequent years who come back to this show and to other productions we put on. This allows us to continue growing the arts community in Yelm and bring more people into town. It has also been extremely profitable for Farrelli's, generally bringing in approximately $10,000 between food and drinks during our runs.

*

Describe how you will promote overnight stays in Yelm lodging establishments?

The murder mystery production is more than just a play, it's an hours-long event that people participate in, eat a meal, and take advantage of the bar. In the theater community, people enjoy making a trip out of it. For instance, many people who travel to places like the Paramount in Seattle will get dinner, see a show, and stay in the hotel overnight. Again for 2027, the production team plans to reach out to the Prairie Hotel to discuss placing links on the SRO website for an easy option for guests to purchase an overnight stay along with their show.

*

Describe how you will promote Yelm and other attractions in the Yelm area to entice tourists to extend their visit beyond attendance to your special event, festival, or tourism-related facility.

Farrelli's Pizza has always been proactive in promoting events in the Yelm area, placing fliers around the restaurant promoting upcoming events in their restaurant and in the Yelm area. During all our shows, we tell guests about upcoming events we're hosting and opportunities to get involved in the theater. The production team has also discussed placing cards or tents at each table noting upcoming events in Yelm. With this production happening in May, it's a perfect opportunity to promote Yelm's big summer events like Prairie Days, the Nisqually Valley Barbecue Rally, and Jazz in the Park. More guests for us also means more social media followers, where we share other organizations' upcoming events. Our social media page frequently shares event-related posts from the Yelm Chamber of Commerce, City of Yelm Parks and Recreation, the Tenino Young-at-Heart Theatre, the Nisqually Valley Barbecue Rally, and more.

*

What tourism outcome should the City expect if your proposal is only partially funded? Please be specific. For example: Which services will not happen? How do you intend to alternatively fund your program?

Without this grant, we will still be able to make this production happen, but it will mean the initial show expenses coming directly from our coffers. While we anticipate the production to be profitable, the covid years have shown us that nothing is ever a guarantee, and investing $12,000 up front can be daunting to a small organization. Any funding we receive from this grant will ensure a safety net for us, and extra profitability could mean the opportunity to lower ticket prices or provide our actors and volunteers a stipend – something we've only recently had the means to do with the aid of grants for previous programming, and that we'd love to continue doing in the future.

*

List other organizations that you will partner with for this proposal. Letters of endorsement are welcome to be attached to this application (please do not send separately to City Hall).

We have a partnership with Farrelli's Pizza, and in previous years (with intentions to continue) we've received sponsorships from Gordon's Garden Center and Castle Realty, and Olympia Federal Savings has graciously allowed us to use their conference room as a rehearsal space.

Letters of Endorsement

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

*

List any other measurements that demonstrate the impact of increased tourism attributable to your special event, festival, or tourismrelated facility. Please include any other thoughts that may encourage the Lodging Tax Advisory Committee/Yelm City Council to use lodging tax funds to support this application.

As mentioned previously, live theater is, and will always be, a massive draw in bringing people to a new community. In 2025, SRO hosted nearly 2500 attendees across seven productions. We've partnered with other Yelm events like Prairie Days and the Barbecue Festival for several years to provide face painting, with hundreds of people coming through our booth between the two events. We've been operating in the community for 20 years, and we want to continue to be a proud fixture of Yelm and have the opportunity to bring art to people here and the surrounding areas.

Certification

*

I hereby state on behalf of

Standing Room Only

that we are a:

*

☑ Nonprofit ☐ Government Entity ☐ Other

The applicant has, or will obtain, liability insurance in the amount of $1,000,000 and name the City as an additional insured on its liability insurance policy.

The applicant has on file with the City, or is submitting one copy, of their current articles of incorporation and by-laws.

I understand this is an application for a contract with the City of Yelm, which, if awarded, will only be paid after the service(s) is rendered on a reimbursement basis and a signed Lodging Tax Invoice is submitted with proof of payment documentation.

