



**City Council Regular Business Meeting
Tuesday, June 9, 2026**

Council Chambers
280 Madison Ave N
Bainbridge Island, WA

and

Remote Meeting on Zoom
<https://bainbridgewa.zoom.us/j/92947338351>
or Telephone: US: +1 253 215 8782
Webinar ID: 929 4733 8351

Agenda

- 1. Call to Order / Roll Call / Pledge of Allegiance / Land Acknowledgement - 6:00 pm**
- 2. Approval of Agenda / Conflict of Interest Disclosure - 6:05 pm**
- 3. Presentation(s)**
 - A. (6:10 pm) Present Proclamation for Juneteenth
 - B. (6:15 pm) Present Proclamation for LGBTQI+ Month
 - C. (6:20 pm) Announce the Bainbridge Island Reads Book for Summer and Fall 2026

4. Public Comment - 6:25 pm

In person public comment is accepted at this time on any topic of public interest. Each commenter will have three minutes, or such amount as the meeting chair determines, to speak. Public comment is not taken on individual agenda items during the meeting. For items scheduled for a public hearing, comment is accepted from an individual only one time, either during public comment or during the hearing. Public comment is simply received by the Council, with no response, and Council cannot deliberate on items that are not on the agenda. The lack of comment is not an endorsement or a denial of the comment. Please refer to guidelines and instructions for public comment, including orderly behavior and civility in remarks, posted on the agenda page. Remote public comment is allowed with advance notice by noon on the date of the meeting to the City Clerk, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.

5. Consent Agenda - 6:45 pm

All items listed under this section are considered to be routine and will be acted upon with one motion and one vote.

There will be no separate discussion of these items unless a member of the City Council, or City Manager so requests, in which event, the item will be considered separately in its normal sequence.

- A. Agenda Bill for the Consent Agenda
- B. Approve Accounts Payable and Payroll
- C. Approve Meeting Minutes
- D. Authorize the Interim City Manager to Execute the Woodward Middle School 120kW PV System Project Acceptance
- E. Concur with the 90% Design of the Bainbridge Island Senior/Community Center Redevelopment Project, Including Selection of Contractor
- F. Authorize the Interim City Manager to Execute a Purchase Order for a Public Works Office Trailer of \$200,000 and Approve a Related Budget Adjustment of \$80,000
- G. Authorize the Interim City Manager to Advertise for Bids for Construction of the Pleasant Beach Drive Extension Project
- H. Authorize the Interim City Manager to Enter into a Purchase Agreement for Three Suzuki Outboard Engines and Installation on the Police Boat (\$98,259.92)
- I. Authorize the Interim City Manager to Open a 30-day Call Beginning July 13, 2026, for Requests to Connect to the City's South Island Sewer System in Accordance with the Supplemental South Island Sewer Connection Policy 2.14A
- J. Consider Approval of Revisions to the Introduction to the Comprehensive Plan
- K. Consider Approval of Revisions to the Cultural Element of the Comprehensive Plan
- L. Consider Approval of Revisions to the Human Services Element of the Comprehensive Plan
- M. Consider Approval of Revisions to the Environmental Element of the Comprehensive Plan
- N. Consider Approval of Revisions to the Economic Element of the Comprehensive Plan
- O. Cancel the June 16, 2026 Study Session and Schedule a Special Business Meeting in its Place

6. City Manager's Report - 6:50 pm

- A. Receive City Manager's Report

7. Regular Business

- A. (6:55 pm) Confirm selections for "Something New" Art Rotation
- B. (7:05 pm) Consider Draft Utilities Element of the Comprehensive Plan
- C. (8:05 pm) Consider Capital Facilities Element of the Comprehensive Plan
- D. (9:05 pm) Discuss Potential Analysis of Infrastructure Capacity and Land Capacity Analysis at Full Build Out
- E. (9:25 pm) Appoint Three Council Members as Voting Delegates for the Association of Washington Cities (AWC) Conference

8. Communications

- A. (9:30 pm) Consider Request from Councilmember Mathews to Add a Presentation from Kitsap Public Health District on Kratom to a Future Council Meeting

9. Council Announcements - 9:35 pm

10. Adjournment - 9:45 pm

The City of Bainbridge Island's meetings are wheelchair accessible. The City also provides auxiliary aids and services for effective communication such as assistive listening devices, closed captioning, and print materials in digital format. For other reasonable accommodations and/or modification to programs, services, or activities, please contact the ADA Coordinator, Anshu Wahi at awahi@bainbridgewa.gov or 206-947-0803 as soon as possible, preferably at least 2 business days prior to the meeting.



**City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026**

Agenda Item: (6:10 pm) Present Proclamation for Juneteenth

Department: Executive

Agenda Section: Presentation(s)

Estimated Time: 5 Minutes

Recommendation:

Presentation only

Narrative:

The attached proclamation declares July 19, 2026, as "The Day to Celebrate Juneteenth." This proclamation is one of the annual proclamations that may be signed by the Mayor without further Council action.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Juneteenth Proclamation 2026



PROCLAMATION

A PROCLAMATION by the City Council of the City of Bainbridge Island, Washington, declaring June 19, 2026, as the “Day to Celebrate Juneteenth 2026.”

WHEREAS, on January 1, 1863, President Abraham Lincoln issued the Emancipation Proclamation, setting in motion the end of slavery in the United States; and

WHEREAS, the Civil War ended with the surrender of Confederate General Robert E. Lee at on April 9, 1865; and

WHEREAS, on June 19, 1865 – over two years after the issuance of the Emancipation Proclamation – Union General Gordon Granger arrived in Galveston Bay, Texas with news that all slaves were free, effectively ending slavery in the last state where it was still prevalent; and

WHEREAS, first celebrated on June 19, 1866, Juneteenth is the oldest known public celebration of the end of slavery in the United States; and

WHEREAS, Juneteenth commemorates the ongoing promise, and recognizes the ongoing deferral, of African American freedom; and

WHEREAS, on June 17, 2021, President Joe Biden signed the Juneteenth National Independence Day Act, designating Juneteenth as the United States’ twelfth legal federal holiday; and

WHEREAS, Bainbridge Island will host its annual Juneteenth event on June 12, 2026 in Town Square and Bainbridge Performing Arts, with celebration, music, food, education, and sign-making in support of Kitsap County’s Juneteenth Freedom March and Festival in Bremerton on June 13;

NOW, THEREFORE, I, Clarence Moriwaki, Mayor of the City of Bainbridge Island, on behalf of the City Council do hereby proclaim June 19, 2026, as the Day to Celebrate Juneteenth, and urge all residents to attend the many Juneteenth celebrations happening in our county.

DATED this 9th day of June 2026

Clarence Moriwaki, Mayor



**City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026**

Agenda Item: (6:15 pm) Present Proclamation for LGBTQI+ Month

Department: Executive

Agenda Section: Presentation(s)

Estimated Time: 5 Minutes

Recommendation:

Presentation only.

Narrative:

The attached proclamation declares the month of June 2026, as "LGBTQI+ Pride Month." This proclamation is one of the annual proclamations that may be signed by the Mayor without further Council action.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. LGBTQI+ Pride Month Proclamation 2026



PROCLAMATION

A PROCLAMATION by the City Council of the City of Bainbridge Island, Washington, declaring June 2026, as Lesbian, Gay, Bisexual, Transgender, Queer, and Intersex Plus (LGBTQI+) Pride Month.

WHEREAS, our nation was founded upon the declaration that all people are created equal; that life, liberty, and the pursuit of happiness are among the inalienable rights of every person; and that each person shall be accorded equal protection under the law; and

WHEREAS, on June 28, 1969, patrons of the Stonewall Inn in New York City rose up and resisted police harassment that had become all too common for members of the LGBTQI+ community. Out of this resistance, the LGBTQI+ rights movement in America was born. During Pride Month, we commemorate the events of June 1969 and commit to achieving equal justice under the law; and

WHEREAS, while the LGBTQI+ community has made great strides forward in this country, their rights are still under attack. Members of the LGBTQI+ community – especially people of color, trans people, and youth – continue to face systemic and dehumanizing discrimination in the form of legislation federally and in many states; and

WHEREAS, Bainbridge Pride was founded in June 2015, at the time of the first Pride Proclamation by the City of Bainbridge Island. Bainbridge Pride, Transfriending, Rainbow Crew Northwest, and the Queer Elders group continue to bring together the diverse LGBTQI+ residents of the city and county for fellowship and support; and

WHEREAS, this year's annual Bainbridge Pride Festival will be held on Saturday, June 20 at Waterfront Park.

NOW, THEREFORE, I, Clarence Moriwaki, Mayor of the City of Bainbridge Island, on behalf of the City Council, do hereby proclaim June 2026 as **LESBIAN, GAY, BISEXUAL, TRANSGENDER, QUEER, AND INTERSEX PLUS PRIDE MONTH** in the City of Bainbridge Island, and we encourage all residents to celebrate the progress within our culture towards justice, equality, and full civic recognition for LGBTQI+ persons and to join us in the fights that remain to be won.

DATED this 9th day of June, 2026.

Clarence Moriwaki, Mayor



City Council Regular Business Meeting Agenda Bill Tuesday, June 9, 2026

Agenda Item: (6:20 pm) Announce the Bainbridge Island Reads Book for Summer and Fall 2026

Department: Executive

Agenda Section: Presentation(s)

Estimated Time: 5 Minutes

Recommendation:

I move to confirm "Storybook Ending" by Moira McDonald as the book for 2026 Bainbridge Island Reads.

Narrative:

The community had the opportunity to vote for one of three books from April 1 until April 30. After the announcement of the book, the community will have the opportunity from June until November to read and participate in special events around the top-voted book. Events will begin in July. The finalists for the next BI Reads book were:

1. Rights Remembered: A Salish Grandmother Speaks on American Indian History and the Future by Lummi elder Pauline R. Hillaire
2. Heart Berries by Terese Marie Mailhot
3. Storybook Ending by Moira McDonald

Over 70 people voted for their choice of which book to read online through Engage Bainbridge and in person at the Senior and Community Center. The City

encourages people to read the chosen book and participate in the City events. The City has not finalized the total number of events yet but has been in contact with organizations on the Island, including Bainbridge Artisan Resource Network, Bainbridge Youth Services, Bainbridge Island Library Branch, and the Bainbridge Island Senior Community Center, among others, to host events. The City will announce events related to the book this month.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

None



**City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026**

Agenda Item: Agenda Bill for the Consent Agenda

Department: Executive

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 5 Minutes

Recommendation:

I move to approve the Consent Agenda as presented.

Narrative:

Council will consider approval of the Consent Agenda.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

None



**City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026**

Agenda Item: Approve Accounts Payable and Payroll

Department: Finance

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

Approve accounts payable and payroll.

Narrative:

Council will consider approval of accounts payable and payroll.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. AP Report to Council of Cash Disbursements 05-28-26
2. Council Report 6-5-26
3. AP Report to Council of Cash Disbursements 06-04-26



CITY OF
BAINBRIDGE ISLAND

ACCOUNTS PAYABLE REPORT TO CITY COUNCIL OF CASH DISBURSEMENTS
CHECK RUN DATE: 05/28/2026

Last check from previous run: 363334 dated 05/21/2026 issued to WA ST Patrol for \$36.00
Last ACH from previous run: 7688 dated 05/22/2026 issued to Westbay Auto Parts for \$20.64

Payment Type	Check Date	Check Number	Department/Vendor/Description	Amount
Regular Check Run	05/28/2026	363335-363356	Total Regular Check Run	\$ 281,570.69
Manual Check	05/29/2026	363357	PSE - Utility Pole Installation (Offsite PRV Improvement)	19,455.52
Regular ACH Run	05/29/2026	7689-7720	Total Regular ACH Run	115,647.70
Total Disbursements				\$ 416,673.91

Retainage Release	05/28/2026	251	Puget Sound Solar - EV Electric and Hybrid Charging Station	\$ 2,460.36
Travel Advance	N/A	N/A	N/A	N/A

Prepared and Reviewed by Grace Lin Grace Lin, Senior Accounting Technician

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claim is a just, due, and unpaid obligation against the City of Bainbridge Island, and that I am authorized to authenticate and certify to said claim.

Kim Dunscombe

Kim Dunscombe, Accounting Manager

05.29.2026

Date

05/28/2026 15:14 | CITY OF BAINBRIDGE ISLAND
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| P 1
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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
363335	05/28/2026	PRTD	7994 PENINSULA SERVICES	285548	415907	05/06/2026		05/28/26	40.00
			Invoice: 415907	40.00	21011125 541100	INVOICE DTL DESC CRT/DOCUMENT SHREDDING MAY26 COURT-PROF SERVICES			
						CHECK	363335	TOTAL:	40.00
363336	05/28/2026	PRTD	10946 BEVERLY REINHOLD	285499	2420	04/30/2026		05/28/26	250.00
			Invoice: 2420	250.00	52011212 541100	POL/POLYGRAPH/ROBLES POLICE - C/E INVEST PROF SVCS			
						CHECK	363336	TOTAL:	250.00
363337	05/28/2026	PRTD	551 CENTURYLINK	285563	333464687MAY26	05/24/2026		05/28/26	3,165.82
			Invoice: 333464687MAY26	1,678.28	91425358 542100	CITYWIDE TELEMETRY & FAX SERVICE			
				1,119.59	91411891 542100	GG-WWTP-TELEPHONE/FAX			
				96.99	91011755 542100	GG-WTR-FAC-PHONE			
				180.22	91011897 542100	GG-C/E-COMMONS-PHONE			
				90.74	91011215 542100	GG-C/E-O&M YARD FAC-PHONE			
						CHECK	363337	TOTAL:	3,165.82
363338	05/28/2026	PRTD	10751 CINTAS CORPORATION N	285502	4269110815	05/13/2026	20250003	05/28/26	54.46
			Invoice: 4269110815	54.46	73425358 54500001388	PW/WWTP UNIFORM AND LAUNDRY SERVICES WWTP UNIFORM SVC-RENTALS			
						CHECK	363338	TOTAL:	54.46
363339	05/28/2026	PRTD	102 CITY OF BAINBRIDGE I	285520	RETREQ2-2026-RET-510	05/21/2026	20250033	05/28/26	287.78
			Invoice: RETREQ2-2026-RET-510	277.84	73411349 54110000510	RETAINAGE (5%) FOR CONTRACT 2025076 BACKFLOW TEST			
				9.94	73415349 54110000510	BACKFLOW TEST-PRO SVCS			
						BACKFLOW TEST-RB-PRO SVCS			
						CHECK	363339	TOTAL:	287.78
363340	05/28/2026	PRTD	102 CITY OF BAINBRIDGE I	285521	RETREQ2-2026-P&P-510	05/21/2026	20260017	05/28/26	575.56
			Invoice: RETREQ2-2026-P&P-510	555.67	73411349 54110000510	10% RETAINAGE IN LIEU OF BOND (CONTRACT 2025076)			
				19.89	73415349 54110000510	BACKFLOW TEST-PRO SVCS			
						BACKFLOW TEST-RB-PRO SVCS			
						CHECK	363340	TOTAL:	575.56
363341	05/28/2026	PRTD	4950 CORRECT EQUIPMENT IN	285506	152851	04/27/2026		05/28/26	644.28
			Invoice: 152851	644.28	73426355 54810000562	PW/3910 POINT WHITE DR NE - PUMP SVC GRINDER PUMP MAINT CONTRACT			

CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE

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CHECK RUN

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INVOICE DTL DESC

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
								CHECK 363341 TOTAL:	644.28
363342	05/28/2026	PRTD	10912 DTG53 LLC	285583	I10528	05/15/2026		05/28/26	120.94
			Invoice: I10528	120.94	73011897 545000	PW/PORTABLE RESTROOM RENTALS O&M-C/E-PWYD FAC-RENTS			
			Invoice: I10559	285584	I10559	05/15/2026		05/28/26	120.94
				120.94	73435838 545000	PW/PORTABLE RESTROOM RENTALS O&M-DECANT-RENTS			
								CHECK 363342 TOTAL:	241.88
363343	05/28/2026	PRTD	4850 HD SUPPLY FACILITIES	285513	9246927089	03/13/2026		05/28/26	627.14
			Invoice: 9246927089	627.14	73011189 531100	PW/PAPER TOWELS O&M - C/E FACIL OFC SUPPLIES			
			Invoice: 9246927090	285514	9246927090	03/13/2026		05/28/26	358.61
				358.61	73011189 531100	PW/NATUR-BAG CAN LINERS O&M - C/E FACIL OFC SUPPLIES			
								CHECK 363343 TOTAL:	985.75
363344	05/28/2026	PRTD	10113 ISENMAN, SCOTT	285600	05/20/2026	05/20/2026		05/28/26	132.20
			Invoice: 05/20/2026	132.20	31011256 443410	EX/FLOTILLA EXERCISE FUEL REIMBURSEMENT EX-GF-EMERG PREP-TRAINING			
								CHECK 363344 TOTAL:	132.20
363345	05/28/2026	PRTD	1505 KITSAP COUNTY TREASU	285565	APR26	04/30/2026		05/28/26	36.46
			Invoice: APR26	36.46	41612860 586000	OUT COURT REMIT (CRIME VICTIMS) - APR 2026 CRIME VICTIMS-OUT			
								CHECK 363345 TOTAL:	36.46
363346	05/28/2026	PRTD	338 KITSAP COUNTY SHERIF	285517	26000342	05/06/2026		05/28/26	244.24
			Invoice: 26000342	244.24	51011236 551000	POL/PRISONER BOARD/APR26 POLICE - C/E PRISONER DETENT'N			
								CHECK 363346 TOTAL:	244.24
363347	05/28/2026	PRTD	4168 KITSAP COUNTY SHERIF	285516	EVOC2026-2	05/11/2026		05/28/26	379.54
			Invoice: EVOC2026-2	379.54	53011212 443410	POL/EVOC TRAINING X7 POLICE - C/E PATROL TRAINING			

CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE INV DATE PO CHECK RUN NET

INVOICE DTL DESC

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
								CHECK 363347 TOTAL:	379.54
363348	05/28/2026	PRTD	694 KITSAP PUD #1	285544	034035-000	MAR-MAY26	05/16/2026	05/28/26	103.72
			Invoice: 034035-000 MAR-MAY26	103.72	91011768	547500		WATER/LOT 1 BELFAIR AVE 03/16-05/15 GG-C/E-PARKS-WTR/SWR	
			Invoice: 042862-000 APR26	285545	042862-000	APR26	04/16/2026	05/28/26	78.77
				78.77	72011593	54500000998		ENG/SHADE COVENANT IRR RENTAL 03/16/26-04/15/26 SHADE COVENANT-RENTALS	
			Invoice: 043727-000 APR26	285546	043727-000	APR26	04/16/2026	05/28/26	78.77
				78.77	72321955	64500000781		ENG/CC RD BULKHEAD IRR RENTAL 03/16/26-04/15/16 CO CLUB BULKHEAD RECONSTR-RENT	
								CHECK 363348 TOTAL:	261.26
363349	05/28/2026	PRTD	694 KPUD	285543	05/26/2026	05/26/2026		05/28/26	193,135.25
			Invoice: 05/26/2026	193,135.25	91421351	541100		PAYMENT FOR RESERVED ERUS - 2025 (7) & 2026 (7) GG-SWR-ADM-PROF SVCS	
								CHECK 363349 TOTAL:	193,135.25
363350	05/28/2026	PRTD	7822 KPFF CONSULTING ENGI	285547	609243	05/13/2026		05/28/26	6,327.13
			Invoice: 609243	6,327.13	73111262	54110000725		PW/2026 PEDESTRIAN BRIDGE INSPECTIONS PED BRIDGE INSP-INSPECTION SVC	
								CHECK 363350 TOTAL:	6,327.13
363351	05/28/2026	PRTD	394 RED'S ELECTRIC MOTOR	285530	5282	05/19/2026		05/28/26	207.48
			Invoice: 5282	207.48	73425358	548100		PW/WO 24572 - WWTP PUMP MOTOR SVC O&M-WWTP-REPAIRS	
			Invoice: 39977	285531	39977	05/07/2026		05/28/26	1,803.98
				1,803.98	73011319	53110000827		PW/MORALES FARM WELL PUMP FARM MAINT PROJECTS TBD-SUPPLY	
								CHECK 363351 TOTAL:	2,011.46
363352	05/28/2026	PRTD	8035 SHINE QUARRY, LLC	285533	15707	05/06/2026		05/28/26	1,424.44
			Invoice: 15707	1,424.44	73111423	531100		PW/3/4" CLEAN 59.13 TONS OFFICE SUPPLIES	
								CHECK 363352 TOTAL:	1,424.44

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

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363353	05/28/2026	PRTD	4520 DEPARTMENT OF NATURA	285512	4900/0100193075/2026	05/13/2026	05/28/26	67,434.57
	Invoice: 4900/0100193075/2026			67,434.57	31011757 545000	EX/PS EAGLE HARBOR COBI 5/1/26-4/30/27		
						EX-GF-OWM-LEASE		
						CHECK	363353 TOTAL:	67,434.57
363354	05/28/2026	PRTD	938 WA ST DEPT OF HEALTH	285554	734507-2026	05/01/2026	05/28/26	423.36
	Invoice: 734507-2026			423.36	73415345 549100	PW/2026 OPERATING PERMIT, CERTIFICATION FEES		
						DUES/SUBSCRIPTIONS		
						CHECK	363354 TOTAL:	423.36
363355	05/28/2026	PRTD	2251 WA ST TREASURER	285566	APR26	04/30/2026	05/28/26	2,885.96
	Invoice: APR26			1,248.52	41611860 586000	OUT COURT REMIT - APR 2026		
				499.33	41610860 586000	PSEA 60% OUT		
				18.97	41619860 586000	PSEA 30% OUT		
				120.68	41619860 586886	PSEA 3 - STATE DISB OUT		
				102.10	41616860 586000	ST GENERAL FUND 93-OUT		
				459.91	41614860 586000	THEFT PRV&TR BRAIN INJ-OUT		
				60.33	41618860 586000	JUDICIAL INFO SYST.-OUT		
				87.05	41618860 586000	TRAUMA CARE-OUT		
				18.28	41618860 586000	TRAUMA CARE-OUT		
				103.63	41618860 586000	TRAUMA CARE-OUT		
				56.89	41618860 586896	DOL TECH SUPPORT-OUT		
				110.27	41615860 586961	STATE CRIME LAB		
				285567	SBCC APR26	04/30/2026	05/28/26	466.50
	Invoice: SBCC APR26			466.50	41652860 586000	OUT COURT REMIT SBCC - APR 2026		
						SBCC BLDG.-OUT		
						CHECK	363355 TOTAL:	3,352.46
363356	05/28/2026	PRTD	5271 WASHINGTON WATER SER	285568	4815979187-MAY26	05/20/2026	05/28/26	162.79
	Invoice: 4815979187-MAY26			162.79	91435838 547500	DECANT FACILITY WATER		
						GG-DECANT-WATER/SEWER		
						CHECK	363356 TOTAL:	162.79

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|CITY OF BAINBRIDGE ISLAND
|A/P CASH DISBURSEMENTS JOURNAL

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NUMBER OF CHECKS 22 *** CASH ACCOUNT TOTAL *** 281,570.69

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	22	281,570.69

*** GRAND TOTAL *** 281,570.69

05/28/2026 15:14
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|CITY OF BAINBRIDGE ISLAND
|A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