The applicant has accounting/record-keeping systems which A) show the purposes for which City of Yelm funds have been spent; B) is open to inspection by the City of Yelm or its agents; and C) is maintained for at least 6 years following the end of contract.

I understand that the City of Yelm will conduct public discussions regarding recommendations for funding to any agency making application to the City of Yelm and its Lodging Tax Advisory Committee.

I hereby certify that the information contained in this certification and application for funding with the City of Yelm is a true and accurate statement of activities and financial status of the organization submitting this application.

I hereby certify that the person signing this application is duly authorized to execute this document on behalf of the applicant entity.

*

Name and Title

Kalen McCrea - Board Member

Signature



*

Date

8/29/2026

Lodging Tax Budget Form

Lodging Tax Applicant

Specific to your tourism projects, activities and events in the City of Yelm, please complete the required fields and list the amount and status of funding for all sources that you already or intend to receive. If applicable, please include in-kind donations and funds received from admission fees.

Projected Revenue

Sponsorships *	$ 0.00
Admission *	$ 15,240.00
Reserves *	$ 0.00
Donations & In-Kind Contributions *	$ 0.00
Grants *	$ 0.00
Program Service Fees *	$ 0.00
Gift Shop *	$ 0.00
Vendor Fees *	$ 0.00
Fundraising Activities *	$ 0.00
Anticipated Lodging Tax Funding *	$ 12,000.00
Lodging Tax from other Jurisdictions *	$ 0.00
Please specify: *	No projected lodging tax funding from other jurisdictions.
All other Sources of Revenue *	$ 0.00
Please specify: *	No other revenue
Total Revenue *	$ 26,560.00

Projected Expenses

Personnel (salaries and benefits) *	$ 0.00
Administration (utilities, phone, etc.) *	$ 550.00
Marketing and Promotion *	$ 1,050.00

Professional and Consultant Fees *	$ 0.00
Equipment *	$ 1,200.00
Facility/Event Rental *	$ 0.00
Travel *	$ 0.00
Please specify: *	No travel expenses
All Other Expenses *	$ 9,876.00
Please specify: *	SRO pays Farrelli's for the price of guests' meals, which is included in the ticket costs. Also includes water and snacks for the cast.
Total Expenses *	$ 12,667.00
Program Excess (Deficit) *	$ 0.00

File Uploads

IRS 990 Form

2024-form990n-standing-room-only.pdf 417.38KB

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Articles of Incorporation and Bylaws (if necessary)

SRO Amended Articles of Incorporation 2018.pdf 320.06KB

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Additional Materials

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Background Information

Purpose of Lodging Tax Funds

State Law authorizes the City of Yelm to distribute lodging tax funds to eligible non-profit and government organizations to promote tourism projects, activities and events in City of Yelm (for-profit businesses are not eligible to receive lodging tax funds). State law requires that applications for funding be evaluated by the Yelm Lodging Tax Advisory Committee (LTAC). The members of the LTAC Committee are appointed by the Mayor and Yelm City Council. The LTAC reviews applications and make recommendations to the City Council for final funding award. The City Council approves the package of recommendations from the LTAC Committee and may only grant lodging tax awards for projects, activities and events that have been recommended for funding by the LTAC. All Lodging Tax Funds are dispersed AFTER approved events, programs, projects occur and NOT before.

Allowable Uses of Funds, per RCW 67.28

• Tourism promotion and marketing

• Operating and marketing special events and festivals to attract tourists

• Operating costs and capital expenditures for tourism-related facilities owned or operated by government entities or nonprofit organizations.

What happens after you submit the Application?

The LTAC will review applications and make funding recommendations based upon available lodging tax revenue and any pre-determined criteria. Applicants who have met the application deadline and submitted a complete application may be scheduled for a brief interview. LTAC funding recommendations will be reviewed, approved, and incorporated into the City Budget. Successful applicants will be contacted after recommendations are made by the LTAC and funds are approved by the City Council.