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CLERK: glin

YEAR PER	JNL	SRC ACCOUNT	JNL	DESC	REF 1	REF 2	REF 3	ACCOUNT DESC	T OB	DEBIT	CREDIT
EFF DATE								LINE DESC			
2026	5	284									
APP	001-213000		05/28/2026	05/28/26	052826			GENERAL - ACCOUNTS PAYABLE		71,941.66	
								AP CASH DISBURSEMENTS JOURNAL			
APP	635-111100		05/28/2026	05/28/26	052826			CASH			281,570.69
								AP CASH DISBURSEMENTS JOURNAL			
APP	402-213000		05/28/2026	05/28/26	052826			ACCOUNTS PAYABLE		195,719.75	
								AP CASH DISBURSEMENTS JOURNAL			
APP	401-213000		05/28/2026	05/28/26	052826			ACCOUNTS PAYABLE		2,406.29	
								AP CASH DISBURSEMENTS JOURNAL			
APP	403-213000		05/28/2026	05/28/26	052826			ACCOUNTS PAYABLE		283.73	
								AP CASH DISBURSEMENTS JOURNAL			
APP	650-213000		05/28/2026	05/28/26	052826			ACCOUNTS PAYABLE		3,388.92	
								AP CASH DISBURSEMENTS JOURNAL			
APP	301-213000		05/28/2026	05/28/26	052826			ACCOUNTS PAYABLE		78.77	
								AP CASH DISBURSEMENTS JOURNAL			
APP	101-213000		05/28/2026	05/28/26	052826			STREETS - ACCOUNTS PAYABLE		7,751.57	
								AP CASH DISBURSEMENTS JOURNAL			
GENERAL LEDGER TOTAL										281,570.69	281,570.69
APP	631-130000		05/28/2026	05/28/26	052826			DUE TO/FROM CLEARING		281,570.69	
APP	001-130000		05/28/2026	05/28/26	052826			GENERAL - DUE TO/FROM CLEARING			71,941.66
APP	402-130000		05/28/2026	05/28/26	052826			DUE TO/FROM CLEARING			195,719.75
APP	401-130000		05/28/2026	05/28/26	052826			DUE TO/FROM CLEARING			2,406.29
APP	403-130000		05/28/2026	05/28/26	052826			DUE TO/FROM CLEARING			283.73
APP	650-130000		05/28/2026	05/28/26	052826			DUE TO/FROM CLEARING			3,388.92
APP	301-130000		05/28/2026	05/28/26	052826			DUE TO/FROM CLEARING			78.77
APP	101-130000		05/28/2026	05/28/26	052826			STREETS - DUE TO/FROM CLEARING			7,751.57
SYSTEM GENERATED ENTRIES TOTAL										281,570.69	281,570.69
JOURNAL 2026/05/284 TOTAL										563,141.38	563,141.38

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CITY OF BAINBRIDGE ISLAND
A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

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FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
001 GENERAL FUND	2026	5	284	05/28/2026	GENERAL - DUE TO/FROM CLEARING		71,941.66
001-130000					GENERAL - ACCOUNTS PAYABLE	71,941.66	
001-213000							
					FUND TOTAL	71,941.66	71,941.66
101 STREET FUND	2026	5	284	05/28/2026	STREETS - DUE TO/FROM CLEARING		7,751.57
101-130000					STREETS - ACCOUNTS PAYABLE	7,751.57	
101-213000							
					FUND TOTAL	7,751.57	7,751.57
301 CAPITAL CONSTRUCTION FUND	2026	5	284	05/28/2026	DUE TO/FROM CLEARING		78.77
301-130000					ACCOUNTS PAYABLE	78.77	
301-213000							
					FUND TOTAL	78.77	78.77
401 WATER OPERATING FUND	2026	5	284	05/28/2026	DUE TO/FROM CLEARING		2,406.29
401-130000					ACCOUNTS PAYABLE	2,406.29	
401-213000							
					FUND TOTAL	2,406.29	2,406.29
402 SEWER OPERATING FUND	2026	5	284	05/28/2026	DUE TO/FROM CLEARING		195,719.75
402-130000					ACCOUNTS PAYABLE	195,719.75	
402-213000							
					FUND TOTAL	195,719.75	195,719.75
403 STORM & SURFACE WATER FUND	2026	5	284	05/28/2026	DUE TO/FROM CLEARING		283.73
403-130000					ACCOUNTS PAYABLE	283.73	
403-213000							
					FUND TOTAL	283.73	283.73
631 CLEARING FUND	2026	5	284	05/28/2026	DUE TO/FROM CLEARING	281,570.69	
631-130000					CASH		281,570.69
635-111100							
					FUND TOTAL	281,570.69	281,570.69
650 AGENCY FUND	2026	5	284	05/28/2026	DUE TO/FROM CLEARING		3,388.92
650-130000					ACCOUNTS PAYABLE	3,388.92	
650-213000							
					FUND TOTAL	3,388.92	3,388.92

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|CITY OF BAINBRIDGE ISLAND
|A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

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FUND	DUE TO	DUE FR
001 GENERAL FUND		71,941.66
101 STREET FUND		7,751.57
301 CAPITAL CONSTRUCTION FUND		78.77
401 WATER OPERATING FUND		2,406.29
402 SEWER OPERATING FUND		195,719.75
403 STORM & SURFACE WATER FUND		283.73
631 CLEARING FUND	281,570.69	
650 AGENCY FUND		3,388.92
	-----	-----
TOTAL	281,570.69	281,570.69

** END OF REPORT - Generated by Grace Lin **

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 glin |A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO

CHECK RUN

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		INVOICE DTL		DESC					
363357	05/29/2026	PRTD	1205	PUGET SOUND ENERGY	285612	90897716	05/27/2026	M052926	19,455.52
Invoice: 90897716								ENG/OFFSITE PRV IMPROV - UTILITY POLE INSTALLATION	
				19,455.52		72413434 66300000988		NEW WATER TANKS-CONSTR	

CHECK 363357 TOTAL: 19,455.52

NUMBER OF CHECKS 1 *** CASH ACCOUNT TOTAL *** 19,455.52

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	19,455.52

*** GRAND TOTAL *** 19,455.52

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|CITY OF BAINBRIDGE ISLAND
|A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

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YEAR PER	JNL	SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026	5	294									
APP	401-213000		05/29/2026	M052926	052926			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		19,455.52	
APP	635-111100		05/29/2026	M052926	052926			CASH AP CASH DISBURSEMENTS JOURNAL			19,455.52
GENERAL LEDGER TOTAL										19,455.52	19,455.52
APP	631-130000		05/29/2026	M052926	052926			DUE TO/FROM CLEARING		19,455.52	
APP	401-130000		05/29/2026	M052926	052926			DUE TO/FROM CLEARING			19,455.52
SYSTEM GENERATED ENTRIES TOTAL										19,455.52	19,455.52
JOURNAL 2026/05/294 TOTAL										38,911.04	38,911.04

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|CITY OF BAINBRIDGE ISLAND
|A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

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FUND	ACCOUNT	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
401	WATER OPERATING FUND	2026	5	294	05/29/2026			
	401-130000					DUE TO/FROM CLEARING		19,455.52
	401-213000					ACCOUNTS PAYABLE	19,455.52	
						FUND TOTAL	19,455.52	19,455.52
631	CLEARING FUND	2026	5	294	05/29/2026			
	631-130000					DUE TO/FROM CLEARING	19,455.52	
	635-111100					CASH		19,455.52
						FUND TOTAL	19,455.52	19,455.52

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|CITY OF BAINBRIDGE ISLAND
|A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

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FUND	DUE TO	DUE FR
401 WATER OPERATING FUND		19,455.52
631 CLEARING FUND	19,455.52	
	-----	-----
TOTAL	19,455.52	19,455.52

** END OF REPORT - Generated by Grace Lin **

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glin | A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
INVOICE DTL DESC									
7689	05/29/2026	EFT	5 ACE HARDWARE	285570	060493-1	05/04/2026		05/28/26	24.83
	Invoice: 060493-1			24.83	73011831 531100	PW/WO 24911 - SCREWDRIVER, COUPLERS, SWING PIPE POL/CRT FACILITY SUPPLIES			
	Invoice: 060507-1			285571	060507-1	05/05/2026		05/28/26	22.91
	Invoice: 060514-1			22.91	73011183 531100	PW/WO 24476 - RUBBERIZED PASTE, PAINT BRUSH O&M-C/E-CH FAC-SUPPLIES			
	Invoice: 060518-1			285572	060514-1	05/06/2026		05/28/26	38.19
	Invoice: 60519-1			38.19	73111427 531100	PW/WO 24514 - ABS CAP, SPRAY PAINT OFFICE SUPPLIES			
	Invoice: 060518-1			285573	060518-1	05/07/2026		05/28/26	5.44
	Invoice: 60519-1			5.44	73011319 53110000827	PW/WO 24484 - PIPE FITTINGS FARM MAINT PROJECTS TBD-SUPPLY			
	Invoice: 060532-1			285574	60519-1	05/07/2026		05/28/26	1.73
	Invoice: 60539-1			1.73	73011319 53110000827	PW/WO 24484 - TUBE STRAPS FARM MAINT PROJECTS TBD-SUPPLY			
	Invoice: 060532-1			285575	060532-1	05/11/2026		05/28/26	137.74
	Invoice: 60539-1			137.74	73011768 531100	PW/WO 24482 - RECIPROCATING SAW BLADES, CUP BRUSH O&M-C/E-PARKS-SUPPLIES			
	Invoice: 060543-1			285576	60539-1	05/12/2026		05/28/26	99.32
	Invoice: 60549-1			99.32	73435838 531100	PW/WO 25628 - DOWNSPOUT EXT, FLEX SEAL & TAPE O&M-DECANT-SUPPLIES			
	Invoice: 060543-1			285577	060543-1	05/12/2026		05/28/26	41.47
	Invoice: 60549-1			41.47	73011768 531100	PW/WO 24482 - SWIVEL LIGHT CONTROLS O&M-C/E-PARKS-SUPPLIES			
	Invoice: 60555-1			285578	60549-1	05/12/2026		05/28/26	78.59
	Invoice: 60555-1			78.59	73011189 531100	PW/WO 24474 - HOSE & NOZZLE, VALVE KEY O&M - C/E FACIL OFC SUPPLIES			
	Invoice: 060561-1			285579	60555-1	05/13/2026		05/28/26	60.02
	Invoice: 060567-1			60.02	73011189 531100	PW/WO 24481 - PUSHBROOM, PRIMER SPRAY, SCRUB BRUSH O&M - C/E FACIL OFC SUPPLIES			
	Invoice: 060561-1			285580	060561-1	05/14/2026		05/28/26	171.40
	Invoice: 060567-1			171.40	73011897 531100	PW/WO 24478 - BOLT CUTTER, RECIP SAW BLADE SET O&M-C/E-PWY FAC-SUPPLIES			
	Invoice: 060570-1			285581	060567-1	05/15/2026		05/28/26	44.73
	Invoice: 060570-1			44.73	73638935 531100	PW/SHOP SUPPLIES - PAINTERS TAPE, DUCT TAPE O&M-STD ALLOCATION-SUPPLIES			
	Invoice: 060570-1			285582	060570-1	05/15/2026		05/28/26	4.50
	Invoice: 060570-1			4.50	73011768 531100	PW/WO 25609 - FASTENERS O&M-C/E-PARKS-SUPPLIES			

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

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INVOICE DTL DESC

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
								CHECK 7689 TOTAL:	730.87
7690	05/29/2026	EFT	10037 AES CONSULTANTS INC	285497	11302	05/04/2026		05/28/26	5,691.50
			Invoice: 11302			ENG/FERNCLIFF WATER MAIN EXT - AS-BUILT EASEMENT			
				5,691.50	72413434 64110001170	FERNCLIFF WTR EXT-PROF SVCS			
								CHECK 7690 TOTAL:	5,691.50
7691	05/29/2026	EFT	10239 ALLIANCE TECHNICAL G	285498	SEA077564	05/05/2026		05/28/26	5,101.72
			Invoice: SEA077564			ENG/WATER RESOURCES 2025-2027 MONITORING			
				5,101.72	72011319 54110000809	WTR QUAL & FLOW MONIT-PRO SVCS			
								CHECK 7691 TOTAL:	5,101.72
7692	05/29/2026	EFT	4365 AUTOMATIC FUNDS TRAN	285557	134257	07/18/2025		05/28/26	3,115.49
			Invoice: 134257			PW/WATER QUALITY REPORTS			
				1,417.31	73637892 542440	COMMUNITY INFORMATION ADS			
				1,698.18	73637892 542500	O&M-ALLOC-WTR-POSTAGE			
			Invoice: 136507			05/11/2026		05/28/26	12.65
				2.62	43411341 541100	FIN/FINAL BILL PRINT AND MAIL			
				2.63	43421351 541100	FIN - WATER ADMIN PROF SERVICE			
				3.70	91411891 542500	FIN - SEWER ADMIN PROF SERVICE			
				3.70	91421891 542500	GG-WTR-FAC-POSTAGE			
						GG-SWR-FAC-POSTAGE			
								CHECK 7692 TOTAL:	3,128.14
7693	05/29/2026	EFT	55 BAINBRIDGE ISLAND RE	285501	BI-211645-2026	03/11/2026		05/28/26	116.00
			Invoice: BI-211645-2026			CRT/SUBSCRIPTION RENEWAL (2-YEAR)			
				116.00	21011125 549100	COURT-DUES/SUBSCR/MEMBERSHIPS			
								CHECK 7693 TOTAL:	116.00
7694	05/29/2026	EFT	360 BUILDERS FIRSTSOURCE	285558	101336863	05/04/2026		05/28/26	9.49
			Invoice: 101336863			PW/WO 24911 - ADJUSTABLE BRASS NOZZLE			
				9.49	73011831 531100	POL/CRT FACILITY SUPPLIES			
			Invoice: 101344905			05/05/2026		05/28/26	69.48
				69.48	73111427 531100	PW/WO 25629 - DRILL BIT, WEDGE ANCHORS			
						OFFICE SUPPLIES			
			Invoice: 101345385			05/05/2026		05/28/26	281.09
				281.09	73435838 531100	PW/WO 25628 - SEALANT, GUTTER SYSTEM PARTS			
						O&M-DECANT-SUPPLIES			
				285561	101347170	05/05/2026		05/28/26	13.08

CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET	
						INVOICE DTL DESC				
Invoice: 101347170						13.08	73435838	531100	PW/WO 25628 - JOINT CONNECTORS O&M-DECANT-SUPPLIES	
Invoice: 101368841						285562	101368841		05/11/2026 05/28/26	12.00
						12.00	73111423	531100	PW/WO 24508 - MASON LINE 250FT OFFICE SUPPLIES	
								CHECK 7694 TOTAL:	385.14	
7695	05/29/2026	EFT	6639 CITY OF FORKS	285503	3562	05/05/2026		05/28/26	2,026.20	
Invoice: 3562						2,026.20	51011236	551000	POL/PRISONER BOARD POLICE - C/E PRISONER DETENT'N	
								CHECK 7695 TOTAL:	2,026.20	
7696	05/29/2026	EFT	7823 CIVICPLUS, LLC	285504	363177	02/06/2026		05/28/26	6,618.00	
Invoice: 363177						6,618.00	81011881	541100	IT/EXTERNAL USER TESTING OF WEBSITE REFRESH IT - C/E PROF SERVICES	
								CHECK 7696 TOTAL:	6,618.00	
7697	05/29/2026	EFT	4578 CONSOLIDATED ELECTRI	285505	0936-1118817	12/10/2025		05/28/26	51.89	
Invoice: 0936-1118817						51.89	73111256	548100	PW/WO 24498 - PULLING ELL X4 O&M-STREET-EM PREP-REPAIRS	
								CHECK 7697 TOTAL:	51.89	
7698	05/29/2026	EFT	9872 LAUNCH PAD TECHNOLOG	285523	137216	04/09/2026		05/28/26	1,285.76	
Invoice: 137216						1,285.76	73011183	548100	PW/INSTALL WIRELESS PANIC BUTTONS X3 O&M-C/E-CH FAC-REPAIRS	
								CHECK 7698 TOTAL:	1,285.76	
7699	05/29/2026	EFT	10151 FASTENAL COMPANY	285507	WABR173477	05/08/2026		05/28/26	223.05	
Invoice: WABR173477						223.05	73637891	531100	PW/SAFETY SUPPLIES OFFICE SUPPLIES	
								CHECK 7699 TOTAL:	223.05	
7700	05/29/2026	EFT	513 GRAINGER	285508	9903444819	05/04/2026		05/28/26	68.49	
Invoice: 9903444819						68.49	73425358	531100	PW/WO 24572 - V-BELT X2 O&M-WWTP-SUPPLIES	
Invoice: 9905399094						285509	9905399094		05/05/2026 05/28/26	818.90
						818.90	73411345	531100	PW/WO 24529 - PALLET JACK OFFICE SUPPLIES	

CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET	
INVOICE DTL DESC										
Invoice: 9906311668				285510	9906311668	05/06/2026		05/28/26	233.28	
				233.28	73411345 531100	PW/WO 24529 - CIRCUIT BREAKER LOCKOUTS OFFICE SUPPLIES				
Invoice: 9908323646				285511	9908323646	05/07/2026		05/28/26	8.25	
				8.25	73425358 531100	PW/PIPE FITTINGS O&M-WWTP-SUPPLIES				
								CHECK	7700 TOTAL:	1,128.92
7701	05/29/2026	EFT	10965 KATHERINE SLUYS	285515	1002	04/30/2026		05/28/26	20,604.76	
			Invoice: 1002	20,604.76	73637961 54810000269	PW/2024 - 2027 JANITORIAL SERVICES JANITORIAL CONTRACT				
								CHECK	7701 TOTAL:	20,604.76
7702	05/29/2026	EFT	10439 KELLEY CREATE CO	285518	IN2278228	04/01/2026		05/28/26	942.13	
			Invoice: IN2278228	942.13	21011125 545000	CRT/COPIER LEASE-4515AC - COURT-RENTS & LEASES COPY CHARGES				
								CHECK	7702 TOTAL:	942.13
7703	05/29/2026	EFT	10029 BRAZEAU, MARK	285519	PAYREQ2-2026-00510	05/21/2026		05/28/26	4,946.44	
			Invoice: PAYREQ2-2026-00510	4,747.56	73411349 54110000510	PW/2025-2027 BACKFLOW CONTRACT TESTING BACKFLOW TEST-PRO SVCS				
				198.88	73415349 54110000510	BACKFLOW TEST-RB-PRO SVCS				
								CHECK	7703 TOTAL:	4,946.44
7704	05/29/2026	EFT	1802 KITSAP CONSERVATION	285522	2026-Q1	04/15/2026		05/28/26	19,676.25	
			Invoice: 2026-Q1	9,838.12	72431835 55100000871	ENG/FARMLAND SSWM PLANNING FARMLAND SSWM PLANNING-KCDONLY				
				9,838.13	72011593 55100000871	FARMLAND SSWM PLANNING-KCDONLY				
								CHECK	7704 TOTAL:	19,676.25
7705	05/29/2026	EFT	10477 MAINTAINX INC	285524	40DF0327-0004	04/16/2026		05/28/26	557.78	
			Invoice: 40DF0327-0004	557.78	81011881 548500	PW/MTC MGMT SOFTWARE-PREMIUM PLAN ADDL SEAT IT - C/E COMPUTER SUPPORT				
								CHECK	7705 TOTAL:	557.78
7706	05/29/2026	EFT	10360 MERCHANT PATROL SECU	285525	4824	05/03/2026		05/28/26	884.26	
			Invoice: 4824	884.26	21011125 541100	CRT/COURT SECURITY APR26 COURT-PROF SERVICES				

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE

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INVOICE DTL DESC

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
								CHECK 7706 TOTAL:	884.26
7707	05/29/2026	EFT	9943 THE NEXT DAY DRY CLE	285526	04/30/2026	04/30/2026		05/28/26	268.50
			Invoice: 04/30/2026						
				166.21	51011211 520000			POL/LAUNDRY SERVICE	
				102.29	53011212 520000			PD-C/E ADMIN-BENEFITS	
								POLICE - C/E PATROL BENEFITS	
								CHECK 7707 TOTAL:	268.50
7708	05/29/2026	EFT	8655 PENINSULA TREE SERVI	285549	PAYREQ4-00354	05/26/2026		05/28/26	11,793.60
			Invoice: PAYREQ4-00354						
				11,793.60	73111427 54110000354			PW/2025-2028 TREE REMOVAL AND MAINTENANCE UPC	
								TREE PRES/REMOVAL-RD-PROF SVCS	
								CHECK 7708 TOTAL:	11,793.60
7709	05/29/2026	EFT	6333 PETROCARD INC.	285527	0585167-IN	04/09/2026	20250007	05/28/26	3,643.97
			Invoice: 0585167-IN						
				1,831.38	73638893 532000			PW/FUEL PURCHASES OFF WA STATE DES CONTRACT 08721	
				1,812.59	73638932 532000			O&M-FUEL USE-ALLOCATION	
								O&M-FUEL ALLOC TO OTH DEPTS	
								CHECK 7709 TOTAL:	16,607.61
			Invoice: 0585383-IN						
				2,725.84	73638893 532000			PW/FUEL PURCHASES OFF WA STATE DES CONTRACT 08721	
				2,783.61	73638932 532000			O&M-FUEL USE-ALLOCATION	
								O&M-FUEL ALLOC TO OTH DEPTS	
								CHECK 7709 TOTAL:	16,607.61
			Invoice: 0587198-IN						
				285529	0587198-IN	05/07/2026	20250007	05/28/26	7,454.19
				4,689.23	73638893 532000			PW/FUEL PURCHASES OFF WA STATE DES CONTRACT 08721	
				2,764.96	73638932 532000			O&M-FUEL USE-ALLOCATION	
								O&M-FUEL ALLOC TO OTH DEPTS	
								CHECK 7709 TOTAL:	16,607.61
7710	05/29/2026	EFT	10903 BAINBRIDGE ISLAND PO	285500	2026-Q1	05/12/2026		05/28/26	922.87
			Invoice: 2026-Q1						
				922.87	31011732 54110000297			EX/2026-2027 CULTURAL FUNDING	
								EX-GF-CULTURAL ARTS & SCIENCES	
								CHECK 7710 TOTAL:	922.87
7711	05/29/2026	EFT	9994 SAFE RESTRAINTS INC	285532	JWKS051826BIPD	05/18/2026		05/28/26	1,620.75
			Invoice: JWKS051826BIPD						
				1,620.75	53011212 531100			POL/THE WRAP ANKLE RESTRAINTS/20	
								PD-C/E-PATROL SUPPLIES	
								CHECK 7711 TOTAL:	1,620.75

CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE INV DATE PO CHECK RUN NET