Reporting Requirements

Prior to receiving lodging tax funds, you will be required to complete an “Agreement with the City of Yelm,” which includes providing a certificate of insurance and a Lodging Tax Invoice with proof of expenses. State law also specifies certain reporting requirements for jurisdictions that levy a lodging tax. Each entity awarded Yelm lodging tax funds will be required to submit a Final Report to the City with detailed information immediately following their tourism promotion activities. Before funding is awarded for reimbursement, all recipients of lodging tax funds must provide a report to the City describing and verifying the actual number of people traveling for business or pleasure on a trip: (A) away from their place of residence or business and staying overnight in paid accommodations; (B) to a place fifty miles or more one way from their place of residence or business for the day or staying overnight; or (C) from another country or state outside of their place of residence or their business.

Award recipients must also describe the methods used to determine attendance and distinguish among the visitor categories. It is important to consider and be prepared to respond to how you will determine and quantify the information above. The Final Report form will be provided to all funding award recipients.

Additional Information & Definitions

Tourism: means economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs.

Tourism promotion: means activities and expenditures designed to increase tourism, including but not limited to advertising, publicizing, or otherwise distributing information for the purpose of attracting and welcoming tourists; developing strategies to expand tourism; operating tourism promotion agencies; and funding marketing of or the operation of special events and festivals designed to attract tourists.

Tourism-related facility: means real or tangible personal property with a usable life of three or more years, or constructed with volunteer labor and used to support tourism, performing arts, or to accommodate tourist activities.

Tourist: means a person who travels from a place of residence to a different town, city, county, state, or country, for purposes of business, pleasure, recreation, education, arts, heritage, or culture.

Insurance: As part of its contract for performance, the city requires contractors to maintain liability insurance in the amount of $1,000,000 and name the City as an additional insured on its liability insurance policy.

Contract: After Council adopts the City Budget, a report and contract/agreement will be sent to you for signature. Following return of the signed contract/agreement, it will be scheduled for final approval by City Council.

Payment: Normally, payments are processed twice per month for reimbursement of expenses. The last date to submit documents for reimbursement of Lodging Tax Funds will be noon the first Friday in January for the prior year allocation.

Application: The Lodging Tax Application and Lodging Tax Budget Form are available as digital fill-in forms at www.yelmwa.gov. For questions, please contact the City of Yelm at (360) 458-3244.

Guidelines for Submitting a Complete Application

Application Checklist

- [ ] Application and Lodging Tax Budget Form. Submit 1 original application. It will have an original signature, budget form, the complete IRS 990 Form, and Articles of Incorporation and Bylaws if necessary. Copies of just the application and budget form will be distributed to the Lodging Tax Advisory Committee, the City Clerk receives two copies (for archive and posting), and one copy will be available for the public should they decide to attend the meeting.
- [ ] One complete most recently submitted IRS Form 990-Return of Organization Exempt From Income Tax is required with the original application. (The 990 Form is to show income / expenditures and the current Board of Directors. If you've filed a postcard version of the 990, please attach supplemental information or your application will be incomplete.)
- [ ] Articles of Incorporation and by-laws. This is necessary ONLY if this is your organization's first time applying for City of Yelm lodging tax funds or if previously submitted documentation has changed. One complete set is required with the original application.
- [ ] (OPTIONAL) Applicants may bring additional materials with you during the Lodging Tax Advisory Committee interview to support your application, including but not limited to: marketing brochures, flyers, newsletters, programs, etc.

Please Note: The Lodging Tax Advisory Committee (LTAC) encourages applicants to bring any video and electronic advertising to plan to share during the presentation and interview. The City will need one copy on file for record-keeping purposes.