INVOICE DTL DESC

7712	05/29/2026	EFT	8132	SPECTRA LABORATORIES	285534	26-01818	03/20/2026		05/28/26	160.00
	Invoice: 26-01818									
					160.00	73411345 54110000391	PW/TESTING - MULTIPLE SITES LAB SVCS-WATER			
					285535	26-01819	03/20/2026		05/28/26	96.00
	Invoice: 26-01819									
					96.00	73411345 54110000391	PW/TESTING - PRV C LAB SVCS-WATER			
					285536	26-02907	05/05/2026		05/28/26	162.00
	Invoice: 26-02907									
					162.00	73425358 54110000391	PW/TESTING - WWTP LAB & TESTING SVCS-WWTP			
					285537	26-02913	05/05/2026		05/28/26	34.00
	Invoice: 26-02913									
					34.00	73411345 54110000391	PW/TESTING - FLETCHER BAY WELL LAB SVCS-WATER			
					285538	26-02947	05/07/2026		05/28/26	618.00
	Invoice: 26-02947									
					618.00	73425358 54110000391	PW/TESTING - WWTP LAB & TESTING SVCS-WWTP			
					285539	26-02971	05/08/2026		05/28/26	64.00
	Invoice: 26-02971									
					64.00	73411345 54110000391	PW/TESTING - PRV H LAB SVCS-WATER			
					285540	26-02982	05/08/2026		05/28/26	32.00
	Invoice: 26-02982									
					32.00	73011897 54110000391	PW/TESTING - PW ADMIN SINK LAB SVCS-PWY FAC			
							CHECK	7712 TOTAL:		1,166.00
7713	05/29/2026	EFT	5882	STAR RENTALS	285541	861806-36	05/06/2026		05/28/26	1,355.87
	Invoice: 861806-36									
					1,355.87	73111423 548100	PW/WO 24511 - RIDE-ON VIBRATING ROLLER REPAIRS & MAINTENANCE			
							CHECK	7713 TOTAL:		1,355.87
7714	05/29/2026	EFT	4271	JOHN SUTTON	285542	Q1-2026	05/16/2026		05/28/26	608.70
	Invoice: Q1-2026									
					608.70	91029720 521500	Q1 2026 LEOFF 1 MEDICAL REIMBURSEMENT POLICE - INS ADD MEDICAL COSTS			
							CHECK	7714 TOTAL:		608.70
7715	05/29/2026	EFT	565	TACOMA SCREW PRODUCT	285550	140173647-00	05/20/2026		05/28/26	43.29
	Invoice: 140173647-00									
					43.29	73638935 531100	PW/SHOP SUPPLIES O&M-STD ALLOCATION-SUPPLIES			

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO CHECK RUN

NET

INVOICE DTL DESC

CHECK	7715	TOTAL:	43.29				
7716	05/29/2026 EFT	9295 TOOLE DESIGN GROUP,	285551 OSEA00501_05	05/15/2026	05/28/26	2,246.00	
	Invoice: OSEA00501_05			ENG/PROFESSIONAL SERVICE AGREEMENT			
			2,246.00	72334562 64110000723	C40-BUCKLIN PH2-DESIGN-PROF SV		
				CHECK	7716	TOTAL:	2,246.00
7717	05/29/2026 EFT	10565 USA TODAY MEDIA CORP	285552 0007655295	04/30/2026	05/28/26	149.80	
	Invoice: 0007655295			ENG,PCD,PW/KITSAP SUN ADS APR26			
			13.00	73011897 54400001401	PW KITCHEN/LUNCH RM ADVERTISE		
			13.00	72311418 64400001092	CH SECURITY-ADV		
			13.64	73423943 64400001101	WWTP AIRGAP REPL-ADV		
			13.00	72413434 64400001339	BIJAEM WATER LINE EXT-ADV		
			59.08	72111421 54400001442	2026 ANNUAL ROADS PRJ ADS		
			38.08	63470586 544000	CUR-DEV-ZONING-ADV		
				CHECK	7717	TOTAL:	149.80
7718	05/29/2026 EFT	7821 VESTIS	285553 5120875534	05/05/2026	05/28/26	32.76	
	Invoice: 5120875534			PW/SHOP TOWELS			
			32.76	73638935 531100	O&M-STD ALLOCATION-SUPPLIES		
				CHECK	7718	TOTAL:	32.76
7719	05/29/2026 EFT	10937 WALTER E NELSON CO	285555 INVSEA1135836	05/07/2026	05/28/26	96.08	
	Invoice: INVSEA1135836			PW/LOW-D LINER ROLLS			
			96.08	73011189 531100	O&M - C/E FACIL OFC SUPPLIES		
				285556 INVSEA1135932			
	Invoice: INVSEA1135932		3,277.74	73011189 531100	PW/LLDPE CAN LINERS		
					O&M - C/E FACIL OFC SUPPLIES		
				CHECK	7719	TOTAL:	3,373.82
7720	05/29/2026 EFT	499 WESTBAY AUTO PARTS I	285585 988652	05/04/2026	05/28/26	79.17	
	Invoice: 988652			POL/WO 00267 - OXYGEN SENSOR			
			79.17	53011212 531100	PD-C/E-PATROL SUPPLIES		
				285586 988907			
	Invoice: 988907		91.27	73638935 531100	PW/SHOP SUPPLIES		
					O&M-STD ALLOCATION-SUPPLIES		
				285587 989112			
	Invoice: 989112		147.21	73638935 531100	PW/SHOP SUPPLIES		
					O&M-STD ALLOCATION-SUPPLIES		

CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
INVOICE DTL DESC					
285588	989827	05/11/2026		05/28/26	167.72
		PW/WO 00278 - OIL, FUEL, AIR FILTERS			
167.72	73637959 53110001109	EXCAVATOR ALLOCATION-SUPPLIES			
285589	989828	05/11/2026		05/28/26	72.04
		PW/WO 00278 - FUEL FILTER			
72.04	73637959 53110001109	EXCAVATOR ALLOCATION-SUPPLIES			
285590	989968	05/11/2026		05/28/26	70.30
		PW/WO 00153 - OIL, FUEL, AIR FILTERS			
70.30	73426355 531100	O&M-SIS-SUPPLIES			
285591	989970	05/11/2026		05/28/26	145.02
		PW/WO 00158 - OIL, FUEL, AIR FILTERS			
145.02	73011897 531100	O&M-C/E-PWY FAC-SUPPLIES			
285592	989972	05/11/2026		05/28/26	74.29
		PW/WO 00155 - OIL, FUEL, AIR FILTERS			
74.29	73426355 531100	O&M-SIS-SUPPLIES			
285593	989977	05/11/2026		05/28/26	132.73
		PW/WO 00150 - OIL, FUEL, AIR FILTERS			
132.73	73421355 531100	WIN COLL-SUPPLIES			
285594	989980	05/11/2026		05/28/26	88.59
		PW/WO 00144 - OIL, FUEL, AIR FILTERS			
88.59	73421355 531100	WIN COLL-SUPPLIES			
285595	990049	05/12/2026		05/28/26	-176.93
		PW/SHOP SUPPLIES - CREDIT MEMO			
-176.93	73638935 531100	O&M-STD ALLOCATION-SUPPLIES			
285596	990404	05/13/2026		05/28/26	130.90
		PW/WO 00320 - OIL, FUEL, AIR FILTERS			
130.90	73011831 531100	POL/CRT FACILITY SUPPLIES			
285597	990405	05/13/2026		05/28/26	262.41
		PW/WO 00189 - OIL, FUEL, AIR FILTERS			
262.41	73425358 531100	O&M-WWTP-SUPPLIES			
285598	990412	05/13/2026		05/28/26	36.63
		PW/WO GEN-03 - OIL, AIR FILTERS			
36.63	73011256 531100	O&M-C/E-DIS PREP-SUPPLIES			
285599	990714	05/15/2026		05/28/26	37.97
		POL/WO 00275 - WIPER BLADES			
37.97	53011212 531100	PD-C/E-PATROL SUPPLIES			
				CHECK 7720 TOTAL:	1,359.32

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NUMBER OF CHECKS 32 *** CASH ACCOUNT TOTAL *** 115,647.70

	COUNT	AMOUNT
TOTAL EFT'S	32	115,647.70

*** GRAND TOTAL *** 115,647.70

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JOURNAL ENTRIES TO BE CREATED

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YEAR PER	JNL	SRC ACCOUNT	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT	
2026	5	289									
APP	001-213000	05/29/2026	05/28/26	052926			GENERAL - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		35,197.43		
APP	635-111100	05/29/2026	05/28/26	052926			CASH AP CASH DISBURSEMENTS JOURNAL			115,647.70	
APP	101-213000	05/29/2026	05/28/26	052926			STREETS - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		13,380.11		
APP	403-213000	05/29/2026	05/28/26	052926			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		10,231.61		
APP	631-213000	05/29/2026	05/28/26	052926			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		40,973.00		
APP	401-213000	05/29/2026	05/28/26	052926			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		12,063.44		
APP	402-213000	05/29/2026	05/28/26	052926			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		1,505.03		
APP	301-213000	05/29/2026	05/28/26	052926			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		2,259.00		
APP	407-213000	05/29/2026	05/28/26	052926			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		38.08		
GENERAL LEDGER TOTAL								-----	115,647.70	-----	115,647.70
APP	631-130000	05/29/2026	05/28/26	052926			DUE TO/FROM CLEARING		74,674.70		
APP	001-130000	05/29/2026	05/28/26	052926			GENERAL - DUE TO/FROM CLEARING			35,197.43	
APP	101-130000	05/29/2026	05/28/26	052926			STREETS - DUE TO/FROM CLEARING			13,380.11	
APP	403-130000	05/29/2026	05/28/26	052926			DUE TO/FROM CLEARING			10,231.61	
APP	401-130000	05/29/2026	05/28/26	052926			DUE TO/FROM CLEARING			12,063.44	
APP	402-130000	05/29/2026	05/28/26	052926			DUE TO/FROM CLEARING			1,505.03	
APP	301-130000	05/29/2026	05/28/26	052926			DUE TO/FROM CLEARING			2,259.00	
APP	407-130000	05/29/2026	05/28/26	052926			DUE TO/FROM CLEARING			38.08	
SYSTEM GENERATED ENTRIES TOTAL								-----	74,674.70	-----	74,674.70
JOURNAL 2026/05/289 TOTAL								-----	190,322.40	-----	190,322.40

FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
001 GENERAL FUND	2026	5	289	05/29/2026	GENERAL - DUE TO/FROM CLEARING		35,197.43
001-130000					GENERAL - ACCOUNTS PAYABLE	35,197.43	
001-213000							
					FUND TOTAL	35,197.43	35,197.43
101 STREET FUND	2026	5	289	05/29/2026	STREETS - DUE TO/FROM CLEARING		13,380.11
101-130000					STREETS - ACCOUNTS PAYABLE	13,380.11	
101-213000							
					FUND TOTAL	13,380.11	13,380.11
301 CAPITAL CONSTRUCTION FUND	2026	5	289	05/29/2026	DUE TO/FROM CLEARING		2,259.00
301-130000					ACCOUNTS PAYABLE	2,259.00	
301-213000							
					FUND TOTAL	2,259.00	2,259.00
401 WATER OPERATING FUND	2026	5	289	05/29/2026	DUE TO/FROM CLEARING		12,063.44
401-130000					ACCOUNTS PAYABLE	12,063.44	
401-213000							
					FUND TOTAL	12,063.44	12,063.44
402 SEWER OPERATING FUND	2026	5	289	05/29/2026	DUE TO/FROM CLEARING		1,505.03
402-130000					ACCOUNTS PAYABLE	1,505.03	
402-213000							
					FUND TOTAL	1,505.03	1,505.03
403 STORM & SURFACE WATER FUND	2026	5	289	05/29/2026	DUE TO/FROM CLEARING		10,231.61
403-130000					ACCOUNTS PAYABLE	10,231.61	
403-213000							
					FUND TOTAL	10,231.61	10,231.61
407 BUILDING & DEVELOPMENT FUND	2026	5	289	05/29/2026	DUE TO/FROM CLEARING		38.08
407-130000					ACCOUNTS PAYABLE	38.08	
407-213000							
					FUND TOTAL	38.08	38.08
631 CLEARING FUND	2026	5	289	05/29/2026	DUE TO/FROM CLEARING	74,674.70	
631-130000					ACCOUNTS PAYABLE	40,973.00	
631-213000					CASH		115,647.70
635-111100							
					FUND TOTAL	115,647.70	115,647.70

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|CITY OF BAINBRIDGE ISLAND
|A/P CASH DISBURSEMENTS JOURNAL
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FUND	DUE TO	DUE FR
001 GENERAL FUND		35,197.43
101 STREET FUND		13,380.11
301 CAPITAL CONSTRUCTION FUND		2,259.00
401 WATER OPERATING FUND		12,063.44
402 SEWER OPERATING FUND		1,505.03
403 STORM & SURFACE WATER FUND		10,231.61
407 BUILDING & DEVELOPMENT FUND		38.08
631 CLEARING FUND		
	74,674.70	
	-----	-----
TOTAL	74,674.70	74,674.70

** END OF REPORT - Generated by Grace Lin **

MANUAL CHECK - RETAINAGE RELEASE *ML* 05/28/26

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CASH ACCOUNT: 628 111100 CASH-RETAINAGE
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE

PO

CHECK RUN

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		INVOICE	DTL	DESC			NET
251	05/28/2026	PRTD	10722	PUGET SOUND SOLAR LL	285564	RETREL-01185	2,460.36
		Invoice: RETREL-01185					
						RET REL - CITY HALL AND TSJC EV CHARGING STATIONS	
						RETAINAGE RELEASE	
						CHECK	
						251 TOTAL:	2,460.36

NUMBER OF CHECKS 1 *** CASH ACCOUNT TOTAL *** 2,460.36

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	2,460.36

*** GRAND TOTAL *** 2,460.36

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|CITY OF BAINBRIDGE ISLAND
|A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

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CLERK: glin

YEAR PER	JNL						ACCOUNT DESC	T OB	DEBIT	CREDIT
SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC				
2026 5 286										
APP 622-213000	05/28/2026	RT052826	052826			ACCOUNTS PAYABLE			2,460.36	
						AP CASH DISBURSEMENTS JOURNAL				
APP 628-111100	05/28/2026	RT052826	052826			CASH-RETAINAGE				2,460.36
						AP CASH DISBURSEMENTS JOURNAL				
						JOURNAL 2026/05/286	TOTAL		2,460.36	2,460.36

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|A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

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FUND	ACCOUNT	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
622	EXPENDABLE TRUST FUND	2026	5	286	05/28/2026	ACCOUNTS PAYABLE	2,460.36	
	622-213000					CASH-RETAINAGE		2,460.36
	628-111100							
						FUND TOTAL	2,460.36	2,460.36


** END OF REPORT - Generated by Grace Lin **

CITY OF
BAINBRIDGE ISLAND

PAYROLL REPORT TO CITY COUNCIL OF CASH DISBURSEMENTS

6/5/2026

Run Type	Date	Check # Sequence	Comments	Amount
Normal	6/5/2026	68338 - 68484	Regular check run (Direct Dep)	451,283.39
EFTPS	6/5/2026	EFTPS	Federal Tax Electronic Transfer	173,767.04
EFT	6/5/2026	ACH	Health Savings Account	15,616.25
EFT	6/5/2026	ACH	Flexible Spending Account	2,968.41
EFT	6/5/2026	ACH	DSHS	870.58
Normal	6/5/2026	110879 - 110885	Vendor check run (Paper Checks)	377,146.95
			TOTAL:	\$ 1,021,652.62

Prepared and Reviewed by:  Date 06/03/2026
DeAnna Cole, Payroll Specialist

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the City of Bainbridge Island, and that I am authorized to authenticate and certify to said claim.

 Date 06/03/2026
Carrie Freitas, Budget Manager



ACCOUNTS PAYABLE REPORT TO CITY COUNCIL OF CASH DISBURSEMENTS
CHECK RUN DATE: 06/04/2026

Last check from previous run: 363357 dated 05/29/2026 issued to Puget Sound Energy for \$19,455.52

Last ACH from previous run: 7720 dated 05/29/2026 issued to Westbay Auto Parts for \$1,359.32

Payment Type	Check Date	Check Number	Department/Vendor/Description	Amount
Regular Check Run	06/04/2026	363358-363379	Total Regular Check Run	\$ 29,013.84
Manual ACH	05/29/2026	7721	WA ST DOR - Excise Taxes Apr 2026	39,689.22
Manual ACH	05/29/2026	7722	WA ST DOL - Firearm Permits May 2026	341.00
Manual ACH	06/01/2026	7723	COBI - Utility Billing May 2026	2,779.79
Manual ACH	06/01/2026	7724	US Bank - Debt Service Jun 2026	884,594.44
Regular ACH Run	06/05/2026	7725-7755	Total Regular ACH Run	631,336.88
Total Disbursements				\$ 1,587,755.17

Retainage Release	N/A	N/A	N/A	N/A
Travel Advance	N/A	N/A	N/A	N/A

Prepared and Reviewed by Grace Lin Grace Lin, Senior Accounting Technician

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claim is a just, due, and unpaid obligation against the City of Bainbridge Island, and that I am authorized to authenticate and certify to said claim.

Kim Dunscombe

06.04.2026

Kim Dunscombe, Accounting Manager

Date

06/04/2026 12:58 | CITY OF BAINBRIDGE ISLAND
glin | A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
363358	06/04/2026	PRTD	47 BAINBRIDGE DISPOSAL	285684	BBD INV126065	05/26/2026		06/04/26	1,690.88
Invoice: BBD INV126065									
				587.44	91011768 547900				
				299.19	91425358 547900				
				759.76	91011897 547900				
				14.83	91111427 547900				
				14.83	91111427 547900				
				14.83	91011215 547900				
Invoice: BBD INV126100									
				285685	BBD INV126100	05/26/2026		06/04/26	474.63
				474.63	91011189 547900				
Invoice: BBD INV126210									
				285686	BBD INV126210	05/26/2026		06/04/26	1,508.54
				1,508.54	91435838 547900				
Invoice: BBD INV126243									
				285687	BBD INV126243	05/26/2026		06/04/26	226.07
				226.07	91011755 547900				
Invoice: BBD INV126291									
				285688	BBD INV126291	05/26/2026		06/04/26	340.56
				340.56	91011189 547903				
Invoice: BBD INV126318									
				285689	BBD INV126318	05/26/2026		06/04/26	228.60
				139.70	91011215 547900				
				88.90	91011251 547900				
									CHECK 363358 TOTAL:
									4,469.28
363359	06/04/2026	PRTD	9501 DIMITRI BALASHOV	285690	LIC FEE REBATE 2025	05/31/2026		06/04/26	10.00
Invoice: LIC FEE REBATE 2025									
				10.00	17131 317600				
									CHECK 363359 TOTAL:
									10.00
363360	06/04/2026	PRTD	10977 BRODECK, KEN & VALER	285602	130699	05/28/2026		06/04/26	660.27
Invoice: 130699									
				406.62	411 122100				
				253.65	411 122100				
Invoice: 130699									
									CHECK 363360 TOTAL:
									660.27
363361	06/04/2026	PRTD	10751 CINTAS CORPORATION N	285641	4269854024	05/20/2026	20250003	06/04/26	54.46
Invoice: 4269854024									
				54.46	73425358 54500001388				
Invoice: 4269854024									
									CHECK 363361 TOTAL:
									54.46

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO CHECK RUN

NET

INVOICE DTL DESC

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
								CHECK 363361 TOTAL:	54.46
363362	06/04/2026	PRTD	102 CITY OF BAINBRIDGE I	285682	RETREQ2-FINAL-01404	05/21/2026	20250038	06/04/26	1,501.76
			Invoice: RETREQ2-FINAL-01404					ENG/RETAINAGE - 2025 ANNUAL ROADS	
				1,501.76	72111421 54810001404			2025 ANNUAL ROADS REPAIRS	
								CHECK 363362 TOTAL:	1,501.76
363363	06/04/2026	PRTD	10981 DEVENYNS, JOSHUA & A	285610	130706	05/28/2026		06/04/26	136.76
			Invoice: 130706					UB 12836 9150 BURLINGAME COURT NE	
				136.76	411 122100			WATER ACCOUNTS RECEIVABLE	
								CHECK 363363 TOTAL:	136.76
363364	06/04/2026	PRTD	6571 GANALON, PAUL & MARC	285608	130704	05/28/2026		06/04/26	326.10
			Invoice: 130704					UB 12440 5344 RUBY PLACE NE	
				326.10	421 122100			SEWER ACCOUNTS RECEIVABLE	
								CHECK 363364 TOTAL:	326.10
363365	06/04/2026	PRTD	318 KC ALCOHOLISM SPECIA	285691	05042026	05/04/2026		06/04/26	1,911.50
			Invoice: 05042026					Q1 2026 ALCOHOLISM SERVICES	
				1,911.50	91011660 553000			EXEC - C/E DETOX	
								CHECK 363365 TOTAL:	1,911.50
363366	06/04/2026	PRTD	694 KITSAP PUD #1	285659	042862-000 MAY26	05/16/2026		06/04/26	78.77
			Invoice: 042862-000 MAY26					ENG/SHADE COVENANT IRR RENTAL 04/16/26-05/15/26	
				78.77	72011593 54500000998			SHADE COVENANT-RENTALS	
			Invoice: 043727-000 MAY26					ENG/CC RD BULKHEAD IRR RENTAL 04/16/26-05/15/16	
				285660	043727-000 MAY26	05/16/2026		06/04/26	78.77
				78.77	72321955 64500000781			CO CLUB BULKHEAD RECONSTR-RENT	
								CHECK 363366 TOTAL:	157.54
363367	06/04/2026	PRTD	308 KITSAP REGIONAL COOR	285661	11/15/2024	11/15/2024		06/04/26	11,500.00
			Invoice: 11/15/2024					CC/ACCESSORY DWELLING UNIT PROJECT	
				11,500.00	11011116 541100			COUNCIL - PROF SERVICES	
			Invoice: 12/03/2025					CC/ACCESSORY DWELLING UNIT PROJECT	
				285662	12/03/2025	12/03/2025		06/04/26	320.39
				320.39	11011116 541100			COUNCIL - PROF SERVICES	

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO CHECK RUN

NET

INVOICE DTL DESC

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
								CHECK 363367 TOTAL:	11,820.39
363368	06/04/2026	PRTD	10979 LORENZ, ANDRE J & SU	285606	130703	05/28/2026		06/04/26	28.73
			Invoice: 130703	28.73	411 122100	UB 12094 9442 CORAL COURT NE			
								WATER ACCOUNTS RECEIVABLE	
								CHECK 363368 TOTAL:	28.73
363369	06/04/2026	PRTD	9442 MCELDERRY, RONALD	285603	130700	05/28/2026		06/04/26	100.00
			Invoice: 130700	100.00	411 122100	UB 10177 1090 GROW AVENUE NW			
								WATER ACCOUNTS RECEIVABLE	
								CHECK 363369 TOTAL:	100.00
363370	06/04/2026	PRTD	10953 NEAL, SUSAN	285605	130702	05/28/2026		06/04/26	52.14
			Invoice: 130702	52.14	411 122100	UB 11587 8665 SPRINGRIDGE ROAD NE			
								WATER ACCOUNTS RECEIVABLE	
								CHECK 363370 TOTAL:	52.14
363371	06/04/2026	PRTD	8286 SUPERINTENDENT OF PU	285664	20432	05/15/2026		06/04/26	400.00
			Invoice: 20432	400.00	41654861 586110	POL/FINGERPRINTING			
								FINGERPRINT OUT-GOES TO SPI	
								CHECK 363371 TOTAL:	400.00
363372	06/04/2026	PRTD	10978 PETERSON, ANN RAE	285604	130701	05/28/2026		06/04/26	182.10
			Invoice: 130701	182.10	411 122100	UB 10647 1090 IHLAND PLACE NE			
								WATER ACCOUNTS RECEIVABLE	
								CHECK 363372 TOTAL:	182.10
363373	06/04/2026	PRTD	10984 ROLLEY, MATTHEW	285693	05/14/2026	05/14/2026		06/04/26	680.05
			Invoice: 05/14/2026	680.05	73431835 443410	PW/MILEAGE REIMBURSEMENT - M ROLLEY			
								O&M-SSWM MAINT-TRAVEL EXP	
								CHECK 363373 TOTAL:	680.05
363374	06/04/2026	PRTD	7245 SAN DIEGO POLICE EQU	285668	667151	12/01/2025		06/04/26	6,167.79
			Invoice: 667151	616.78	51011211 531100	POL/AMMUNITION			
				616.78	52011212 531100	PD-C/E-ADM-SUPPLIES			
				4,934.23	53011212 531100	POLICE - C/E INVEST SUPPLIES			
						PD-C/E-PATROL SUPPLIES			