Funding Application

Entity Information

* Organization/Agency Name:

City of Yelm

* Federal Tax ID Number

[redacted]

* Contact Name

Line Roy

* Title

Communication & Recreation Coordinator

* Mailing Address

106 2nd St SE

* Phone #

3604588420

* Email Address

liner@yelmwa.gov

* Funding is for:

☐ Tourism Promotion/Marketing Activities ☑ Events/Festivals ☐ Programs/Projects

* Amount Requested

$ 17,300.00

* Total Budget

$ 35,700.00

LTAC Funding Request Information

* Name of Tourism Activity/Event/Program/Project

Prairie Days

* Location

Yelm City Park

* Start Date

6/24/2027

* End Date

6/27/2027

*

Brief Description (450 words or less):

Prairie Days is the City of Yelm's signature summer celebration and one of the longest-running community festivals in Thurston County. Held annually in late June, Prairie Days brings together thousands of residents and visitors for a four-day weekend of small-town charm, vibrant entertainment, and free family-friendly fun.

Rooted in tradition and community pride, Prairie Days honors Yelm's heritage while showcasing the city's growing and diverse population. The event begins with a nod to the nostalgic Prairie Days past with bingo, then Party on the Prairie, a lively concert held at the Yelm Centennial Stage. It continues with a community parade through downtown Yelm; this highly anticipated procession attracts spectators from across the region, lining Yelm Avenue to cheer on participants and celebrate together.

Following the parade, the celebration continues at Yelm City Park and Community Center with a weekend of festivities including live music, food trucks, exhibitions, activities for the kids, and inflatables.

Prairie Days is more than just a festival. It's a celebration of Yelm's past, present, and future. It offers residents a sense of pride and belonging while inviting visitors to experience the hospitality, creativity, and spirit of our community. Continued investment in this event helps amplify its impact, drawing new audiences and reinforcing Yelm's place as a welcoming destination on the prairie.

Website Address

yelmwa.gov

Social Media Accounts

@yelmprairiedays

*

What are the projected number of attendees estimated to travel greater than 50 miles to attend the activity/event and what is your estimate based on:

Approximately 450 based on 2026 numbers

*

What are the projected number of attendees estimated to travel from another state or country to attend the activity/event and what is your estimate based on:

75 based on 2026 numbers

*

What are the projected attendees who estimated to stay in paid overnight accommodations?

50 based on 2026 numbers

*

What are the projected attendees who estimated to stay in unpaid overnight accommodations?

25

*

How do you plan to measure/evaluate the actual attendance and locations visitors traveled from?

We will work with Experience Olympia and Beyond to geofence the area

*

Describe the tourism promotion impact on the economy from your special event, festival, or tourism- related program or project within the City of Yelm, specifically on the lodging and food service sectors.

Prairie Days significantly boosts tourism-related economic activity in the City of Yelm, with measurable impacts on both the lodging and food service sectors. As a multi-day festival drawing over 5,000 attendees annually, the event attracts not only local residents to also visitors from across Thurston, Pierce, Lewis, and Mason counties.

Many visitors attend the parade and stay for the weekend to enjoy the full lineup of activities at Yelm City Park and Community Center. Out of town vendors, performers, parade participants, and guests frequently book overnight accommodations, contributing directly to lodging tax revenues and supporting local hospitality jobs.

Beyond direct economic impact, Prairie Days strengthens long-term tourism by promoting Yelm as a welcoming and vibrant destination. The festival is widely marketed across social media, community calendars, and regional tourism outlets.

Investing in the growth of Prairie Days, especially its marketing reach, will continue to drive tourism related spending and reinforce the economic vitality of Yelm's lodging and food service sectors.

*

How broad-based will the tourism promotion benefit be geographically and economically?

Geographically, the event attracts visitors from across Thurston County and the surrounding region. With increased marketing efforts funded by lodging tax support, we aim to expand our reach even further, targeting day trip travelers from the South Sound area and weekend visitors from across Western Washington. Economically, Prairie Days stimulates multiple sectors beyond just tourism and lodging. By drawing thousands of people, Prairie Days helps circulate dollars throughout the community, supporting jobs, encouraging repeat visits, and reinforcing Yelm's identity as a destination for family-friendly entertainment.