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE

PO

CHECK RUN

NET

INVOICE DTL DESC

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
								CHECK 363374 TOTAL:	6,167.79
363375	06/04/2026	PRTD	601 SOUND REPROGRAPHICS	285675	115531	03/30/2026		06/04/26	19.38
			Invoice: 115531						
				19.09	31011246	53110001342		EX/STR SIGNS	
				.29	41011141	549900		STR-SHORT TERM RENTALS-SUPPLY	
								FIN-GF-MISC EXP	
			Invoice: 116496	285676	116496	05/21/2026		06/04/26	89.29
				89.29	31011256	541100		EX/ENCAPSULATED LAMINATION FOR EOC MAPS	
								EX-GF-EMERG PREP-PROF SVCS	
								CHECK 363375 TOTAL:	108.67
363376	06/04/2026	PRTD	10982 STEARNS, JIM	285611	130707	05/28/2026		06/04/26	133.92
			Invoice: 130707						
				133.92	411	122100		UB 12897 464 SEED PATH NW	
								WATER ACCOUNTS RECEIVABLE	
								CHECK 363376 TOTAL:	133.92
363377	06/04/2026	PRTD	10980 TURNER, ANDREW & LOR	285609	130705	05/28/2026		06/04/26	24.38
			Invoice: 130705						
				24.38	411	122100		UB 11464 6601 NEW BROOKLYN ROAD NE	
								WATER ACCOUNTS RECEIVABLE	
								CHECK 363377 TOTAL:	24.38
363378	06/04/2026	PRTD	952 WASHINGTON STATE PAT	285694	I2606674	06/01/2026		06/04/26	48.00
			Invoice: I2606674						
				48.00	41654861	586100		FIN/BACKGROUND CHECKS	
								CPL GUN PERMIT-FBI SHARE OUT	
								CHECK 363378 TOTAL:	48.00
363379	06/04/2026	PRTD	10976 ZOBENICA, JON	285601	130698	05/28/2026		06/04/26	40.00
			Invoice: 130698						
				40.00	411	12210000510		UB 10546 678 MADISON AVENUE N	
								WTR A/R-BACKFLOW TESTING	
								CHECK 363379 TOTAL:	40.00

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NUMBER OF CHECKS 22 *** CASH ACCOUNT TOTAL *** 29,013.84

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	22	29,013.84

*** GRAND TOTAL *** 29,013.84

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YEAR PER	JNL	SRC ACCOUNT	JNL	DESC	REF 1	REF 2	REF 3	ACCOUNT DESC	T	OB	DEBIT	CREDIT
EFF DATE								LINE DESC				
2026	6	32										
APP 001-213000		06/04/2026	06/04/26	060426				GENERAL - ACCOUNTS PAYABLE			22,719.01	
APP 635-111100		06/04/2026	06/04/26	060426				AP CASH DISBURSEMENTS JOURNAL				29,013.84
APP 402-213000		06/04/2026	06/04/26	060426				CASH				
APP 101-213000		06/04/2026	06/04/26	060426				AP CASH DISBURSEMENTS JOURNAL			679.75	
APP 403-213000		06/04/2026	06/04/26	060426				ACCOUNTS PAYABLE				
APP 171-213000		06/04/2026	06/04/26	060426				AP CASH DISBURSEMENTS JOURNAL			1,531.42	
APP 401-213000		06/04/2026	06/04/26	060426				STREETS - ACCOUNTS PAYABLE				
APP 301-213000		06/04/2026	06/04/26	060426				AP CASH DISBURSEMENTS JOURNAL			2,188.59	
APP 650-213000		06/04/2026	06/04/26	060426				ACCOUNTS PAYABLE				
		06/04/2026	06/04/26	060426				AP CASH DISBURSEMENTS JOURNAL			10.00	
		06/04/2026	06/04/26	060426				TBF-A/P			1,358.30	
		06/04/2026	06/04/26	060426				AP CASH DISBURSEMENTS JOURNAL				
		06/04/2026	06/04/26	060426				ACCOUNTS PAYABLE			78.77	
		06/04/2026	06/04/26	060426				AP CASH DISBURSEMENTS JOURNAL				
		06/04/2026	06/04/26	060426				ACCOUNTS PAYABLE			448.00	
		06/04/2026	06/04/26	060426				AP CASH DISBURSEMENTS JOURNAL				
GENERAL LEDGER TOTAL											29,013.84	29,013.84
APP 631-130000		06/04/2026	06/04/26	060426				DUE TO/FROM CLEARING			29,013.84	
APP 001-130000		06/04/2026	06/04/26	060426				GENERAL - DUE TO/FROM CLEARING				22,719.01
APP 402-130000		06/04/2026	06/04/26	060426				DUE TO/FROM CLEARING				679.75
APP 101-130000		06/04/2026	06/04/26	060426				STREETS - DUE TO/FROM CLEARING				1,531.42
APP 403-130000		06/04/2026	06/04/26	060426				DUE TO/FROM CLEARING				2,188.59
APP 171-130000		06/04/2026	06/04/26	060426				TBF-DUE TO/FROM CLEARING				10.00
APP 401-130000		06/04/2026	06/04/26	060426				DUE TO/FROM CLEARING				1,358.30
APP 301-130000		06/04/2026	06/04/26	060426				DUE TO/FROM CLEARING				78.77
APP 650-130000		06/04/2026	06/04/26	060426				DUE TO/FROM CLEARING				448.00
SYSTEM GENERATED ENTRIES TOTAL											29,013.84	29,013.84
JOURNAL 2026/06/32 TOTAL											58,027.68	58,027.68

FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
001 GENERAL FUND	2026	6	32	06/04/2026	GENERAL - DUE TO/FROM CLEARING		22,719.01
001-130000					GENERAL - ACCOUNTS PAYABLE	22,719.01	
001-213000							
					FUND TOTAL	22,719.01	22,719.01
101 STREET FUND	2026	6	32	06/04/2026	STREETS - DUE TO/FROM CLEARING		1,531.42
101-130000					STREETS - ACCOUNTS PAYABLE	1,531.42	
101-213000							
					FUND TOTAL	1,531.42	1,531.42
171 TRANSP BEN FUND	2026	6	32	06/04/2026	TBF-DUE TO/FROM CLEARING		10.00
171-130000					TBF-A/P	10.00	
171-213000							
					FUND TOTAL	10.00	10.00
301 CAPITAL CONSTRUCTION FUND	2026	6	32	06/04/2026	DUE TO/FROM CLEARING		78.77
301-130000					ACCOUNTS PAYABLE	78.77	
301-213000							
					FUND TOTAL	78.77	78.77
401 WATER OPERATING FUND	2026	6	32	06/04/2026	DUE TO/FROM CLEARING		1,358.30
401-130000					ACCOUNTS PAYABLE	1,358.30	
401-213000							
					FUND TOTAL	1,358.30	1,358.30
402 SEWER OPERATING FUND	2026	6	32	06/04/2026	DUE TO/FROM CLEARING		679.75
402-130000					ACCOUNTS PAYABLE	679.75	
402-213000							
					FUND TOTAL	679.75	679.75
403 STORM & SURFACE WATER FUND	2026	6	32	06/04/2026	DUE TO/FROM CLEARING		2,188.59
403-130000					ACCOUNTS PAYABLE	2,188.59	
403-213000							
					FUND TOTAL	2,188.59	2,188.59
631 CLEARING FUND	2026	6	32	06/04/2026	DUE TO/FROM CLEARING	29,013.84	
631-130000					CASH		29,013.84
635-111100							
					FUND TOTAL	29,013.84	29,013.84
650 AGENCY FUND	2026	6	32	06/04/2026			

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FUND	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
ACCOUNT						
650-130000				DUE TO/FROM CLEARING		448.00
650-213000				ACCOUNTS PAYABLE	448.00	
				FUND TOTAL	448.00	448.00

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|A/P CASH DISBURSEMENTS JOURNAL

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FUND		DUE TO	DUE FR
001	GENERAL FUND		22,719.01
101	STREET FUND		1,531.42
171	TRANSP BEN FUND		10.00
301	CAPITAL CONSTRUCTION FUND		78.77
401	WATER OPERATING FUND		1,358.30
402	SEWER OPERATING FUND		679.75
403	STORM & SURFACE WATER FUND		2,188.59
631	CLEARING FUND	29,013.84	
650	AGENCY FUND		448.00
	TOTAL	----- 29,013.84	----- 29,013.84

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CASH ACCOUNT: 635	111100	CASH							
CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC			
7721	05/29/2026	MANL	124 WA ST DEPT OF REVENU	285613	APR26	04/30/2026		ETAPR26	39,689.22
			Invoice: APR26						
						EXCISE TAXES - APR 2026			
				41.14	91421351 553000	FINANCE - SEWER - EXTRNL TAXES			
				7,438.75	91421351 553000	FINANCE - SEWER - EXTRNL TAXES			
				4.38	91411341 553000	FINANCE - WATER EXTRNL TAXES			
				23,964.34	91431383 553000	FINANCE - SSWM - EXTRNL TAXES			
				7,300.88	91411341 553000	FINANCE - WATER EXTRNL TAXES			
				635.47	91421351 553000	FINANCE - SEWER - EXTRNL TAXES			
				102.09	81011881 54110001398	WEBSITE UPDATE - PROF SVCS			
				57.27	81011881 54110001398	WEBSITE UPDATE - PROF SVCS			
				53.82	81011881 54110001398	WEBSITE UPDATE - PROF SVCS			
				91.08	73425358 531100	O&M-WWTP-SUPPLIES			
								CHECK 7721 TOTAL:	39,689.22
NUMBER OF CHECKS						1	*** CASH ACCOUNT TOTAL ***		39,689.22
						COUNT	AMOUNT		
TOTAL MANUAL CHECKS						1	39,689.22		
								*** GRAND TOTAL ***	39,689.22

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YEAR PER	JNL	SRC ACCOUNT	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026	5	357								
APP	402-213000	05/29/2026	ETAPR26	052926			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		8,206.44	
APP	635-111100	05/29/2026	ETAPR26	052926			CASH AP CASH DISBURSEMENTS JOURNAL			39,689.22
APP	401-213000	05/29/2026	ETAPR26	052926			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		7,305.26	
APP	403-213000	05/29/2026	ETAPR26	052926			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		23,964.34	
APP	001-213000	05/29/2026	ETAPR26	052926			GENERAL - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		213.18	
GENERAL LEDGER TOTAL									39,689.22	39,689.22
APP	631-130000	05/29/2026	ETAPR26	052926			DUE TO/FROM CLEARING		39,689.22	
APP	402-130000	05/29/2026	ETAPR26	052926			DUE TO/FROM CLEARING			8,206.44
APP	401-130000	05/29/2026	ETAPR26	052926			DUE TO/FROM CLEARING			7,305.26
APP	403-130000	05/29/2026	ETAPR26	052926			DUE TO/FROM CLEARING			23,964.34
APP	001-130000	05/29/2026	ETAPR26	052926			GENERAL - DUE TO/FROM CLEARING			213.18
SYSTEM GENERATED ENTRIES TOTAL									39,689.22	39,689.22
JOURNAL 2026/05/357 TOTAL									79,378.44	79,378.44

FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
001 GENERAL FUND	2026	5	357	05/29/2026	GENERAL - DUE TO/FROM CLEARING		213.18
001-130000					GENERAL - ACCOUNTS PAYABLE	213.18	
001-213000							
					FUND TOTAL	213.18	213.18
401 WATER OPERATING FUND	2026	5	357	05/29/2026	DUE TO/FROM CLEARING		7,305.26
401-130000					ACCOUNTS PAYABLE	7,305.26	
401-213000							
					FUND TOTAL	7,305.26	7,305.26
402 SEWER OPERATING FUND	2026	5	357	05/29/2026	DUE TO/FROM CLEARING		8,206.44
402-130000					ACCOUNTS PAYABLE	8,206.44	
402-213000							
					FUND TOTAL	8,206.44	8,206.44
403 STORM & SURFACE WATER FUND	2026	5	357	05/29/2026	DUE TO/FROM CLEARING		23,964.34
403-130000					ACCOUNTS PAYABLE	23,964.34	
403-213000							
					FUND TOTAL	23,964.34	23,964.34
631 CLEARING FUND	2026	5	357	05/29/2026	DUE TO/FROM CLEARING	39,689.22	
631-130000					CASH		39,689.22
635-111100							
					FUND TOTAL	39,689.22	39,689.22

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FUND		DUE TO	DUE FR
001	GENERAL FUND		213.18
401	WATER OPERATING FUND		7,305.26
402	SEWER OPERATING FUND		8,206.44
403	STORM & SURFACE WATER FUND		23,964.34
631	CLEARING FUND	39,689.22	
	TOTAL	39,689.22	39,689.22

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CASH ACCOUNT: 635	111100	CASH							
CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC			
7722	05/29/2026	MANL	969 DEPARTMENT OF LICENS	285715	MAY26FA	05/26/2026		FAMAY26	341.00
Invoice: MAY26FA						POL/MAY 2026 CPLS & DEALER LIC			
						CPL GUN PERMIT-STATE SHARE OUT			
				341.00	41654860 586000				
								CHECK 7722 TOTAL:	341.00
						NUMBER OF CHECKS	1	*** CASH ACCOUNT TOTAL ***	341.00
						COUNT		AMOUNT	
						-----	1	-----	341.00
TOTAL MANUAL CHECKS									
								*** GRAND TOTAL ***	341.00

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YEAR	PER	JNL	SRC	ACCOUNT	JNL	DESC	REF 1	REF 2	REF 3	ACCOUNT	DESC	T	OB	DEBIT	CREDIT
										LINE	DESC				
2026	5	358													
APP	650-213000													341.00	
	05/29/2026	FAMAY26				052926					ACCOUNTS PAYABLE				
											AP CASH DISBURSEMENTS JOURNAL				
APP	635-111100										CASH				341.00
	05/29/2026	FAMAY26				052926					AP CASH DISBURSEMENTS JOURNAL				
											GENERAL LEDGER TOTAL			341.00	341.00
APP	631-130000										DUE TO/FROM CLEARING			341.00	
	05/29/2026	FAMAY26				052926					DUE TO/FROM CLEARING				341.00
APP	650-130000										DUE TO/FROM CLEARING				341.00
	05/29/2026	FAMAY26				052926									
											SYSTEM GENERATED ENTRIES TOTAL			341.00	341.00
											JOURNAL 2026/05/358	TOTAL		682.00	682.00

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FUND	ACCOUNT	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
631	CLEARING FUND 631-130000 635-111100	2026	5	358	05/29/2026	DUE TO/FROM CLEARING CASH	341.00	341.00
						FUND TOTAL	341.00	341.00
650	AGENCY FUND 650-130000 650-213000	2026	5	358	05/29/2026	DUE TO/FROM CLEARING ACCOUNTS PAYABLE	341.00	341.00
						FUND TOTAL	341.00	341.00

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FUND	DUE TO	DUE FR
631 CLEARING FUND	341.00	
650 AGENCY FUND		341.00
TOTAL	----- 341.00	----- 341.00

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 glin | A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE INV DATE PO CHECK RUN NET

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
INVOICE DTL DESC									
7723	06/01/2026	MANL	103 CITY OF BAINBRIDGE I	285614	13005MAY26	05/01/2026		UBMAY26	266.51
	Invoice: 13005MAY26			266.51	91011768 547500	309 SHANNON DRIVE			
						GG-C/E-PARKS-WTR/SWR			
	Invoice: 13006MAY26			285615	13006MAY26	05/01/2026		UBMAY26	668.30
				668.30	91011768 547500	309 SHANNON DRIVE DOCK			
						GG-C/E-PARKS-WTR/SWR			
	Invoice: 10461MAY26			285616	10461MAY26	05/01/2026		UBMAY26	785.53
				785.53	91011768 547500	289 SHANNON DRIVE			
						GG-C/E-PARKS-WTR/SWR			
	Invoice: 10463MAY26			285617	10463MAY26	05/01/2026		UBMAY26	560.96
				560.96	91011755 547500	370 BRIEN DRIVE			
						GG-C/E-COMMONS-WTR/SWR			
	Invoice: 10464MAY26			285618	10464MAY26	05/01/2026		UBMAY26	471.51
				471.51	91011755 547500	402 BRIEN DRIVE			
						GG-C/E-COMMONS-WTR/SWR			
	Invoice: 13331MAY26			285619	13331MAY26	05/01/2026		UBMAY26	26.98
				26.98	91415345 547500	GG-ROCKAWAY BEACH-WTR/SWR			
						GG-ROCKAWAY BCH-WTR/SWR			
								CHECK 7723 TOTAL:	2,779.79
NUMBER OF CHECKS 1								*** CASH ACCOUNT TOTAL ***	2,779.79
						COUNT	AMOUNT		
TOTAL MANUAL CHECKS						1	2,779.79		
								*** GRAND TOTAL ***	2,779.79

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YEAR PER	JNL	SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT	
2026	6	34										
APP	001-213000		06/01/2026	UBMAY26	060126			GENERAL - ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		2,752.81		
APP	635-111100		06/01/2026	UBMAY26	060126			CASH AP CASH DISBURSEMENTS JOURNAL			2,779.79	
APP	401-213000		06/01/2026	UBMAY26	060126			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		26.98		
GENERAL LEDGER TOTAL									-----	2,779.79	-----	2,779.79
APP	631-130000		06/01/2026	UBMAY26	060126			DUE TO/FROM CLEARING		2,779.79		
APP	001-130000		06/01/2026	UBMAY26	060126			GENERAL - DUE TO/FROM CLEARING			2,752.81	
APP	401-130000		06/01/2026	UBMAY26	060126			DUE TO/FROM CLEARING			26.98	
SYSTEM GENERATED ENTRIES TOTAL									-----	2,779.79	-----	2,779.79
JOURNAL 2026/06/34 TOTAL									-----	5,559.58	-----	5,559.58

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|A/P CASH DISBURSEMENTS JOURNAL
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FUND	ACCOUNT	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
001	GENERAL FUND 001-130000 001-213000	2026	6	34	06/01/2026	GENERAL - DUE TO/FROM CLEARING GENERAL - ACCOUNTS PAYABLE	2,752.81	2,752.81
FUND TOTAL							2,752.81	2,752.81
401	WATER OPERATING FUND 401-130000 401-213000	2026	6	34	06/01/2026	DUE TO/FROM CLEARING ACCOUNTS PAYABLE	26.98	26.98
FUND TOTAL							26.98	26.98
631	CLEARING FUND 631-130000 635-111100	2026	6	34	06/01/2026	DUE TO/FROM CLEARING CASH	2,779.79	2,779.79
FUND TOTAL							2,779.79	2,779.79

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|CITY OF BAINBRIDGE ISLAND
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FUND		DUE TO	DUE FR
001	GENERAL FUND		2,752.81
401	WATER OPERATING FUND		26.98
631	CLEARING FUND	2,779.79	
	TOTAL	2,779.79	2,779.79

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glin |A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 635 111100 CASH
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO

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CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
INVOICE DTL DESC									
7724	06/01/2026	MANL	8330 US BANK	285620	3206154	04/09/2026		US060126	98,675.00
Invoice: 3206154				8,920.50	91248221	78300000724		BAILTGO19 - DEBT SVC INT ONLY PD/COURT BLDG-INTEREST	
Invoice: 3206957				164,119.58	91412923	783000		04/09/2026 US060126	410,298.94
Invoice: 3205366				246,179.36	91429923	783000		BAILTGO25 - DEBT SVC INT ONLY FINANCE - WATER DEBT INTEREST YE ACRL-SWR-INTEREST EXP	
Invoice: 3205192				350,000.00	91249176	771000		04/09/2026 US060126	366,700.00
Invoice: 3205192				16,700.00	91249276	783000		BAILTGOREF19 - DEBT SVC P&I 2019 REF BONDS-PRINCIPAL 2019 REF BONDS-INTEREST	
				8,920.50	91422923	783000		04/09/2026 US060126	8,920.50
								BAILTGOREF21 - DEBT SVC INT ONLY 2021 REFI-INTERST PYMT	
								CHECK 7724 TOTAL:	884,594.44
NUMBER OF CHECKS						1	*** CASH ACCOUNT TOTAL ***		884,594.44
						COUNT	AMOUNT		
TOTAL MANUAL CHECKS						1	884,594.44		
								*** GRAND TOTAL ***	884,594.44

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YEAR PER	JNL	SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026	6	35									
APP	201-213000		06/01/2026	US060126	060126			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		465,375.00	
APP	635-111100		06/01/2026	US060126	060126			CASH AP CASH DISBURSEMENTS JOURNAL			884,594.44
APP	401-213000		06/01/2026	US060126	060126			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		164,119.58	
APP	402-213000		06/01/2026	US060126	060126			ACCOUNTS PAYABLE AP CASH DISBURSEMENTS JOURNAL		255,099.86	
GENERAL LEDGER TOTAL										884,594.44	884,594.44
APP	631-130000		06/01/2026	US060126	060126			DUE TO/FROM CLEARING		884,594.44	
APP	201-130000		06/01/2026	US060126	060126			DUE TO/FROM CLEARING			465,375.00
APP	401-130000		06/01/2026	US060126	060126			DUE TO/FROM CLEARING			164,119.58
APP	402-130000		06/01/2026	US060126	060126			DUE TO/FROM CLEARING			255,099.86
SYSTEM GENERATED ENTRIES TOTAL										884,594.44	884,594.44
JOURNAL 2026/06/35 TOTAL										1,769,188.88	1,769,188.88

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A/P CASH DISBURSEMENTS JOURNAL
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FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
201 GO BOND FUND	2026	6	35	06/01/2026			
201-130000					DUE TO/FROM CLEARING		465,375.00
201-213000					ACCOUNTS PAYABLE	465,375.00	
					FUND TOTAL	465,375.00	465,375.00
401 WATER OPERATING FUND	2026	6	35	06/01/2026			
401-130000					DUE TO/FROM CLEARING		164,119.58
401-213000					ACCOUNTS PAYABLE	164,119.58	
					FUND TOTAL	164,119.58	164,119.58
402 SEWER OPERATING FUND	2026	6	35	06/01/2026			
402-130000					DUE TO/FROM CLEARING		255,099.86
402-213000					ACCOUNTS PAYABLE	255,099.86	
					FUND TOTAL	255,099.86	255,099.86
631 CLEARING FUND	2026	6	35	06/01/2026			
631-130000					DUE TO/FROM CLEARING	884,594.44	
635-111100					CASH		884,594.44
					FUND TOTAL	884,594.44	884,594.44

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FUND		DUE TO	DUE FR
201	GO BOND FUND		465,375.00
401	WATER OPERATING FUND		164,119.58
402	SEWER OPERATING FUND		255,099.86
631	CLEARING FUND	884,594.44	
	TOTAL	884,594.44	884,594.44

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
INVOICE DTL DESC									
7725	06/05/2026	EFT	5 ACE HARDWARE	285624	60575-1	05/18/2026		06/04/26	135.39
	Invoice: 60575-1			135.39	73111290 531100	PW/WO 25563 - WEDGE ANCHOR, FLAT WASHER O&M-STREET-MAINT O/H-SUPPLIES			
	Invoice: 60582-1			285625	60582-1	05/19/2026		06/04/26	53.62
	Invoice: 60594-1			53.62	73011189 531100	PW/WO 24481 - PIPE FITTINGS O&M - C/E FACIL OFC SUPPLIES			
	Invoice: 60596-1			285626	60594-1	05/20/2026		06/04/26	1,077.88
	Invoice: 60610-1			1,077.88	73637892 531100	PW/WO 24518 - PADLOCKS, SMART STRAWS O&M-ALLOC-WTR-CONSUMABLES			
	Invoice: 60611-1			285627	60596-1	05/20/2026		06/04/26	72.02
	Invoice: 60612-1			72.02	73421355 531100	PW/WO 25598 - SHOP TOWELS, SMART STRAWS WIN COLL-SUPPLIES			
	Invoice: 60617-1			285628	60610-1	05/21/2026		06/04/26	101.09
	Invoice: 60628-1			101.09	73011768 531100	PW/WO 24482 - PAINTING SUPPLIES O&M-C/E-PARKS-SUPPLIES			
	Invoice: 60632-1			285629	060611-1	05/21/2026		06/04/26	56.72
	Invoice: 60641-1			56.72	73411345 531100	PW/WO 25585 - ISOPROPYL ALCOHOL, KEYS OFFICE SUPPLIES			
	Invoice: 60628-1			285630	60612-1	05/21/2026		06/04/26	26.20
	Invoice: 60632-1			26.20	73425358 531100	PW/SPRAYER PUMP O&M-WWTP-SUPPLIES			
	Invoice: 60617-1			285631	060617-1	05/21/2026		06/04/26	55.63
	Invoice: 60628-1			55.63	73011757 531100	PW/WO 25610 - CLEANING SUPPLIES O&M-C/E-MARINA-SUPPLIES			
	Invoice: 60632-1			285632	60628-1	05/26/2026		06/04/26	53.40
	Invoice: 60641-1			28.37	73011831 531100	PW/PAINTING SUPPLIES, KEYS POL/CRT FACILITY SUPPLIES			
	Invoice: 60632-1			18.53	73011768 531100	O&M-C/E-PARKS-SUPPLIES			
	Invoice: 60641-1			6.50	73011897 531100	O&M-C/E-PWY FAC-SUPPLIES			
	Invoice: 60632-1			285633	60632-1	05/26/2026		06/04/26	45.83
	Invoice: 60641-1			45.83	73111264 531100	PW/WO 24506 - UTILITY KNIFE & BLADES O&M-STREET-TRAF CONTROL-SUPPLY			
	Invoice: 60641-1			285634	060641-1	05/26/2026		06/04/26	7.39
	Invoice: 60641-1			7.39	73011189 531100	PW/WO 24481 - IRRIGATION COUPLERS, ADAPTER O&M - C/E FACIL OFC SUPPLIES			
								CHECK 7725 TOTAL:	1,685.17
7726	06/05/2026	EFT	8991 ALLIANCE 2020, INC	285635	5868378	05/31/2026		06/04/26	1,311.71
	Invoice: 5868378			1,311.71	33011161 541100	HR/BACKGROUND CHECKS HR-C/E-PROF SVCS			

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

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INVOICE DTL DESC

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
								CHECK 7726 TOTAL:	1,311.71
7727	06/05/2026	EFT	64 BAINBRIDGE ISLAND AR	285638	2026-Q1 CF	05/26/2026		06/04/26	3,921.55
			Invoice: 2026-Q1 CF			EX/2026-2027 CULTURAL FUNDING			
				3,921.55	31011732 54110000297	EX-GF-CULTURAL ARTS & SCIENCES			
								CHECK 7727 TOTAL:	3,921.55
7728	06/05/2026	EFT	360 BUILDERS FIRSTSOURCE	285639	101374684	05/12/2026		06/04/26	49.06
			Invoice: 101374684			PW/GUTTER SYSTEM PARTS, SPACKLING, TWINE			
				19.63	73011831 531100	POL/CRT FACILITY SUPPLIES			
				29.43	73435838 531100	O&M-DECANT-SUPPLIES			
								CHECK 7728 TOTAL:	49.06
7729	06/05/2026	EFT	2495 CH2O INTERNATIONAL	285640	375353	05/19/2026		06/04/26	2,258.75
			Invoice: 375353			PW/WATER TREATMENT			
				2,258.75	73011183 548100	O&M-C/E-CH FAC-REPAIRS			
								CHECK 7729 TOTAL:	2,258.75
7730	06/05/2026	EFT	9323 CONSOR NORTH AMERICA	285642	N223434WA.00-47	05/26/2026		06/04/26	23,389.50
			Invoice: N223434WA.00-47			ENG/WINSLOW WATER TANK DESIGN SERVICES			
				23,389.50	72413434 64110000988	NEW WATER TANKS-PROF SVCS			
								CHECK 7730 TOTAL:	23,389.50
7731	06/05/2026	EFT	7509 CONSTRUCTION PARTS L	285643	44668	05/19/2026		06/04/26	1,845.48
			Invoice: 44668			PW/WO 00271 - POLY TUBE BROOM			
				1,845.48	73111427 531100	OFFICE SUPPLIES			
								CHECK 7731 TOTAL:	1,845.48
7732	06/05/2026	EFT	142 COPIERS NORTHWEST IN	285644	INV3174645	04/22/2026		06/04/26	632.53
			Invoice: INV3174645			EX, FIN/COPIER LEASE & OVERAGES			
				144.50	31011131 545000	EX-GF-RENTS & LEASES			
				144.51	41011141 545000	FIN-GF-RENTS & LEASES			
				171.76	31011131 531100	EX-GF-SUPPLIES			
				171.76	41011141 531100	FIN-GF-SUPPLIES			
								CHECK 7732 TOTAL:	632.53

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE INV DATE PO CHECK RUN NET

INVOICE DTL DESC

7733	06/05/2026	EFT	10374	APEX SYSTEMS LLC	285636	29083	05/25/2026	06/04/26	450.00
		Invoice: 29083			450.00	81011881 54110001398	IT/WEBSITE CONTENT MANAGER CONSULTING SERVICES WEBSITE UPDATE - PROF SVCS		
		Invoice: 29351			285637	29351	05/26/2026	06/04/26	840.00
					840.00	81011881 54110001398	IT/WEBSITE CONTENT MANAGER CONSULTING SERVICES WEBSITE UPDATE - PROF SVCS		
							CHECK	7733 TOTAL:	1,290.00
7734	06/05/2026	EFT	4174	ENVIRO-CLEAN EQUIPME	285645	10P2559	04/29/2026	06/04/26	1,071.98
		Invoice: 10P2559			1,071.98	73637945 531100	PW/WO 00228 - 1000 HOUR SERVICE KIT O&M ALLOC-SWEEPER-SUPPLIES		
							CHECK	7734 TOTAL:	1,071.98
7735	06/05/2026	EFT	4503	ENVIRONMENTAL SYSTEM	285646	900241476	04/24/2026	06/04/26	31,995.60
		Invoice: 900241476			31,995.60	81011882 548500	IT/2024-2026 GIS ENTERPRISE AGREEMENT IT-GIS-SOFTWARE MAINT		
							CHECK	7735 TOTAL:	31,995.60
7736	06/05/2026	EFT	1953	FERGUSON ENTERPRISES	285647	0118968	05/07/2026	06/04/26	230.87
		Invoice: 0118968			230.87	73011319 53110000827	PW/WO 24484 - PIPE FITTINGS, CEMENT, PRIMER FARM MAINT PROJECTS TBD-SUPPLY		
		Invoice: 0119102			285648	0119102	05/08/2026	06/04/26	754.07
					754.07	73411345 531100	PW/WO 24526 - SENSUS WATER METER READER OFFICE SUPPLIES		
		Invoice: 0119303			285649	0119303	05/14/2026	06/04/26	2,646.26
					2,646.26	73431835 531100	PW/WO 24581 - HDPE PIPE, CATCH BASIN OFFICE SUPPLIES		
		Invoice: 0119548			285650	0119548	05/13/2026	06/04/26	2,302.34
					2,302.34	73411345 531100	PW/WO 24526 - SENSUS OMNI WATER METER OFFICE SUPPLIES		
		Invoice: 0119611			285651	0119611	05/14/2026	06/04/26	1,362.38
					1,362.38	73411345 531100	PW/WO 25569 - DUCTILE IRON COUPLING OFFICE SUPPLIES		
							CHECK	7736 TOTAL:	7,295.92
7737	06/05/2026	EFT	8520	FRANCISCAN MEDICAL G	285652	OMF6 APR26	05/15/2026	06/04/26	235.00
		Invoice: OMF6 APR26			235.00	73637891 541100	PW/OCCUPATIONAL HEALTH SERVICES PROFESSIONAL SERVICES		

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO

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INVOICE DTL DESC

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
								CHECK 7737 TOTAL:	235.00
7738	06/05/2026	EFT	10802 FUTURE HOMES SOLUTIO	285653	PAYREQ3-FINAL-01279	06/02/2026		06/04/26	11,356.80
			Invoice: PAYREQ3-FINAL-01279					EX/IMHP - PURCHASE OF MOBILE HOME	
				11,356.80	31311459 66200001279			IMHP-MOBILE HM INSTALL-PURCHAS	
								CHECK 7738 TOTAL:	11,356.80
7739	06/05/2026	EFT	7176 GLOBAL SOURCE EDUCAT	285674	05/22/2026	05/22/2026		06/04/26	4,599.05
			Invoice: 05/22/2026					EX/SUYEMATSU FARM PRESERVATION GRANT	
				4,599.05	31011557 54110001422			SUYEMATSU FARMHOUSE REPAIR PS	
								CHECK 7739 TOTAL:	4,599.05
7740	06/05/2026	EFT	513 GRAINGER	285654	9913653946	05/12/2026		06/04/26	282.57
			Invoice: 9913653946					PW/WO 24911 - COIL CLEANING SYSTEM	
				282.57	73011831 531100			POL/CRT FACILITY SUPPLIES	
								CHECK 7740 TOTAL:	282.57
7741	06/05/2026	EFT	8955 GRANICUS LLC	285655	229319	04/30/2026		06/04/26	36,863.80
			Invoice: 229319					IT/SMARTGOV SUBSCRIPTION (5/1/2026-4/30/2027)	
				36,863.80	81011881 548500			IT - C/E COMPUTER SUPPORT	
								CHECK 7741 TOTAL:	36,863.80
7742	06/05/2026	EFT	10797 JOHANSEN CONSTRUCTIO	285656	PAYREQ7-00968-01415	05/29/2026		06/04/26	352,630.63
			Invoice: PAYREQ7-00968-01415					ENG/CONSTRUCTION: EH DR & WW SAFETY IMP	
				352,630.63	72334562 66300000968			C40-EAGLE HARBOR PH1-CONSTR	
								CHECK 7742 TOTAL:	352,630.63
7743	06/05/2026	EFT	10439 KELLEY CREATE CO	285657	IN2327680	05/21/2026		06/04/26	40.93
			Invoice: IN2327680					POL/LARGE COPIER COLOR COPIES	
				40.93	51011211 545000			PD-C/E-ADMIN RENTS/LEASE	
								CHECK 7743 TOTAL:	40.93
7744	06/05/2026	EFT	10439 KELLEY CREATE CO	285692	42015427	05/18/2026		06/04/26	47.06
			Invoice: 42015427					FIN/COPIER LEASE-XC2326	
				47.06	41011141 545000			FIN-GF-RENTS & LEASES	

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CASH ACCOUNT: 635 111100 CASH
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

INV DATE PO CHECK RUN

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INVOICE DTL DESC

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
								CHECK 7744 TOTAL:	47.06
7745	06/05/2026	EFT	10563 HORTON WEIBEL BROUGH	285658	29896	05/15/2026		06/04/26	10,000.00
			Invoice: 29896					LEGAL/INDIGENT DEFENSE SERVICES (2025-2027)	
				10,000.00	32011281 541113			LGL-PUBLIC DEFENDER	
								CHECK 7745 TOTAL:	10,000.00
7746	06/05/2026	EFT	2430 OGDEN MURPHY WALLACE	285663	929009	05/08/2026		06/04/26	71,648.51
			Invoice: 929009					LEGAL/2026 CITY ATTORNEY SERVICES	
				42.50	32011152 54111101306			LIT-GERLACH CLAIM FOR DAMAGES	
				7,868.28	32011152 54111101352			GERLACH LUPA APPL OUTSIDE ATTY	
				85.00	32011152 54111101379			LIT-LINDENBAUM	
				15,879.83	32011152 54111101379			LIT-LINDENBAUM	
				765.00	32011152 54111001045			LGL-VERIZON FRANCHISE	
				338.90	32011152 54111001131			ETHICS BOARD LEGAL ADVISOR	
				2,020.00	32011541 54111001270			GEN'L PRR WORK-OUTSIDEATTORNEY	
				35,716.50	32011541 54111001298			CITY ATTORNEY	
				1,387.50	32011541 54111001298			CITY ATTORNEY	
				1,202.50	32470152 541110			LGL-DEVELOP-CIVIL-OUTSIDE ATTY	
				6,342.50	32011152 541110			LGL-GF-LEGAL ADVICE	
								CHECK 7746 TOTAL:	71,648.51
7747	06/05/2026	EFT	6333 PETROCARD INC.	285665	0588015-IN	05/14/2026	20250007	06/04/26	5,055.10
			Invoice: 0588015-IN					PW/FUEL PURCHASES OFF WA STATE DES CONTRACT 08721	
				2,319.16	73638893 532000			O&M-FUEL USE-ALLOCATION	
				2,735.94	73638932 532000			O&M-FUEL ALLOC TO OTH DEPTS	
								CHECK 7747 TOTAL:	5,055.10
7748	06/05/2026	EFT	10924 RAFTELIS FINANCIAL C	285666	45749	05/13/2026		06/04/26	16,808.50
			Invoice: 45749					HR/CITY MANAGER SEARCH - RECRUITMENT SVCS	
				16,808.50	33011161 54153100296			CITY MNGR SEARCH-RECRUIT PROSV	
								CHECK 7748 TOTAL:	16,808.50
7749	06/05/2026	EFT	5612 RH2 ENGINEERING INC	285667	106909	05/26/2026		06/04/26	10,999.28
			Invoice: 106909					ENG/DESIGN STANDARDS UPDATE	
				2,749.82	72111444 54110001052			DEV STANDARDS-STRT-PROF SVCS	
				2,749.82	72411342 54110001052			DEV STANDARDS-WTR-PROF SVCS	
				2,749.82	72421352 54110001052			DEV STANDARDS-SWR-PROF SVCS	
				2,749.82	72431832 54110001052			DEV STANDARDS-SSWM-PROF SVCS	
								CHECK 7749 TOTAL:	10,999.28

CASH ACCOUNT: 635 111100 CASH
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CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
INVOICE DTL DESC									
7750	06/05/2026	EFT	10496 SEATTLE AUTOMOTIVE D	285669	S7-10851046	05/19/2026		06/04/26	717.25
			Invoice: S7-10851046	717.25	73111423 531100	PW/WO 00205 - WATER PUMP, OFFICE SUPPLIES		RADIATOR COOLANT HOSES	
			Invoice: S10-10838737	285670	S10-10838737	05/13/2026		06/04/26	259.02
				259.02	53011212 531100	POL/WO 00267 - BATTERY PD-C/E-PATROL SUPPLIES			
			Invoice: S10-10838741	285671	S10-10838741	05/13/2026		06/04/26	245.10
				245.10	73411345 531100	PW/WO 00159 - BATTERY OFFICE SUPPLIES			
			Invoice: S10-10838750	285672	S10-10838750	05/13/2026		06/04/26	161.61
				161.61	73638935 531100	PW/SHOP SUPPLIES O&M-STD ALLOCATION-SUPPLIES			
			Invoice: S10-10838764	285673	S10-10838764	05/13/2026		06/04/26	-179.08
				-179.08	73638935 531100	PW/SHOP SUPPLIES - CREDIT MEMO O&M-STD ALLOCATION-SUPPLIES			
						CHECK		7750 TOTAL:	1,203.90
7751	06/05/2026	EFT	8132 SPECTRA LABORATORIES	285677	26-02994	05/11/2026		06/04/26	160.00
			Invoice: 26-02994	160.00	73411345 54110000391	PW/TESTING - MULTIPLE SITES LAB SVCS-WATER			
			Invoice: 26-03072	285678	26-03072	05/12/2026		06/04/26	96.00
				96.00	73411345 54110000391	PW/TESTING - HYLAND PRV LAB SVCS-WATER			
			Invoice: 26-03098	285679	26-03098	05/14/2026		06/04/26	162.00
				162.00	73425358 54110000391	PW/TESTING - WWTP LAB & TESTING SVCS-WWTP			
			Invoice: 26-03106	285680	26-03106	05/14/2026		06/04/26	62.00
				62.00	73411345 54110000391	PW/TESTING - FLETCHER BAY WELL LAB SVCS-WATER			
						CHECK		7751 TOTAL:	480.00
7752	06/05/2026	EFT	7125 TUCCI & SONS, LLC	285681	PAYREQ2-FINAL-01404	05/21/2026		06/04/26	28,533.53
			Invoice: PAYREQ2-FINAL-01404	28,533.53	72111421 54810001404	ENG/2025 ANNUAL ROADS - CONSTRUCTION 2025 ANNUAL ROADS REPAIRS			
						CHECK		7752 TOTAL:	28,533.53

CASH ACCOUNT: 635 111100 CASH
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7753	06/05/2026	EFT	7821 VESTIS	285683	5120879069	05/12/2026		06/04/26	32.76
			Invoice: 5120879069	32.76	73638935 531100	PW/SHOP TOWELS O&M-STD ALLOCATION-SUPPLIES			
						CHECK	7753	TOTAL:	32.76
7754	06/05/2026	EFT	2175 WEST SOUND WILDLIFE	285695	2026-Q1	05/13/2026		06/04/26	2,137.50
			Invoice: 2026-Q1	2,137.50	91011393 541100	2021-2026 WILD ANIMAL CONTROL FIN - C/E ANIMAL CONTROL FEES			
						CHECK	7754	TOTAL:	2,137.50
7755	06/05/2026	EFT	499 WESTBAY AUTO PARTS I	285696	989829	05/11/2026		06/04/26	483.96
			Invoice: 989829	483.96	73637958 531100	PW/WO 00225 - OIL, AIR, FUEL FILTERS ROADSIDE MOWER ALLOC-SUPPLIES			
			Invoice: 990715	285697	990715	05/15/2026		06/04/26	131.25
				131.25	73411345 531100	PW/WO 00159 - OIL, AIR, FUEL FILTERS OFFICE SUPPLIES			
			Invoice: 990716	285698	990716	05/15/2026		06/04/26	85.51
				85.51	73411345 531100	PW/WO 00160 - OIL, AIR, FUEL FILTERS OFFICE SUPPLIES			
			Invoice: 990717	285699	990717	05/15/2026		06/04/26	60.17
				60.17	73638935 531100	PW/SHOP SUPPLIES O&M-STD ALLOCATION-SUPPLIES			
			Invoice: 990759	285700	990759	05/15/2026		06/04/26	118.45
				118.45	73638935 531100	PW/SHOP SUPPLIES O&M-STD ALLOCATION-SUPPLIES			
			Invoice: 991119	285701	991119	05/18/2026		06/04/26	101.55
				101.55	53011212 531100	POL/WO 00311 - MOTOR OIL, OIL FILTER PD-C/E-PATROL SUPPLIES			
			Invoice: 991205	285702	991205	05/18/2026		06/04/26	21.44
				21.44	73638935 531100	PW/SHOP SUPPLIES O&M-STD ALLOCATION-SUPPLIES			
			Invoice: 991699	285703	991699	05/20/2026		06/04/26	15.39
				15.39	53011212 531100	POL/WO 00264 - OIL, AIR FILTERS PD-C/E-PATROL SUPPLIES			
			Invoice: 991700	285704	991700	05/20/2026		06/04/26	145.82
				145.82	73421355 531100	PW/WO 00148 - OIL, AIR, FUEL FILTERS WIN COLL-SUPPLIES			
				285705	991774	05/21/2026		06/04/26	47.34

CASH ACCOUNT: 635 111100 CASH
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				INVOICE DTL DESC						
Invoice: 991774		47.34	73425358 531100	PW/WO 00272 - AIR, FUEL FILTERS						
				O&M-WWTP-SUPPLIES						
		285706	991775	05/21/2026		06/04/26			19.07	
Invoice: 991775		19.07	73425358 531100	PW/WO 00272 - OIL FILTER						
				O&M-WWTP-SUPPLIES						
		285707	991777	05/21/2026		06/04/26			57.81	
Invoice: 991777		57.81	73421355 531100	PW/WO 00141 - OIL, AIR, FUEL FILTERS						
				WIN COLL-SUPPLIES						
		285708	991778	05/21/2026		06/04/26			43.04	
Invoice: 991778		43.04	73011897 531100	PW/WO 00161 - OIL, AIR FILTERS						
				O&M-C/E-PWY FAC-SUPPLIES						
		285709	991780	05/21/2026		06/04/26			64.25	
Invoice: 991780		64.25	73011183 531100	PW/WO 00154 - OIL, AIR, FUEL FILTERS						
				O&M-C/E-CH FAC-SUPPLIES						
		285710	991782	05/21/2026		06/04/26			66.20	
Invoice: 991782		66.20	73421355 531100	PW/WO 00147 - OIL, AIR, FUEL FILTERS						
				WIN COLL-SUPPLIES						
		285711	991786	05/21/2026		06/04/26			38.22	
Invoice: 991786		38.22	73421355 531100	PW/WO 00143 - OIL, AIR, FUEL FILTERS						
				WIN COLL-SUPPLIES						
		285712	991788	05/21/2026		06/04/26			67.55	
Invoice: 991788		67.55	73421355 531100	PW/WO 00142 - OIL, AIR, FUEL FILTERS						
				WIN COLL-SUPPLIES						
		285714	991790-2026	05/21/2026		06/04/26			67.69	
Invoice: 991790-2026		67.69	73421355 531100	PW/WO 00152 - OIL, AIR, FUEL FILTERS						
				WIN COLL-SUPPLIES						
							CHECK	7755 TOTAL:	1,634.71	
							NUMBER OF CHECKS	31	*** CASH ACCOUNT TOTAL ***	631,336.88
							COUNT	AMOUNT		
							TOTAL EFT'S	31	631,336.88	
							*** GRAND TOTAL ***		631,336.88	