*

Describe how you will promote overnight stays in Yelm lodging establishments?

To promote overnight stays in Yelm lodging establishments during Prairie Days, we will implement a targeted and multi-channel marketing strategy focused on reaching out of town audiences, including:
Regional Advertising
Hotel Partnership Promotions
Event Website and Social Media
Outreach to Participants and Vendors
Expanded Programming

*

Describe how you will promote Yelm and other attractions in the Yelm area to entice tourists to extend their visit beyond attendance to your special event, festival, or tourism-related facility.

We promote other attractions in the Yelm area by highlighting them throughout the weekend. At our bingo game, the Lions Club advertises their Movies in the Park. Our bands highlight their local shows happening later in the summer, our vendors are often events that are occurring later in the summer, like the BBQ Rally.

*

What tourism outcome should the City expect if your proposal is only partially funded? Please be specific. For example: Which services will not happen? How do you intend to alternatively fund your program?

If not funded, we would have to cancel signage like yard signs, banners, newspaper advertising, Experience Olympia & Beyond regional marketing, and maps and local guides. We'd have to cut our bands and reduce the quality of our sound.

*

List other organizations that you will partner with for this proposal. Letters of endorsement are welcome to be attached to this application (please do not send separately to City Hall).

Hwy 95 Events, Living Water Church, Yelm Timberland Library, Yelm Lions Club, local musicians

Letters of Endorsement

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

*

List any other measurements that demonstrate the impact of increased tourism attributable to your special event, festival, or tourismrelated facility. Please include any other thoughts that may encourage the Lodging Tax Advisory Committee/Yelm City Council to use lodging tax funds to support this application.

Prairie Days is a uniquely valuable investment for Lodging Tax funds because it is a well-established, highly visible event that celebrates the spirit of Yelm while directly supporting the tourism economy. With strategic support, we can continue growing the event and expecting economic return.

Certification

*

I hereby state on behalf of

the City of Yelm

that we are a:

*

☐ Nonprofit ☑ Government Entity ☐ Other

The applicant has, or will obtain, liability insurance in the amount of $1,000,000 and name the City as an additional insured on its liability insurance policy.

The applicant has on file with the City, or is submitting one copy, of their current articles of incorporation and by-laws.

I understand this is an application for a contract with the City of Yelm, which, if awarded, will only be paid after the service(s) is rendered on a reimbursement basis and a signed Lodging Tax Invoice is submitted with proof of payment documentation.

The applicant has accounting/record-keeping systems which A) show the purposes for which City of Yelm funds have been spent; B) is open to inspection by the City of Yelm or its agents; and C) is maintained for at least 6 years following the end of contract.

I understand that the City of Yelm will conduct public discussions regarding recommendations for funding to any agency making application to the City of Yelm and its Lodging Tax Advisory Committee.

I hereby certify that the information contained in this certification and application for funding with the City of Yelm is a true and accurate statement of activities and financial status of the organization submitting this application.

I hereby certify that the person signing this application is duly authorized to execute this document on behalf of the applicant entity.

*

Name and Title

Line Roy, Communication & Recreation Coordinator

Signature



*

Date

8/17/2026

Lodging Tax Budget Form

Lodging Tax Applicant

Specific to your tourism projects, activities and events in the City of Yelm, please complete the required fields and list the amount and status of funding for all sources that you already or intend to receive. If applicable, please include in-kind donations and funds received from admission fees.

Projected Revenue

Sponsorships *	$ 0.00
Admission *	$ 0.00
Reserves *	$ 0.00
Donations & In-Kind Contributions *	$ 0.00
Grants *	$ 0.00
Program Service Fees *	$ 0.00
Gift Shop *	$ 0.00
Vendor Fees *	$ 0.00
Fundraising Activities *	$ 0.00
Anticipated Lodging Tax Funding *	$ 17,300.00
Lodging Tax from other Jurisdictions *	$ 0.00
Please specify: *	NA
All other Sources of Revenue *	$ 18,400.00
Please specify: *	Budgeted Line Item
Total Revenue *	$ 35,700.00

Projected Expenses

Personnel (salaries and benefits) *	$ 0.00
Administration (utilities, phone, etc.) *	$ 0.00
Marketing and Promotion *	$ 5,800.00

Professional and Consultant Fees *	$ 5,700.00
Equipment *	$ 10,000.00
Facility/Event Rental *	$ 1,000.00
Travel *	$ 0.00
Please specify: *	NA
All Other Expenses *	$ 18,200.00
Please specify: *	Carnival Rides: 15000
Total Expenses *	$ 37,500.00
Program Excess (Deficit) *	$ 0.00

File Uploads

IRS 990 Form

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Articles of Incorporation and Bylaws (if necessary)

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Additional Materials

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Background Information

Purpose of Lodging Tax Funds

State Law authorizes the City of Yelm to distribute lodging tax funds to eligible non-profit and government organizations to promote tourism projects, activities and events in City of Yelm (for-profit businesses are not eligible to receive lodging tax funds). State law requires that applications for funding be evaluated by the Yelm Lodging Tax Advisory Committee (LTAC). The members of the LTAC Committee are appointed by the Mayor and Yelm City Council. The LTAC reviews applications and make recommendations to the City Council for final funding award. The City Council approves the package of recommendations from the LTAC Committee and may only grant lodging tax awards for projects, activities and events that have been recommended for funding by the LTAC. All Lodging Tax Funds are dispersed AFTER approved events, programs, projects occur and NOT before.

Allowable Uses of Funds, per RCW 67.28

• Tourism promotion and marketing

• Operating and marketing special events and festivals to attract tourists

• Operating costs and capital expenditures for tourism-related facilities owned or operated by government entities or nonprofit organizations.

What happens after you submit the Application?

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Please Note: The Lodging Tax Advisory Committee (LTAC) encourages applicants to bring any video and electronic advertising to plan to share during the presentation and interview. The City will need one copy on file for record-keeping purposes.

Funding Application

Entity Information

* Organization/Agency Name:
City of Yelm

* Federal Tax ID Number
[redacted]

* Contact Name
Line Roy

* Title
Communication & Recreation Coordinator

* Mailing Address
106 2nd St SE

* Phone #
3604588420

* Email Address
liner@yelmwa.gov

* Funding is for:
☑ Tourism Promotion/Marketing Activities ☑ Events/Festivals ☐ Programs/Projects

* Amount Requested
$ 2,500.00

* Total Budget
$ 7,000.00

LTAC Funding Request Information

* Name of Tourism Activity/Event/Program/Project
Backyard Bricks

* Location
Yelm Community Center

* Start Date
12/31/2027

* End Date
1/1/2028

*

Brief Description (450 words or less):

Backyard Bricks is a two-day destination event that brings together Adult Fans of LEGO (AFOLs) from across the region to exhibit original creations, compete in themed challenges, and engage with the public through a family-friendly, interactive exhibition

Held at the Yelm Community Center, the event will draw hobbyists, builders, and LEGO fans to our community, boosting tourism and highlighting the area as a hub for creativity and connection. Day One is geared toward registered participants and features setup, exclusive contests, and a builder social, encouraging overnight stays and downtown exploration. Day Two welcomes the public to explore intricate LEGO displays, meet the artists behind them, and vote for their favorite builds.

Website Address

https://yelmwa.gov/explore/community_events/backyard_bricks.php

Social Media Accounts

https://www.facebook.com/profile.php?id=61588848818674

*

What are the projected number of attendees estimated to travel greater than 50 miles to attend the activity/event and what is your estimate based on:

30-40 builders from across the Pacific Northwest, based on other shows of this size.