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YEAR PER	JNL	SRC ACCOUNT	JNL	DESC	REF 1	REF 2	REF 3	ACCOUNT DESC	T	OB	DEBIT	CREDIT	
EFF DATE								LINE DESC					
2026	6	33											
APP 101-213000			06/05/2026	06/04/26	060526			STREETS - ACCOUNTS PAYABLE			34,027.30		
APP 635-111100			06/05/2026	06/04/26	060526			AP CASH DISBURSEMENTS JOURNAL				631,336.88	
APP 001-213000			06/05/2026	06/04/26	060526			CASH					
APP 631-213000			06/05/2026	06/04/26	060526			AP CASH DISBURSEMENTS JOURNAL			183,640.44		
APP 402-213000			06/05/2026	06/04/26	060526			GENERAL - ACCOUNTS PAYABLE					
APP 401-213000			06/05/2026	06/04/26	060526			AP CASH DISBURSEMENTS JOURNAL			8,139.27		
APP 403-213000			06/05/2026	06/04/26	060526			ACCOUNTS PAYABLE					
APP 301-213000			06/05/2026	06/04/26	060526			AP CASH DISBURSEMENTS JOURNAL			3,519.74		
APP 407-213000			06/05/2026	06/04/26	060526			ACCOUNTS PAYABLE			31,394.69		
			06/05/2026	06/04/26	060526			AP CASH DISBURSEMENTS JOURNAL					
			06/05/2026	06/04/26	060526			ACCOUNTS PAYABLE			5,425.51		
			06/05/2026	06/04/26	060526			AP CASH DISBURSEMENTS JOURNAL					
			06/05/2026	06/04/26	060526			ACCOUNTS PAYABLE			363,987.43		
			06/05/2026	06/04/26	060526			AP CASH DISBURSEMENTS JOURNAL					
			06/05/2026	06/04/26	060526			ACCOUNTS PAYABLE			1,202.50		
			06/05/2026	06/04/26	060526			AP CASH DISBURSEMENTS JOURNAL					
GENERAL LEDGER TOTAL										-----	631,336.88	-----	631,336.88
APP 631-130000			06/05/2026	06/04/26	060526			DUE TO/FROM CLEARING			623,197.61		
APP 101-130000			06/05/2026	06/04/26	060526			STREETS - DUE TO/FROM CLEARING				34,027.30	
APP 001-130000			06/05/2026	06/04/26	060526			GENERAL - DUE TO/FROM CLEARING				183,640.44	
APP 402-130000			06/05/2026	06/04/26	060526			DUE TO/FROM CLEARING				3,519.74	
APP 401-130000			06/05/2026	06/04/26	060526			DUE TO/FROM CLEARING				31,394.69	
APP 403-130000			06/05/2026	06/04/26	060526			DUE TO/FROM CLEARING				5,425.51	
APP 301-130000			06/05/2026	06/04/26	060526			DUE TO/FROM CLEARING				363,987.43	
APP 407-130000			06/05/2026	06/04/26	060526			DUE TO/FROM CLEARING				1,202.50	
SYSTEM GENERATED ENTRIES TOTAL										-----	623,197.61	-----	623,197.61
JOURNAL 2026/06/33 TOTAL										-----	1,254,534.49	-----	1,254,534.49

FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
001 GENERAL FUND	2026	6	33	06/05/2026	GENERAL - DUE TO/FROM CLEARING		183,640.44
001-130000					GENERAL - ACCOUNTS PAYABLE	183,640.44	
001-213000							
					FUND TOTAL	183,640.44	183,640.44
101 STREET FUND	2026	6	33	06/05/2026	STREETS - DUE TO/FROM CLEARING		34,027.30
101-130000					STREETS - ACCOUNTS PAYABLE	34,027.30	
101-213000							
					FUND TOTAL	34,027.30	34,027.30
301 CAPITAL CONSTRUCTION FUND	2026	6	33	06/05/2026	DUE TO/FROM CLEARING		363,987.43
301-130000					ACCOUNTS PAYABLE	363,987.43	
301-213000							
					FUND TOTAL	363,987.43	363,987.43
401 WATER OPERATING FUND	2026	6	33	06/05/2026	DUE TO/FROM CLEARING		31,394.69
401-130000					ACCOUNTS PAYABLE	31,394.69	
401-213000							
					FUND TOTAL	31,394.69	31,394.69
402 SEWER OPERATING FUND	2026	6	33	06/05/2026	DUE TO/FROM CLEARING		3,519.74
402-130000					ACCOUNTS PAYABLE	3,519.74	
402-213000							
					FUND TOTAL	3,519.74	3,519.74
403 STORM & SURFACE WATER FUND	2026	6	33	06/05/2026	DUE TO/FROM CLEARING		5,425.51
403-130000					ACCOUNTS PAYABLE	5,425.51	
403-213000							
					FUND TOTAL	5,425.51	5,425.51
407 BUILDING & DEVELOPMENT FUND	2026	6	33	06/05/2026	DUE TO/FROM CLEARING		1,202.50
407-130000					ACCOUNTS PAYABLE	1,202.50	
407-213000							
					FUND TOTAL	1,202.50	1,202.50
631 CLEARING FUND	2026	6	33	06/05/2026	DUE TO/FROM CLEARING	623,197.61	
631-130000					ACCOUNTS PAYABLE	8,139.27	
631-213000					CASH		631,336.88
635-111100							
					FUND TOTAL	631,336.88	631,336.88

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FUND		DUE TO	DUE FR
001	GENERAL FUND		183,640.44
101	STREET FUND		34,027.30
301	CAPITAL CONSTRUCTION FUND		363,987.43
401	WATER OPERATING FUND		31,394.69
402	SEWER OPERATING FUND		3,519.74
403	STORM & SURFACE WATER FUND		5,425.51
407	BUILDING & DEVELOPMENT FUND		1,202.50
631	CLEARING FUND		
		623,197.61	
		-----	-----
	TOTAL	623,197.61	623,197.61

** END OF REPORT - Generated by Grace Lin **



**City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026**

Agenda Item: Approve Meeting Minutes

Department: Executive

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

Approve City Council meeting minutes.

Narrative:

Council will consider approval of City Council meeting minutes.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Special City Council Meeting - Executive Session Minutes, May 19, 2026
2. City Council Study Session Minutes May 19 2026
3. Regular City Council Business Meeting Minutes, May 26 2026



**Special City Council Meeting Executive Session
Tuesday, May 19, 2026**

Meeting Minutes

1. Call to Order / Roll Call - 4:00 pm

Mayor Moriwaki called the meeting to order at 4:00 pm in Council Chambers and on the Zoom webinar.

Mayor Moriwaki and Councilmembers Fantroy-Johnson, Lant, and Schneider were present. Deputy Mayor Hytopoulos arrived at 4:30 pm, and Councilmember Mathews joined during the executive session. Councilmember Nelson attended remotely.

2. Executive Session

Pursuant to RCW 42.30.110(1)(g) to evaluate the qualifications of applicants for public employment.

Mayor Moriwaki adjourned the meeting to an executive session for 2 hours pursuant to RCW 42.30.110(1)(g) at 4:00 pm.

3. Adjournment

Council returned from executive session at 6:00 pm, and Deputy Mayor Hytopoulos adjourned the meeting.

Clarence Moriwaki, Mayor

Christine Brown, MMC, City Clerk



**City Council Study Session
Tuesday, May 19, 2026**

Meeting Minutes

1. Call to Order / Roll Call

Deputy Mayor Hytopoulos called the meeting to order at 6:00 pm in Council Chambers and on the Zoom webinar.

Mayor Moriwaki, Deputy Mayor Hytopoulos and Councilmembers Fantroy-Johnson, Lant, Mathews, and Schneider were present. Councilmember Nelson attended remotely.

2. Approval of Agenda / Conflict of Interest Disclosure

Councilmember Moriwaki moved and Councilmember Lant seconded to approve the agenda as presented. The motion carried unanimously, 7-0.

There were no conflicts of interest disclosed.

3. Regular Business

- A. Receive Update from Bainbridge Island Senior/Community Center regarding Redevelopment Project, Including Review of 90% Design

Interim City Manager Schroer introduced the agenda item. Reed Price, Executive Director of the Senior/Community Center, and Charlie Wenzlau provided a presentation with additional information, and Council discussed the topic.

Amended Motion: I move to forward the 90% design for the Bainbridge Island Senior/Community Center Redevelopment and the selection of Carley Construction to the May 26, 2026, consent agenda for approval.

Fantroy-Johnson/Moriwaki: The motion carried unanimously, 7-0.

B. Present 2027-2028 Economic Outlook, Assumptions and Forecast

Interim City Manager Schroer introduced the agenda item. Finance Director Pitts provided a presentation with additional information, and Council discussed the topic.

C. Consider Environmental Element of the Comprehensive Plan

Interim City Manager Schroer introduced the agenda item. Interim Planning Director Buchanan provided additional information, and Council discussed the topic.

Restated Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EN 5.9 to read as follows: Develop in coordination with the Department of Fish and Wildlife, the Suquamish Tribe, the Bainbridge Island Metropolitan Park and Recreation District, the Bainbridge Island Land Trust and other private agencies, a program to educate the individuals of the Island, particularly those individuals who reside adjacent to priority wildlife habitat, on ways to utilize private property in a manner that will help protect and enhance wildlife habitat.

Lant/Nelson: The motion carried unanimously, 7-0.

Motion: Councilmember Mathews moved and Mayor Moriwaki seconded to amend Policy EN 6.1 to read as follows: Minimize public and private losses due to flood conditions by limiting development in frequently flooded areas as shown on the Flood Insurance Rate Maps. Educate property owners and residents in proximity to frequently flooded areas about vulnerability over time and encourage realtors to include this information in their listings and educate clients and consumers.

Mathews/Moriwaki: The motion carried 6-1 with Deputy Mayor Hytopoulos voting against.

Motion: Councilmember Nelson moved to strike the bolded statement on page EN-14 under "Forest Lands" title, which states "Propose language to make sure that the paragraph below is on BI"

Nelson/Fantroy-Johnson: The motion carried unanimously, 7-0.

Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EN 10.4 to read as follows: To support and assist ~~cooperate with~~ the

Puget Sound Clean Air Agency in providing information to the community about available and innovative emission controls for residential, commercial, vehicular and light industrial use.

Lant/Nelson: The motion carried unanimously, 7-0.

Motion: Councilmember Mathews moved and Councilmember Lant seconded to amend EN Action #7 on page EN-19 to read as follows: Evaluate the reasons why the City's Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs have been underutilized and explore ways to make them functional to meet City objectives.

Mathews/Lant: The motion carried unanimously, 7-0.

Motion: Councilmember Nelson moved and Councilmember Mathews seconded to add a new Policy EN 1.9 under goal number EN-1: Consider upgrading the wastewater treatment plant to provide for tertiary wastewater treatment and the beneficial reuse of wastewater.

Nelson/Mathews: The motion carried unanimously, 7-0.

Motion: Councilmember Lant moved and Deputy Mayor Hytopoulos seconded to amend Policy EN 10.8 as follows: Using guidance from the Puget Sound Clean Air Agency, encourage and promote the retrofit or replacement of non-certified wood stoves with certified appliances.

Lant/Hytopoulos: The motion carried 5-2 with Councilmember Nelson and Mayor Moriwaki voting against.

Motion: Councilmember Mathews moved and Mayor Moriwaki seconded to amend Goal EN-14 on pages EN-11 and EN-19: Collaborate with the Kitsap County Noxious Weed Board, Kitsap Public Health District, and other relevant agencies and organizations to develop and maintain a plan to remove and control invasive plant and animal species, as well as prepare for vulnerability to future invasive plant and animal species resulting from climate change and international commerce.

Mathews/Moriwaki: The motion carried unanimously, 7-0.

Motion: Councilmember Lant moved to amend Goal EN-14 to read as follows: ~~Collaborate with the Kitsap County Noxious Weed Board and other relevant agencies and organizations to develop and maintain a proactive plan for invasive plant and animal management that focuses removal efforts on high-priority locations and areas of greatest spread risk, as well as prepare for vulnerability to future invasive plant and animal species resulting from climate change and~~

international commerce. Promote healthy and resilient landscapes by controlling and reducing invasive species, in collaboration with relevant agencies and organizations, such as the Kitsap Weed Board, the Bainbridge Island Cooperative Weed Management Area, the Kitsap Public Health District, and others.

Lant: Councilmember Lant withdrew her motion.

Motion: Councilmember Lant moved to add a new Policy EN 14.4 as follows: Control and reduce invasive species through an integrated vegetation management and ecological restoration plan that supports native biodiversity, forest health, and climate resilience.

Lant/Schneider: The motion carried unanimously, 7-0.

Amended Motion: Councilmember Mathews moved and Councilmember Fantroy-Johnson seconded to add on page EN-14 as a last policy following EN 17.8: Protect established agricultural activities, including boarding, grazing, and training horses. Mathews/Nelson: The motion carried unanimously, 7-0.

Motion: Councilmember Lant moved and Mayor Moriwaki seconded to amend Policy EN 11.2 to read as follows: Promote actions such as equipment modifications and operational requirements that reduce noise from transportation modes, construction sites, industrial and residential uses and commercial business establishments.

Lant/Moriwaki: The motion carried, 5-2 with Councilmembers Nelson and Fantroy-Johnson voting against.

Motion: Councilmember Lant moved to add a new Policy EN 11.4 to read as follows: Support targeted community outreach, multilingual communication and education, and transition support to individuals affected by the Island's clean air, noise, or greenhouse regulations.

Lant: The motion failed for lack of a second.

Amended Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EN 12.5 to read as follows: Support the development of a public education program which informs the community on the methods and progress for meeting the Island's greenhouse gas emission goals and ways individuals can assist in reaching the reduction goals.

Lant/Nelson: The motion carried unanimously, 7-0.

Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EN 15.6 to read as follows: Prioritize food production on public and private farmland to address long-term food security for Island residents.

Lant/Nelson: The motion carried unanimously, 7-0.

Amended Motion: Councilmember Lant moved and Councilmember Nelson seconded to add a new Policy EN 17.9 to read as follows: Consider exempting sign code requirements and fees for agricultural uses due to the seasonal nature of farms.

Lant/Nelson: The motion failed 3-4 with Councilmembers Lant, Nelson and Mathews voting in favor.

Motion: I move to forward the Environmental Element of the Comprehensive Plan to a future Council business meeting for further discussion and consideration of approval.

Nelson/Mathews: The motion carried unanimously, 7-0.

D. Consider Economics Element of the Comprehensive Plan

Interim City Manager Schroer introduced the agenda item. Interim Planning Director Buchanan provided a presentation, and Council discussed the topic.

Motion: I move to strike Policy EC-8.2 in its entirety.

Nelson/Lant: The motion failed 2-5 with Councilmembers Nelson and Lant voting in favor.

Motion: Councilmember Mathews moved to amend the second sentence in paragraph 2 on page EC 2 under Economic Vision 2044 to read as follows: The Island is a destination for visitors interested in learning about its rich cultural history, sustainability, and resilient community development.

Mathews/Moriwaki: The motion carried unanimously, 7-0.

Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EC 1.11 to read as follows: Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life (strike “and address past inequities”).

Lant/Nelson: Councilmember Lant withdrew her motion.

Motion: On page EC-4, Policy EC 1.8. I move to say coordinate with the business community and others to monitor the island’s business climate and make

appropriate adjustments to improve the resiliency and economic health of the Island.

Mathews/Schneider: Councilmember Mathews withdrew her motion.

Motion: On page EC-3, Policy EC 1.3, I move to not delete “Create an Economic Development Strategy to identify creative and appropriate ways for the City to encourage and stimulate business activity.”

Hytopoulos/Nelson: The motion carried unanimously, 7-0.

Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EC 1.4 to read as follows: Support existing and future partnerships of business leaders and community members that work together to enhance the economic vitality of Bainbridge Island.

Lant/Nelson: The motion carried unanimously, 7-0.

Motion: I move to direct staff to explore the BI-Serviced / BI-Constrained framework and incorporate the use-table updates with objective, performance-based eligibility and clear operating standards.

Mathews/Nelson: The motion was withdrawn.

Motion: Councilmember Lant moved and Councilmember Nelson seconded to amend Policy EC 2.4 to read as follows: Utilize Local Improvement Districts and other financial tools to spur infrastructure development.

Lant/Moriwaki: The motion carried unanimously, 7-0.

Motion: Councilmember Lant moved and Councilmember Mathews seconded to amend Policy EC 3.4 to read as follows: Encourage public and private sector solid waste reduction, reuse, and recycling and partner with nonprofit organizations and community-led initiatives that advance sustainability, resiliency, and resource-sharing goals.

Lant/Mathews: The motion carried unanimously, 7-0.

Motion: Councilmember Lant moved and Mayor Moriwaki seconded to add a new Policy EC 3.7 to read as follows: Support the development of community-based reuse, repair, and material recovery initiatives that reduce waste, extend product life cycles, and contribute to Bainbridge Island’s climate resilience and sustainability goals.

Lant/Moriwaki: The motion carried unanimously, 7-0.

Motion: I move to forward the Economics Element of the Comprehensive Plan to a future meeting for further discussion and consideration of approval.

Fantroy-Johnson/Nelson: The motion carried unanimously, 7-0.

E. Consider Capital Facilities Element of the Comprehensive Plan

Interim City Manager Schroer introduced the agenda item. Interim Planning Director Buchanan provided additional information. Following discussion, Council directed staff to bring back this element in amended form addressing Housing Accountability Act review questions.

4. Committee Reports

Council members provided an update on local and regional meetings and events.

5. Adjournment

Deputy Mayor Hytopoulos adjourned the meeting at 9:21 pm.

Clarence Moriwaki, Mayor

Christine Brown, MMC, City Clerk



**City Council Regular Business Meeting
Tuesday, May 26, 2026**

Meeting Minutes

1. Call to Order / Roll Call / Pledge of Allegiance / Land Acknowledgement

Mayor Moriwaki called the meeting to order at 6:00 pm in Council Chambers and on the Zoom webinar.

Mayor Moriwaki, Deputy Mayor Hytopoulos and Councilmembers Fantroy-Johnson, Lant, Mathews, and Schneider were present. Councilmember Nelson attended remotely.

Mayor Moriwaki led the Pledge of Allegiance. Sullivan Craw, 6th grader from Sakai Intermediate School, read the Land Acknowledgment.

2. Approval of Agenda / Conflict of Interest Disclosure

Councilmember Fantroy-Johnson moved and Councilmember Schneider seconded to approve the agenda as presented. The motion carried unanimously, 7-0.

There were no conflicts of interest disclosed.

3. Presentation(s)

A. Approve Proclamation for Jewish American Heritage Month

Councilmember Schneider read the proclamation. Hannah Abrams, a student from Bainbridge High School, accepted the proclamation.

B. Receive Presentation from City Employee Wellness Committee on the City's Participation in the Association of Washington Cities WellCity Program

Interim City Manager Schroer introduced the agenda item. Joel Schwarz and other Wellness Committee Representatives shared a presentation on the program.

4. Public Comment

Diane West, YWCA, provided information on the YWCA Alive Shelter.

Maureen Olson, YWCA, provided information on the YWCA Alive Shelter.

Glynnis Cowdery provided an update on Something New.

Malcolm Gander spoke about the Groundwater Management Plan.

Dawn Janow spoke about parking concerns and community vision.

Bevan Taylor spoke about affordable housing.

5. Consent Agenda

- A. Agenda Bill for Consent Agenda

Motion: I move to approve the consent agenda as presented.

Schneider/Fantroy-Johnson: The motion carried unanimously, 7-0.

- B. Approve Accounts Payable and Payroll
- C. Approve Meeting Minutes
- D. Authorize the Interim City Manager to Execute a Construction Contract with Pavement Surface Control for the 2026 Annual Roads Striping Project (\$208,707.54 - Streets Fund)
- E. Approve Ordinance No. 2026-06 Granting a 10-Year Franchise to Verizon Wireless to Construct, Operate and Maintain Telecommunications Facilities in the City's Public Rights-of-Way for the Purpose of Providing Telecommunications Services

6. City Manager's Report

- A. Receive City Manager's Report

Interim City Manager Schroer provided information on the e-bike voucher program, speed camera outreach, and the Groundwater Management Plan community meeting.

7. Regular Business

A. Consider Transportation Element of the Comprehensive Plan

Interim City Manager Schroer introduced the agenda item. Interim Planning Director Buchanan provided additional information, and Council discussed the topic.

Amended Motion: Councilmember Lant moved and Councilmember Nelson seconded to reinsert section M into the Comprehensive Plan on page TR-5 as amended:

Community Character – There is a desire to retain the feel of the Island’s existing road system. Outside of Winslow and other designated neighborhood centers, the scenic roadways, ~~open drainage ditches~~, and winding roads provide a more rural flavor that many consider important elements of the Island’s character. However, these elements need to be balanced with the community’s desire for safe roads that provide mobility options for all ages and abilities of Island residents without requiring a vehicle.

Lant/Nelson: The motion carried unanimously, 7-0.

Amended Motion: Councilmember Mathews moved and Deputy Mayor Hytopoulos seconded to add language to the Islandwide Mobility Plan to conduct citizen outreach and perform a feasibility study of connecting Erickson Avenue and Hildebrand Lane.

Mathews/Fantroy-Johnson: The motion carried unanimously, 7-0.

Pages TR-2 to 3 – Transportation Vision 2044

Motion: I move to strike the words “fiscally responsible” from the third sentence of the first sentence under “Transportation Vision 2044.”

Nelson/Lant: The motion failed 1-6 with Councilmember Nelson voting in favor.

Deputy Mayor Hytopoulos asked staff to check for updated language for the introductory section (“forested areas, meadows, farms, marine views and access scenic winding roads supporting all forms of transportation”).

Page TR-15, Policy 8.1

Motion: I move to retain "while retaining emergency vehicle response times"

Hytopoulos/Fantroy-Johnson: The motion carried 6-1 with Councilmember Schneider voting against.

Page TR-7, New Policy TR 1.5

Motion: I move to add a Policy TR 1.5, which reads as follows: Receive recommendations from the Mobility Advisory Committee on potential amendments to the Island Wide Mobility Plan and the Transportation Element.

Nelson/Lant: The motion carried unanimously, 7-0.

Page TR-15, Safety and Maintenance Goal TR-9

Motion: I move in TR-9 to remove the word "existing."

Hytopoulos/Lant: The motion carried unanimously, 7-0.

Restated Motion: I move to add a new policy to the Environmental Element, which reads as follows: Encourage the use of electric and hybrid vehicles where possible.

Nelson/Hytopoulos: The motion carried unanimously, 7-0.

Page TR-16, Policy 9.1

Amended Motion: I move to remove this in its entirety and refer it to the Mobility Advisory Committee for future action.

Hytopoulos/Mathews: The motion carried unanimously, 7-0.

Page TR-12, Policy TR 5.1

Motion: I move to strike Policy TR 5.1 because it is in conflict with Goal TR-10.

Nelson/Lant: The motion failed 2-5 with Councilmembers Lant and Nelson voting in favor.

TR-16, Policy TR 9.2

Motion: Restore "Include transportation projects and" and remove "Maintain."

Hytopoulos/Lant: The motion carried unanimously, 7-0.

Page TR-9, Policy TR 2.5

Motion: I move to strike the words "low-volume" from the first line of Policy TR 2.5.

Nelson/Lant: The motion failed 3-4 with Councilmembers Lant and Nelson and Deputy Mayor Hytopoulos voting in favor.

Page TR-16, Policy 9.3

Motion: To restore the word "motorized" and add "and"

Hytopoulos/Lant: The motion was withdrawn following the realization that "non" was missing from "non-motorized" in the original language.

Page TR-13, Policy TR 6.6

Motion: I move to add the following sentence to the end of Policy TR 6.6 on page TR-13: "Reevaluate speed limits with a view toward encouraging the efficient movement of goods and freight through truck corridors."

Nelson/Mathews: The motion carried 6-0 with Councilmember Schneider abstaining.

Page TR-20, TR Action #2

Motion: I move to retain the language "maximize parking" after "increase transit."

Hytopoulos/Nelson: The motion carried unanimously, 7-0.

Page TR-20, TR Action #1

Motion: I move to strike TR Action #1.

Nelson/Lant: The motion failed 2-5 with Councilmembers Lant and Nelson voting in favor.

Page TR-17, Deleted Policy TR 11.4

Motion: I move to reinstate Policy TR 11.4, which reads: "Minimize the use of street lighting outside of Winslow, except to address safety."