*

What are the projected number of attendees estimated to travel from another state or country to attend the activity/event and what is your estimate based on:

With a high population of AFOLs in Vancouver, BC and the Portland area, we estimate 15-25 AFOLs traveling from Oregon and southern BC. In 2027, we will be able to advertise directly to the Vancouver AFOL group, and we're hoping that will help increase our Canadian travel contingency.

*

What are the projected attendees who estimated to stay in paid overnight accommodations?

We estimate 25 attendees will stay at our partner hotel.

*

What are the projected attendees who estimated to stay in unpaid overnight accommodations?

We estimate 25 attendees will stay with friends and family, or travel back and forth each day.

*

How do you plan to measure/evaluate the actual attendance and locations visitors traveled from?

Participants will need to register for the event, so we will be collecting zip codes and other identifiable information.

*

Describe the tourism promotion impact on the economy from your special event, festival, or tourism- related program or project within the City of Yelm, specifically on the lodging and food service sectors.

The Backyard Bricks LEGO Showcase is expected to generate measurable economic activity in Yelm's lodging and food service sectors by drawing AFOL participants and guests from across the region for a full weekend experience. Many builders are anticipated to travel from outside the immediate area and stay overnight in Yelm, booking local accommodations and dining out during setup, contests, and the public exhibition.

Additionally, the public-facing portion of the event is designed to encourage extended visits to Yelm's downtown core. With curated guides to local restaurants, cafes, and hotels included in welcome materials and signage, the event promotes direct patronage of Yelm businesses. By positioning Yelm as a creative and welcoming destination, Backyard Bricks supports both immediate economic impact and long-term tourism interest in the city.

*

How broad-based will the tourism promotion benefit be geographically and economically?

Economically, the event benefits a wide range of local sectors. In addition to overnight lodging and restaurants, the event supports small businesses through sponsorship opportunities, local printing and signage services, and promotional partnerships. Attendees are encouraged to explore Yelm during their stay, increasing foot traffic to shops, coffee stands, gas stations, and other essential services, resulting in a well-rounded and inclusive tourism benefit to the community.

We will be holding a drawing to encourage local shopping. Participants will turn their local shopping receipts in as entries for prizes.

*

Describe how you will promote overnight stays in Yelm lodging establishments?

We will partner again with the Prairie Hotel, and provide a discount code for participants who stay at their location. We will also hold an exclusive prize drawing for those who stay at the hotel, and swag for those who stay at the hotel.

*

Describe how you will promote Yelm and other attractions in the Yelm area to entice tourists to extend their visit beyond attendance to your special event, festival, or tourism-related facility.

Lodging tax funds will be used for printed maps and guides featuring local businesses. Some elements of the event that will entice tourists to extend their visit beyond attendance to our event:
-Minifig About Town: playful, community-integrated activity where builders take their Minifigs throughout Yelm, posting snapshots on social media
-Shop Local. Build Local: participants who shop locally during their stay can turn their receipts in for entries to win prizes
-Bricks and Bites: after the event, we will host an "unofficial" after party at a local establishment for those who want to grab dinner before hitting the road.

*

What tourism outcome should the City expect if your proposal is only partially funded? Please be specific. For example: Which services will not happen? How do you intend to alternatively fund your program?

If Backyard Bricks is only partially funded, the event will still proceed, but several key tourism-driving components may need to be scaled back. Specifically, our ability to conduct regional advertising and outreach would be limited, reducing the number of out-of-town participants and visitors. Additionally, we may need to trim or eliminate hospitality items for builders and volunteers, interactive public features like "Minifig About Town", or printed guides that promote local lodging, restaurants, and shops.

To supplement any shortfall, we will seek sponsorships from local businesses, reduce prize amounts, and rely more heavily on in-kind donations. We do plan on supplementing our lodging tax ask with our recreation budget. While a partially funded event will still support tourism and community engagement, full funding is essential to maximizing regional draw, overnight stays, and economic benefit for Yelm's hospitality and service sectors.