Nelson/Schneider: The motion carried 5-0 with Councilmembers Lant and Fantroy-Johnson abstaining.

Page TR-9 – Policy TR 2.7

Motion: I move to add at the end of this sentence: "Design standards should be based on national guidelines and standards such as the NACTO Bikeway Design Guide and the AASHTO Bike Guide when appropriate" the words "to receive grant funding."

Nelson/Lant: The motion was withdrawn following discussion.

Page TR-9, Policy TR 2.7

Motion: I move to amend Policy TR 2.7 to add after "when appropriate" in the new language "and feasible".

Hytopoulos/Nelson: The motion failed 3-4 with Councilmembers Lant and Nelson and Deputy Mayor Hytopoulos voting in favor.

Motion: I move to forward the Transportation Element of the Comprehensive Plan

to a future Council business meeting for consideration of approval.
Lant/Fantroy-Johnson: The motion carried, 6-1 with Councilmember Nelson voting against.

Council adjourned for a 5-minute break at 7:57 pm and returned at 8:04 pm.

B. Consider Water Resources Element of the Comprehensive Plan.

Interim City Manager Schroer introduced the agenda item. Interim Planning Director Buchanan provided additional information, and Council discussed the topic.

Page WR-3

Amended Motion: Councilmember Hytopoulos moved to restate in the introduction on page WR-3: In addition, households create sewage that needs disposal either by a wastewater treatment plant or by residential on-site sewage systems. Wastewater treatment plants are reasonably effective at cleaning wastewater but they do not at present provide complete removal of nitrogen nor treat for contaminants of emerging concern, including but are not limited to byproducts of medications, health and beauty products, cleaning supplies and other household chemicals, recreational drugs, and caffeine. Wastewater treatment plants do also contribute to long-term groundwater loss by discharging treated effluent to Puget Sound rather than returning water to local aquifer systems.
Hytopoulos/Fantroy-Johnson: The motion carried unanimously, 7-0.

Page WR-4

Amended Motion: Residential on-site sewage systems can fail and cause contaminants to enter the surface water and/or groundwater. Even functioning systems, depending upon density and proximity to surface water and groundwater, can contribute to accumulations of nitrogen and contaminants of emerging concern in these waters. On-site sewage systems also provide a significant source of groundwater recharge on Bainbridge Island by returning wastewater to local aquifer systems.

Hytopoulos/Lant: The motion carried unanimously, 7-0.

Page WR-6

Motion: Deputy Mayor Hytopoulos and Councilmember Lant seconded to restate on Page WR-6 the language as follows: Aquifers are continuously monitored and maintained within established groundwater level thresholds designed to protect long term aquifer health and reliability and allow continued water supply to surface

~~water habitat. at a sustainable level that allows continued water supply to surface water habitat~~

Hytopoulos/Lant: The motion carried unanimously, 7-0.

Deputy Mayor Hytopoulos left the meeting at 8:20 pm.

WR 2.1

Motion: I move to strike the first sentence of Policy WR 2.1 and replace it with "Recognize that the entire Island is designated by the Washington State Department of Ecology as a Critical Aquifer Recharge Area, meaning that the entire Island is a critical area under the Growth Management Act."

Nelson/Lant: The motion failed 2-4 with Councilmembers Lant and Nelson voting in favor.

WR 2.1

Motion: I move to strike the first sentence of Policy WR 2.1 and replace it with "Recognize that the entire Island is designated by the Washington State Department of Ecology as a Critical Aquifer Recharge Area."

Nelson/Schneider: The motion failed 3-3 with Councilmembers Schneider, Lant, Nelson voting in favor.

Page WR-2, Water Resources Introduction

Motion: I move to change the first paragraph of the Water Resources Element Introduction on page WR-2 to: Bainbridge Island is solely dependent on groundwater for its drinking water. In 2013, USEPA designated the aquifers of Bainbridge Island as a sole source aquifer, meaning that it "supplies at least 50% of the drinking water consumed in the area overlying the aquifer, and for which there is no alternative source or combination of alternative drinking water sources which could physically, legally, and economically supply those dependent upon the aquifer." It requires a holistic perspective to understand the interdependence among the Island's three primary water resources: groundwater, surface water, and stormwater. Although these waters are typically regulated and managed independently, they are in nature, intimately connected.

Lant/Nelson: The motion failed 3-3 with Councilmembers Nelson, Lant, and Schneider voting in favor.

Page WR-10, Policy WR 2.16

Motion: I move to change Policy WR 2.16 to: Maintain and advance a comprehensive program of groundwater data gathering, analysis, and reporting

including modeling, hydrogeologic and geologic studies, and monitoring of static water levels, water use, water quality, surface water flows and acquisition of other data as necessary.

Lant/Schneider: The motion carried 6-0.

Page WR-9, Policy 2.9

Motion: I move to add “water levels and” before “the quality of their well water” in Policy WR 2.9.

Nelson/Lant: The motion carried 6-0.

Page WR-14, new Policy WR 5.3

Motion: I move to add at the end of the Policy WR 5.3 "while maintaining a low risk of septic system failure."

Nelson/Lant: The motion carried 6-0.

Policy WR 4.14

Amended Motion: I move to restate “regional retrofit stormwater facilities” as “regional development of Bainbridge Island retrofit stormwater facilities”

Nelson/Lant: The motion carried 6-0.

Page WR-18 – Policy WR 2.11 under WR Action #2

Motion: I move to add “, Climate Change Advisory Committee, Environmental Technical Advisory Committee,” to Policy WR 2.11 under WR Action #2.

Nelson/Lant: Staff will make the administrative change.

Motion: I move to forward the draft Water Resources Element of the Comprehensive Plan to a future meeting for consideration of approval.

Fantroy-Johnson/Schneider: The motion carried 6-0.

- C. Discuss Potential Analysis of Infrastructure Capacity and Land Capacity Analysis at Full Build Out

This item was postponed to a future meeting.

- D. Adopt Ordinance No. 2026-08, Extending the Sunset Provision for Bonus Floor Area Ratio (FAR) Program for an Additional Four Months

Interim City Manager Schroer introduced the agenda item and provided a presentation. Council discussed the topic.

Motion: I move to adopt Ordinance No. 2026-08 for four months.

Mathews/Fantroy-Johnson: The motion carried 6-0.

- E. Receive Update on City Manager Hiring Process

Interim City Manager Schroer introduced the agenda item. Councilmember Mathews provided additional information.

- F. Consider City Contribution to YWCA Alive Shelter

Councilmember Lant provided information on the agenda item.

Motion: I move that the City Council authorize a one-time contribution of \$25,000 from the Council contingency fund to the YWCA ALIVE Shelter, to provide immediate support following the recent fire that disrupted shelter operations, and to recognize that Bainbridge Island residents use this critical domestic violence resource even though the City has not historically provided ongoing funding for it.

Lant/Nelson: The motion carried 6-0.

- G. Confirm selections for "Something New" Art Rotation

This item was postponed to a future meeting.

- H. Consider Appointing Councilmember Schneider as an Additional Liaison to the Mobility Advisory Committee

Interim City Manager Schroer introduced the agenda item. Councilmember Schneider provided additional information.

Motion: I move to appoint Councilmember Schneider as an additional liaison to the Mobility Advisory Committee.

Fantroy-Johnson/Lant: The motion carried 6-0.

8. Council Announcements

Council members provided an update on local and regional meetings and events.

9. Adjournment

Mayor Moriwaki adjourned the meeting at 9:18 pm.

Clarence Moriwaki, Mayor

Christine Brown, MMC, City Clerk



City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026

Agenda Item: Authorize the Interim City Manager to Execute the Woodward Middle School 120kW PV System Project Acceptance

Department: Public Works

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

I move to authorize the Interim City Manager to execute the Woodward Middle School 120kW PV System project acceptance.

Narrative:

In accordance with the City's Procurement Policy, all projects more than \$350,000 require City Council's concurrence with the City Manager's recommendation for "project acceptance." Acceptance recognizes that the City is now taking control and ownership of the project and the risk of loss passes from the contractor to the City.

The Woodward Middle School 120kW PV System project installed a 120kW solar photovoltaic system in accordance with a September 17, 2024 Interlocal Agreement between the City and the Bainbridge Island School District No. 303 (BISD). Although the City was responsible for installation and delivery of the PV system, upon acceptance of the project, the system and maintenance will be transferred to BISD.

This construction project commenced on June 24, 2025 and was completed on

August 28, 2025.



Fiscal Impact:



Community Engagement and Outreach:



Attachments:

- 1. Project Acceptance_Woodward Solar_01302_PSC_KM_CW
- 2. Bainbridge Island School District No. 303 - COBI (Photovoltaic System ILA)



CITY OF
BAINBRIDGE ISLAND

PROJECT ACCEPTANCE
Public Works Construction Contract Completion
Project Name: Woodward Middle School 120kW PV System
Munis Project #: 01302

Contractor: Artisan Electric Inc	
Munis Contract No: 2025036	PO Ret No: 20250009
Construction Contract over \$35k: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Capital Project: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Project Description: Installation of a 120kW solar photovoltaic system. <input type="checkbox"/> Project includes both Utility and Road work	

Contract Awarded Date: 2/5/2025

Work Commenced Date: 6/24/2025

Physical Completion Date: 8/28/2025

Contract acceptance is over \$35k, therefore the City Clerk shall post project acceptance in the newspaper of record.

Sales Tax for all construction, repair or improvements of streets and roads, including non-motorized facilities, related storm drainage and power for street lighting is included in Original Contract Amount, Change Order Additions and Change Order Deductions.

Original Contract Amount: \$581,912.00

Change Order Additions: \$17,992.40

Change Order Deductions: [Click or tap here to enter text.](#)

Subtotal: \$599,904.40

Tax ** %: [Click or tap here to enter text.](#)

Final Contract Total with Tax: \$599,904.40

After a thorough review and inspection of the noted project, we confirm that all contractual obligations, specifications, and applicable codes have been met. As a result, we hereby accept this project as complete and in accordance with the terms of the contract. This document acts as a project acceptance and a formal construction contract completion.

AUTHORITY	SIGNATURE	DATE:
Manager Review: Peter Corelis		04/20/2026
Administration Supervisor Review: Kathy Meysenburg		04/20/2026
Director Review: Chris Wierzbicki		4/20/26
Project Accepted by Interim City Manager: Ellen Schroer		

**INTERLOCAL AGREEMENT FOR INSTALLATION, OPERATION,
AND MAINTENANCE OF PHOTOVOLTAIC SYSTEM**

THIS AGREEMENT (“Agreement”) is entered into between the Bainbridge Island School District No. 303 (“District”), a Washington school district, and the City of Bainbridge Island (“City”), a Washington municipal corporation, for the purposes hereafter stated.

RECITALS

WHEREAS, in 2019 the City purchased an existing building at 8804 Madison Avenue to renovate and use as the location for the Police Department, Municipal Court, and Emergency Operations Center; and

WHEREAS, in January 2020, the City decided to explore the possibility of pursuing LEED Silver certification or other alternatives for reducing or offsetting the carbon emissions of the renovated building; and

WHEREAS, O’Brien360 completed a study for the City in June 2020, at which time the Bainbridge Island City Council decided not to pursue LEED Silver certification and directed the City’s Climate Change Advisory Committee (“CCAC”) to make recommendations on alternatives to close the gap between what LEED Silver would have produced in terms of metric tons of carbon dioxide and what the renovated building would produce without certification, and

WHEREAS, the gap is approximately 64 metric tons of carbon per year; and

WHEREAS, closing the gap is imperative if the City is going to meet the goal expressed in the City’s 2020 Climate Action Plan to reduce greenhouse gas emissions by 90% by 2045, compared to 2014 levels; and

WHEREAS, in 2023, five options were presented by the CCAC to create approximately 64 metric tons of emissions reductions, including installing a 120-kW photovoltaic system on property not owned by the City, since no City facilities or property could support such an installation; and

WHEREAS, on June 27, 2023, the Bainbridge Island City Council directed the City Manager to pursue the 120-kW photovoltaic system option; and

WHEREAS, a request for proposals was issued and the City received responsive proposals for seven locations on Bainbridge Island from other public jurisdictions, including the District; and

WHEREAS, the highest scoring project is located at Woodward Middle School; and

WHEREAS, the City and the District have determined that locating a 120-kW photovoltaic system at Woodward Middle School will meet the District’s goal of reducing energy costs and the City’s goal of reducing overall carbon emissions; and

WHEREAS, the City has determined that the benefit of achieving carbon emissions reductions at Woodward Middle School is commensurate with the value of the project cost.

NOW, THEREFORE, IN CONSIDERATION OF the mutual benefits described above and subject to the conditions hereafter set forth, the District and the City agree as follows:

AGREEMENT

1. Purpose of Agreement. The purpose of this Agreement is to provide for the design, installation, operation, and maintenance of a 120-kW photovoltaic system (“System”) on the roof of the District’s Woodward Middle School at 9125 Sportsman Club Road, Bainbridge Island, Washington. The System shall be designed, installed, operated, and maintained to provide electricity from the System for use at Woodward Middle School and for no other purpose.

2. Right-of-Entry. The District hereby grants the City, its officers, employees, agents, consultants, contractors, and subcontractors, the right to enter upon and in Woodward Middle School for the purposes described in this Agreement, provided that (a) the City and the District agree in advance to the specific days and times of entry, (b) the City and its officers, employees, agents, consultants, contractors, and subcontractors comply with any and all rules and security protocols of the District for accessing the school facilities, (c) entry by the City and its officers, employees, agents, consultants, contractors, and subcontractors shall be conducted in a manner that minimizes any disruption to school activities, and (d) the City agrees to repair any damage to the school as the result of any exercise of this right-of-entry.

3. City to Design System. The City agrees to design the System for installation on the roof at Woodward Middle School. The design will be completed at the City’s sole cost and expense. The City will consult with the District during the design process to ensure that the District’s input on the design is included. Upon completion of the design, the City will present the District with the completed design for review and final approval by the District and City.

4. City to Contract for Installation of System. Upon approval of the design by both parties, the City agrees to contract with a licensed and bonded contractor to install the System on the roof at Woodward Middle School. The City or its contractor will obtain all necessary building and electrical permits for the installation. The installation shall be at the City’s sole cost and expense. The City will follow its customary bidding and procurement procedures in obtaining a contractor to complete the installation. The construction contract shall contain indemnity and insurance provisions reasonably acceptable to the City and the District. The contractor shall indemnify, defend, and hold the District harmless from the negligent acts, errors, or omissions of the contractor to the same extent as the City is indemnified and held harmless. The contractor shall have public liability and property damage insurance coverage in amounts reasonably satisfactory to the City and the District and shall have an “all risk” builder’s risk insurance policy covering the replacement value of the System if damaged or destroyed during installation. The City and the District shall be named as additional insureds on all required

liability insurance policies and as loss payees, as their interests appear, on the builder's risk policy.

5. City to Manage Installation – District Approval. The City will manage the installation contract with its contractor. The District will not give instructions to or communicate directly with the City's contractor and shall communicate exclusively with the City. The City will keep the District apprised of the progress of installation and shall consult with the District on any field changes or change orders related to the installation. Change orders necessitated by site conditions or to address enhancements requested by the City shall be at the cost of the City. The District may request change orders for enhancements during installation, but the City shall not be obligated to cause its contractor to make such enhancements unless (a) the District agrees to pay for the same, and (b) the enhancements can be made without compromising the efficiency of the System. The City and the District shall jointly inspect the installation at substantial completion and the City shall develop a punchlist of items to be completed for final acceptance in consultation with the District. The District and the City shall jointly inspect the installation at final acceptance and final acceptance shall be granted upon approval by both the City and the District.

6. Ownership Upon Completion and Acceptance – Transfer of Contractor's Warranty. Upon completion and acceptance of installation, the System shall be owned by the District. The City agrees to execute any documents that may be necessary to transfer ownership of the System to the District. The System will be transferred to the District "as is, where is" with no warranties or guarantees by the City. The City agrees to transfer all warranties provided by the manufacturer of the System and the contractor that installed the System to the District but shall not otherwise be liable for any defects in workmanship, materials, or installation.

7. District to Operate and Maintain System. The District agrees that it will operate and maintain the System at Woodward Middle School for a period of at least fifteen (15) years from the date of final completion of the installation ("Term"), except as provided in Section 12 below. The System shall be operated and maintained in good repair and working order and in a manner that generates electricity to be used on-site at Woodward Middle School. All costs of operation, maintenance, and repair shall be the sole responsibility of the District.

8. No Resale or Transfer of Electricity to Others. During the term of this Agreement, the District shall not resell or otherwise transfer electricity from the System to any third party. The electricity generated by the System will be used solely at Woodward Middle School.

9. Insurance. The District shall be solely responsible for liability and property insurance for the System upon completion of installation.

10. Indemnity. Upon transfer of the System to the District, the District agrees to defend, indemnify, and hold the City, its officers, officials, employees, and volunteers harmless from any and all claims, injuries, damages, losses, or suits including attorney fees, arising out of the installation, operation, maintenance, and repair of the System, except for injuries and damages caused by the sole negligence of the City. However, should a court of competent

jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the District and the City, its officers, officials, employees, and volunteers, the District's liability, including the duty and cost to defend hereunder, shall be only to the extent of the District's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the District's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

11. Reporting. During the Term, the District shall provide annual reports to the City detailing the amount of electricity generated by the System. Each annual report shall be provided to the City no later than February 15 of the following year.

12. Term-Termination. This Agreement shall remain in effect until terminated by either party as provided herein.

A. Termination by Mutual Agreement. This Agreement may be terminated at any time by mutual agreement of the parties.

B. Unilateral Termination Prior to Commencement of Installation. Either party may terminate this Agreement with or without cause at any time prior to commencement of construction of the System by giving sixty (60) days' written notice to the other party.

C. Termination by District After Installation. The District may terminate this Agreement after installation of the System by giving one hundred eighty (180) days written notice to the City. If the termination date will be before expiration of the 15-year Term set forth in Section 7, the District shall reimburse the City for a portion of the cost of the System, to be determined by taking the total design and installation cost, dividing it by the total number of years in the Term, and then multiplying it by the number of years remaining in the Term. If the termination date will be after the expiration of the Term, the District shall not be required to reimburse the City for any portion of the design and installation costs.

13. Subcontracting or Assignment. Neither party may subcontract or assign any right or obligation under this Agreement or the System, in whole or in part, to any other person or entity without the express written consent of the non-subcontracting or non-assigning party, provided, that the City may contract with qualified designers or installers to design and install the System as provided herein, and the District may contract with third parties to maintain and repair the System as provided herein.

14. Extent of Agreement – Modification. This Agreement, together with attachments or addenda, represents the entire and integrated Agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This

Agreement may be amended, modified, or added to only by written instrument properly signed by both parties.

15. Administration. No separate legal entity is created by this Agreement. This Agreement shall be jointly administered by the City Manager of the City, or their designee, and the Superintendent of the District, or their designee.

16. Severability.

A. If a court of competent jurisdiction holds any part, term, or provision of this Agreement to be illegal or invalid, in whole or in part, the validity of the remaining provisions shall not be affected, and the parties' rights and obligations shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

B. If any provision of this Agreement is in direct conflict with any statutory provision of the State of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may conflict and shall be deemed modified to conform to such statutory provision.

17. Fair Meaning. The terms of this Agreement shall be given their fair meaning and shall not be construed in favor of or against either party hereto because of authorship. This Agreement shall be deemed to have been drafted by both of the parties.

18. Nonwaiver. A waiver by either party hereto of a breach by the other party hereto of any covenant or condition of this Agreement shall not impair the right of the party not in default to avail itself of any subsequent breach thereof. Leniency, delay, or failure of either party to insist upon strict performance of any agreement, covenant, or condition of this Agreement, or to exercise any right herein given in any one or more instances, shall not be construed as a waiver or relinquishment of any such agreement, covenant, condition, or right.

19. Notices. Unless stated otherwise herein, all notices and demands shall be in writing and sent or hand-delivered to the parties at their addresses as follows:

To the City: City of Bainbridge Island
280 Madison Ave. N.
Bainbridge Island, WA 98110
Attn: City Manager

To the District: Bainbridge Island School District No. 303
8489 Madison Ave. N.
Bainbridge Island, WA 9810
Attn: Superintendent

or to such addresses as the parties may hereafter designate in writing. Notices and/or demands shall be sent by registered or certified mail, postage prepaid, or hand-delivered. Such notices shall be deemed effective when mailed or hand-delivered at the addresses specified above.

20. Survival. Any provision of this Agreement which imposes an obligation after termination or expiration of this Agreement shall survive the term or expiration of this Agreement and shall be binding on the parties to this Agreement.

21. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

22. Venue. The venue for any action to enforce or interpret this Agreement shall lie in the Superior Court of Washington for Kitsap County, Washington.

23. Filing/Recording. Prior to this Agreement entering into force, a copy of this Agreement shall be filed with the county auditor or, alternatively, listed by subject on the websites of both parties or another electronically retrievable public source.

24. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the later of the signature dates included below.

BAINBRIDGE ISLAND SCHOOL
DISTRICT NO. 303

CITY OF BAINBRIDGE ISLAND

Date:

Date: 9/17/24

By: Amii Thompson

By: Blair King

Amii Thompson, Superintendent

Blair King, City Manager



City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026

Agenda Item: Concur with the 90% Design of the Bainbridge Island Senior/Community Center Redevelopment Project, Including Selection of Contractor

Department: Executive

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

Concur with the 90% design of the Bainbridge Island Senior/Community Center Redevelopment Project, including the selection of Carley Construction for construction.

Narrative:

The City of Bainbridge Island (City) has entered into a Memorandum of Understanding (MOU) for the redevelopment of the Waterfront Park Senior/Community Center. The agreement envisions that the Bainbridge Island Senior & Community Center (BISCC) will develop plans for a new Senior/Community Center and raise sufficient funds to construct the project. A new parcel will be created and transferred to the control of BISCC. BISCC will construct the improvements and then deed the improvements back to the City. After the building is completed and deeded to the City, the City will own and maintain the new larger facility, from which BISCC will offer services and programs for the Bainbridge Island senior community.

To ensure the design of the new Senior/Community Center is acceptable to the City, the MOU requires the design of the new Senior/Community Center be submitted for review and approval by the City Council at the 30% design stage, 60% design stage, and 90% design stage of the project. Council received information about the 60% design on August 12, 2025.