*

List other organizations that you will partner with for this proposal. Letters of endorsement are welcome to be attached to this application (please do not send separately to City Hall).

We will partner with South Puget Sound Lego User Group, Seattle Lego User Group, Yelm Timberland Library, Prairie Hotel, ThurstonTalk, and local businesses.

Letters of Endorsement

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

*

List any other measurements that demonstrate the impact of increased tourism attributable to your special event, festival, or tourismrelated facility. Please include any other thoughts that may encourage the Lodging Tax Advisory Committee/Yelm City Council to use lodging tax funds to support this application.

Other jurisdictions lean into the tourism aspects of LEGO users. BrickCon, held annually in Bellevue, was honored as Visit Bellevue's Event of the Year in 2024. We think that as our event grows, it has the potential to be in the same category for events in Yelm.

Certification

*

I hereby state on behalf of

the City of Yelm

that we are a:

*

☐ Nonprofit ☑ Government Entity ☐ Other

The applicant has, or will obtain, liability insurance in the amount of $1,000,000 and name the City as an additional insured on its liability insurance policy.

The applicant has on file with the City, or is submitting one copy, of their current articles of incorporation and by-laws.

I understand this is an application for a contract with the City of Yelm, which, if awarded, will only be paid after the service(s) is rendered on a reimbursement basis and a signed Lodging Tax Invoice is submitted with proof of payment documentation.

The applicant has accounting/record-keeping systems which A) show the purposes for which City of Yelm funds have been spent; B) is open to inspection by the City of Yelm or its agents; and C) is maintained for at least 6 years following the end of contract.

I understand that the City of Yelm will conduct public discussions regarding recommendations for funding to any agency making application to the City of Yelm and its Lodging Tax Advisory Committee.

I hereby certify that the information contained in this certification and application for funding with the City of Yelm is a true and accurate statement of activities and financial status of the organization submitting this application.

I hereby certify that the person signing this application is duly authorized to execute this document on behalf of the applicant entity.

*

Name and Title

Line Roy, Communication & Recreation Coordinator

Signature



*

Date

8/17/2026

Lodging Tax Budget Form

Lodging Tax Applicant

Specific to your tourism projects, activities and events in the City of Yelm, please complete the required fields and list the amount and status of funding for all sources that you already or intend to receive. If applicable, please include in-kind donations and funds received from admission fees.

Projected Revenue

Sponsorships *	$ 0.00
Admission *	$ 0.00
Reserves *	$ 0.00
Donations & In-Kind Contributions *	$ 1,000.00
Grants *	$ 0.00
Program Service Fees *	$ 0.00
Gift Shop *	$ 0.00
Vendor Fees *	$ 0.00
Fundraising Activities *	$ 0.00
Anticipated Lodging Tax Funding *	$ 2,500.00
Lodging Tax from other Jurisdictions *	$ 1,000.00
Please specify: *	Thurston County Lodging Tax
All other Sources of Revenue *	$ 3,500.00
Please specify: *	City of Yelm Parks and Recreation Budgeted Line Item
Total Revenue *	$ 7,500.00

Projected Expenses

Personnel (salaries and benefits) *	$ 0.00
Administration (utilities, phone, etc.) *	$ 0.00

Marketing and Promotion *	$ 3,500.00
Professional and Consultant Fees *	$ 0.00
Equipment *	$ 500.00
Facility/Event Rental *	$ 0.00
Travel *	$ 0.00
Please specify: *	NA
All Other Expenses *	$ 3,000.00
Please specify: *	Contest Prizes & Awards: 1500 Event Materials & Supplies: 750 Printings: 500 Contingency Fund: 250
Total Expenses *	$ 7,500.00
Program Excess (Deficit) *	$ 0.00

File Uploads

IRS 990 Form

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Articles of Incorporation and Bylaws (if necessary)

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

Additional Materials

You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.