Representatives from BISCC provided a check-in with the Council at the 90% design stage for Council's review and concurrence at the May 19, 2026, City Council study session, and Council forwarded the design and selection of Carley Construction as the contractor to a future meeting for approval.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

- 1. BISCC - 20260519 90%DESIGN MEETING



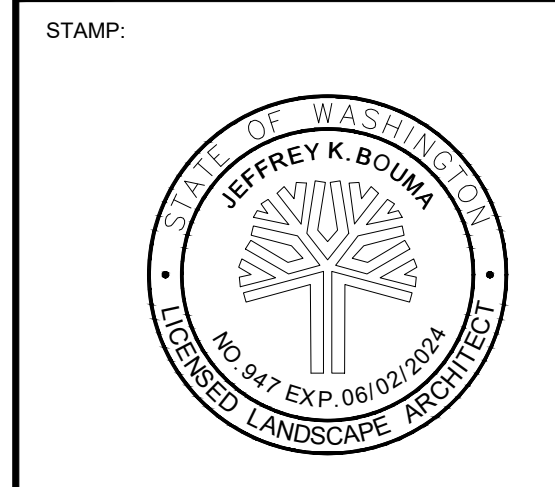
BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER - COMMUNITY CONNECTIONS THROUGH PARKS



PROJECT: **BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER**
PROJECT NUMBER: **2024-001**
SUBMITTAL: **DESIGN DEVELOPMENT**
DATE: **FEBRUARY 2, 2026**

REVISIONS:

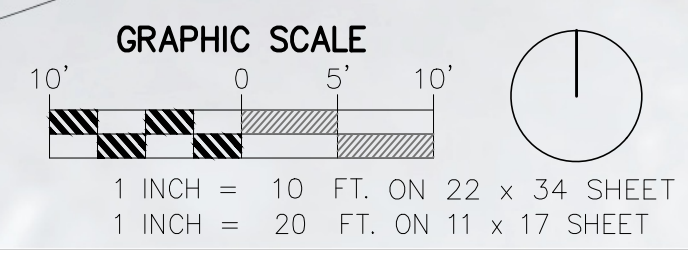
NO.	DATE	DESCRIPTION



PRINCIPAL IN CHARGE: JB
DRAWN BY: JP DATE: 02/02/2026
REVIEWED BY: JB DATE: 02/02/2026

SHEET TITLE:
ILLUSTRATIVE SITE PLAN

SCALE: 1"=10'
SHEET NUMBER:
L000





NORTH ENTRY SIGNAGE & WAYFINDING

BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER

EXTERIOR DESIGN PROGRESS 2/18/26





EXTERIOR DESIGN PROGRESS 2/18/26

BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER





EXTERIOR DESIGN PROGRESS 2/18/26

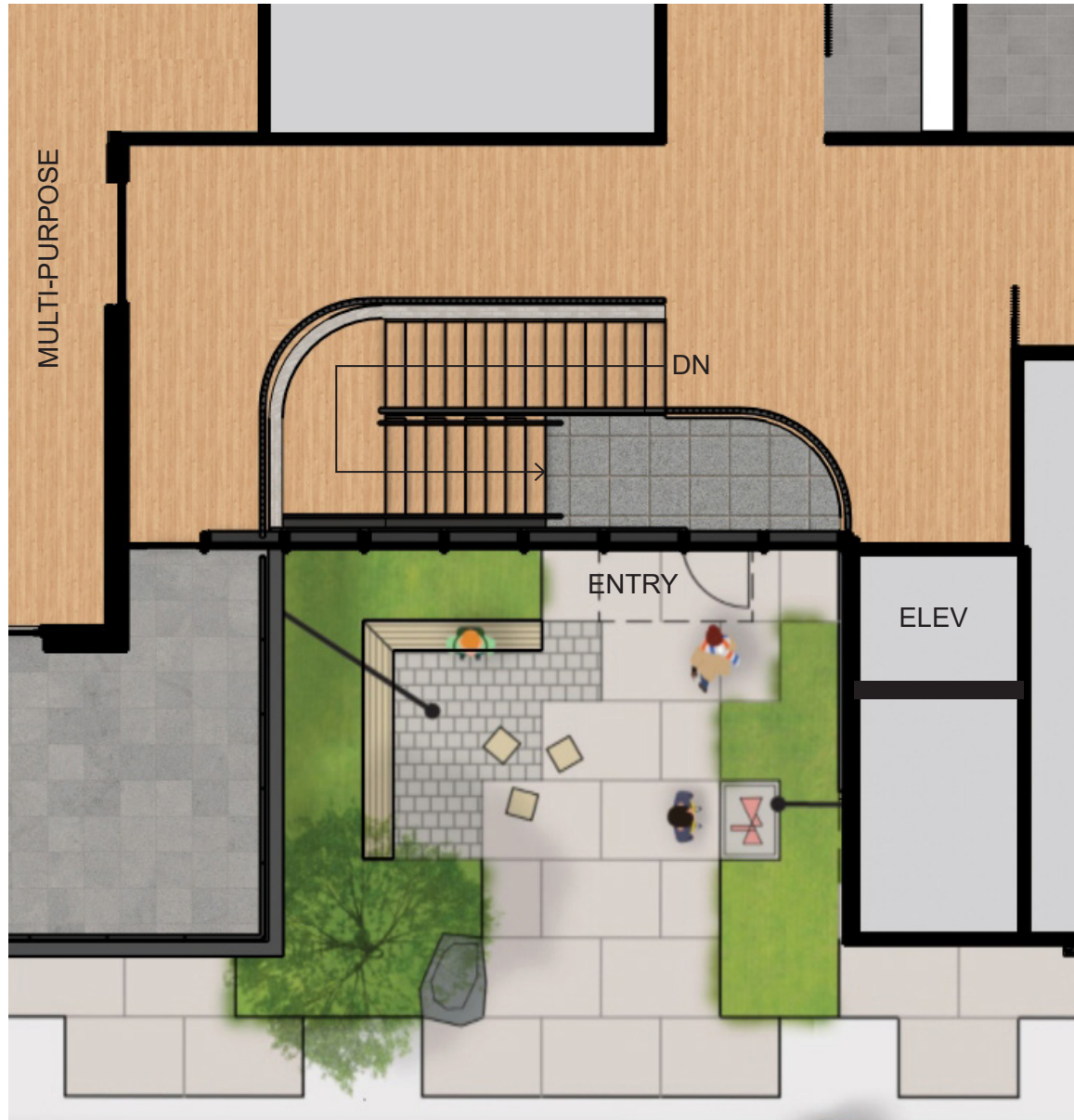
BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER



Bainbridge Island
Senior & Community Center



WENZLAU ARCHITECTS



6:12 STAIR STUDY

BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER

EXTERIOR DESIGN PROGRESS 2/18/26



UPPER LEVEL ENTRY

BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER

INTERIOR DESIGN PROGRESS 2/18/26



CAFE

BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER

INTERIOR DESIGN PROGRESS 2/18/26

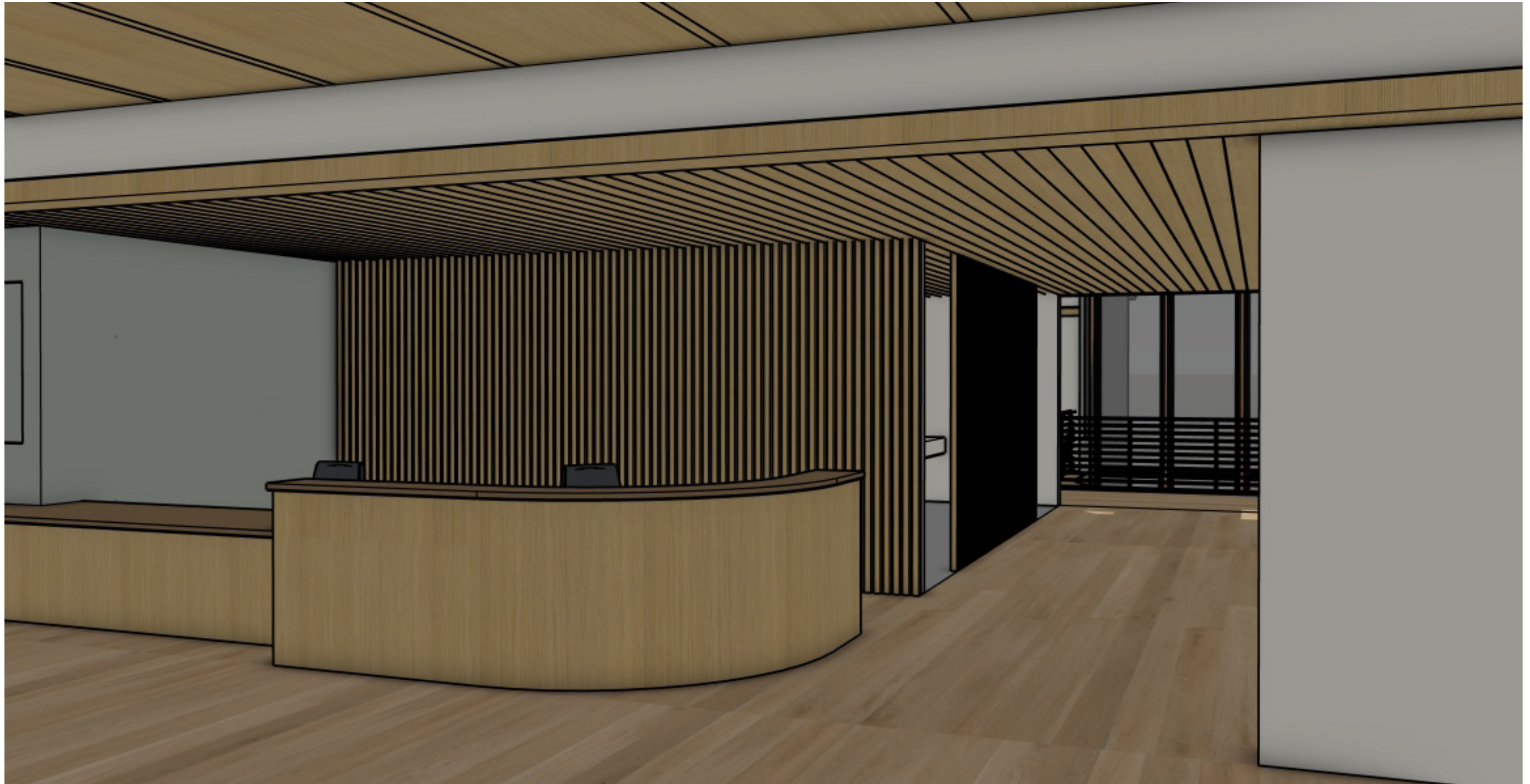




FIRESIDE

BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER

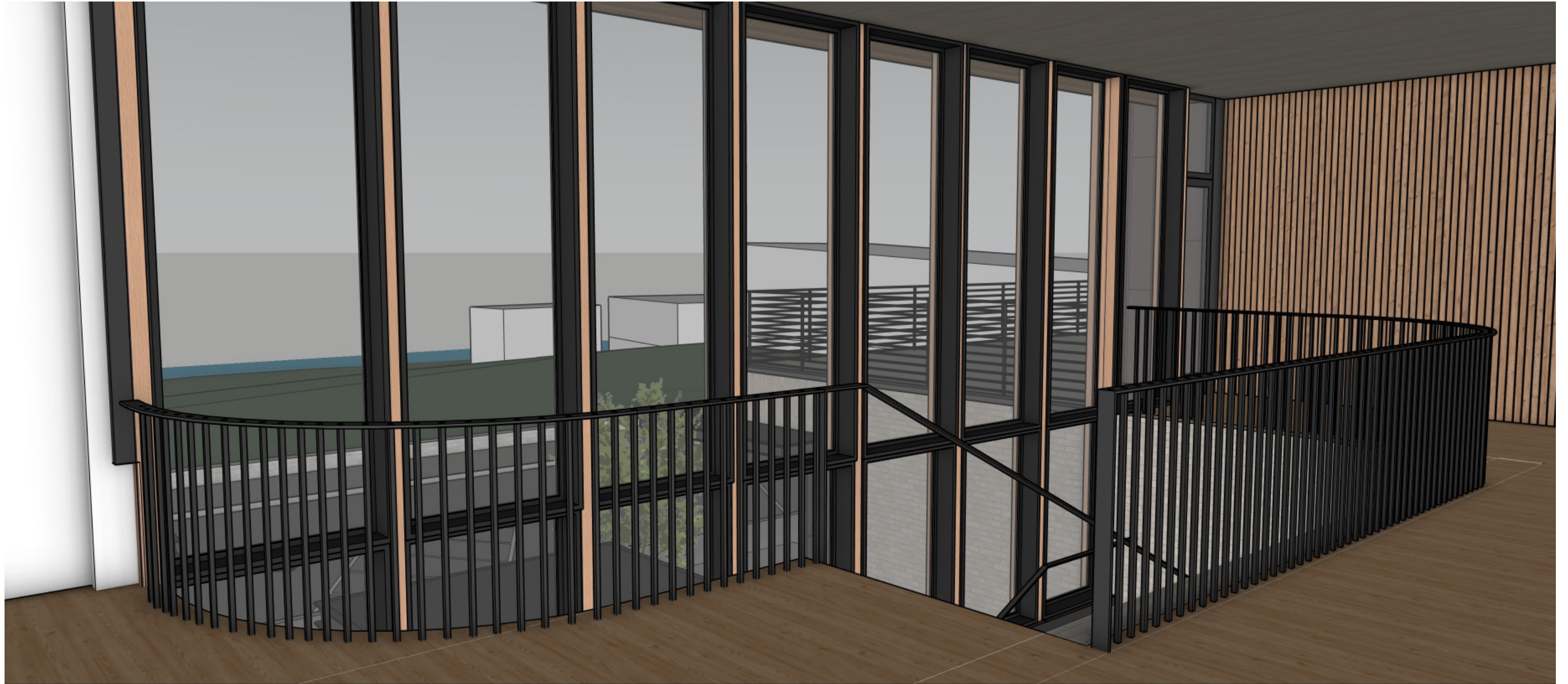
INTERIOR DESIGN PROGRESS 2/18/26



RECEPTION AND MAIN CORRIDOR

BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER

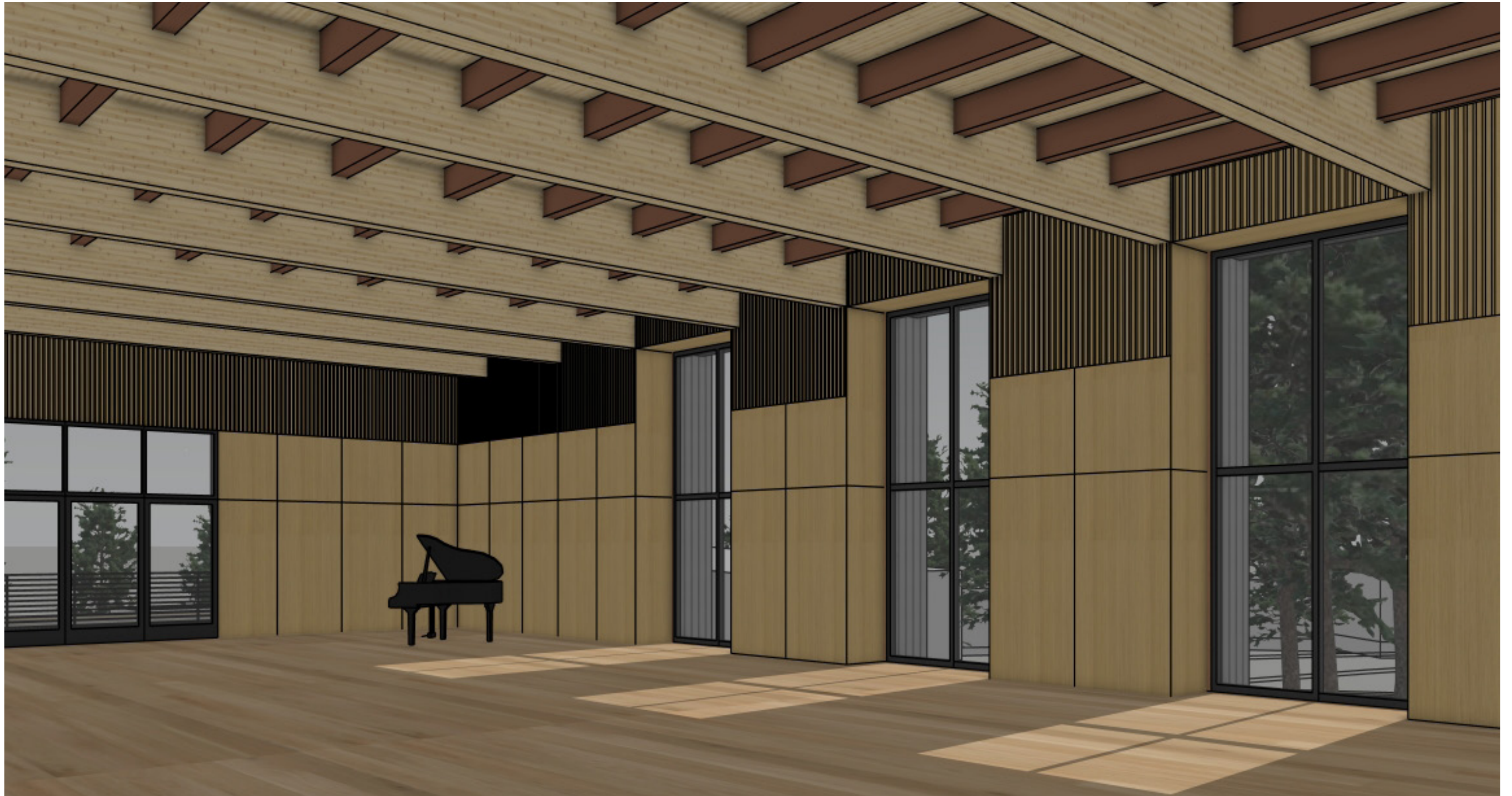
INTERIOR DESIGN PROGRESS 2/18/26



EXTERIOR DESIGN PROGRESS 2/18/26

BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER





MULTI-PURPOSE ROOM

BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER

INTERIOR DESIGN PROGRESS 2/18/26

BISCC Resilience Hub Review

Regional Catastrophic Preparedness Grant
20 October 2025



City of Seattle Contact: [Consuelo Crow](#)
Resilient Communities Contact: [Travis Shappell](#)

YOUR CUSTOM SOLAR SYSTEM DESIGN



System Size
91.45 kW

Total DC nameplate rating solar array, made up of 155 solar modules



Annual Production
79,049 kWh

Amount of energy your system is expected to produce in the first year



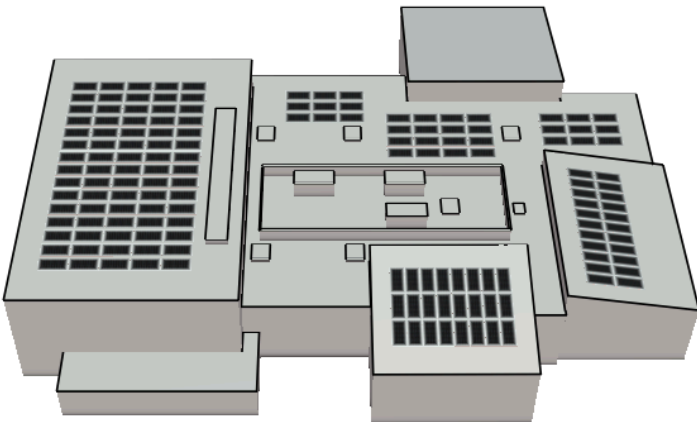
Energy Offset
22%

Percentage of your current electricity bill that will be offset by your solar system



Est. Annual Savings
\$15,252.83

Amount you are expected to save on your electricity bill in the first year



System Cost \$234,154.00

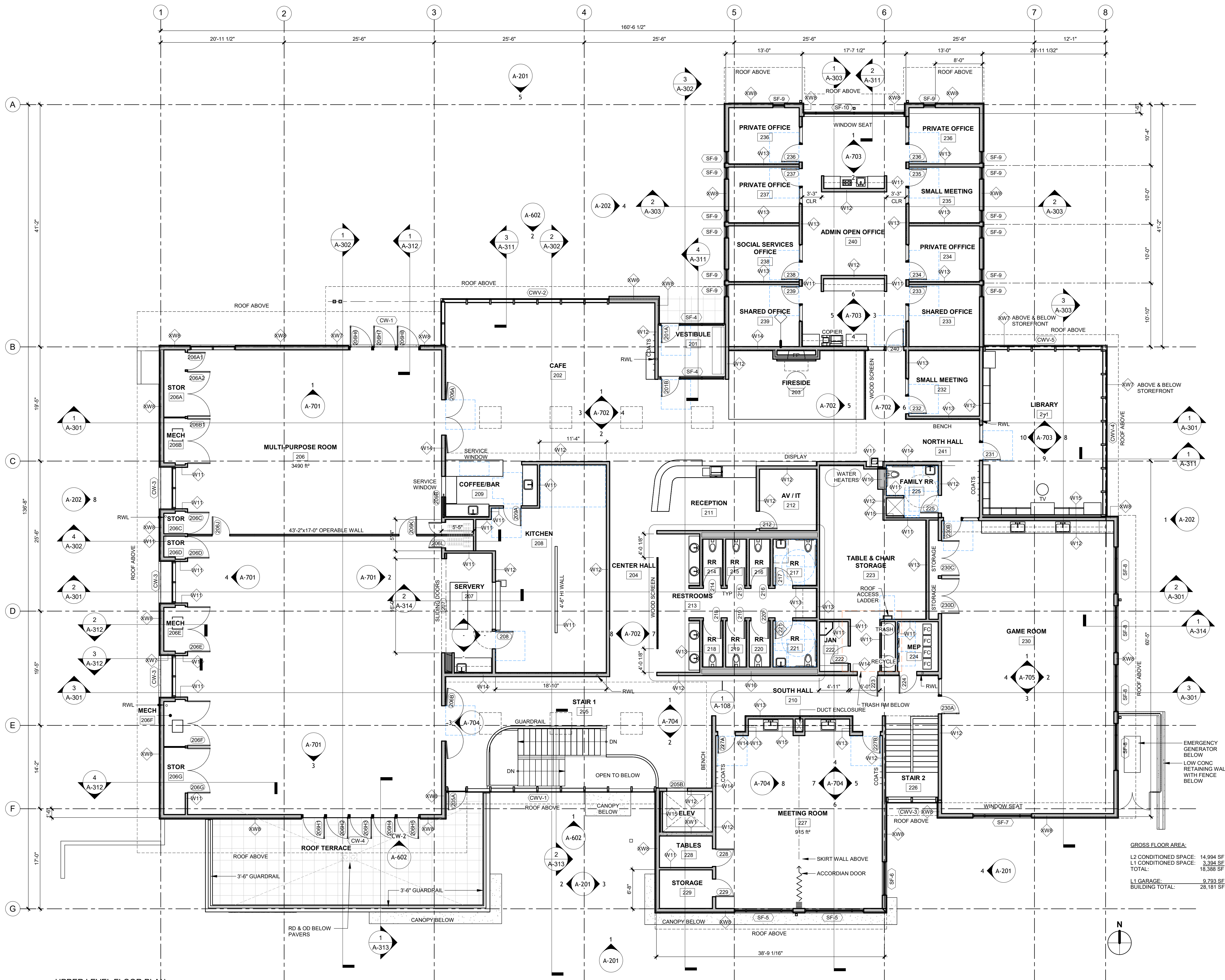
Price per watt \$2.56*

*Price per watt is calculated by dividing the System Cost by the total DC name plate rating of the solar energy system (System Size above in watts)



imagery by
eagleview

☐ System		
SEG-590-BTA-BG SEG SOLAR INC.	Modules	Qty: 155
SE50KUS SolarEdge Technologies Inc.	Inverters	Qty: 2
C651U SolarEdge Technologies Inc.	DC optimizers	Qty: 155



GROSS FLOOR AREA:
 L2 CONDITIONED SPACE: 14,994 SF
 L1 CONDITIONED SPACE: 3,394 SF
 TOTAL: 18,388 SF
 L1 GARAGE: 9,793 SF
 BUILDING TOTAL: 28,181 SF

BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER
 370 BRIEN DRIVE SOUTHWEST
 BAINBRIDGE ISLAND, WA

**CONSTRUCTION DOCUMENTS
 PROGRESS SET**

PROJECT #	2224
ISSUE DATE	5/6/2026
# Description	Date

UPPER LEVEL FLOOR PLAN

A-105

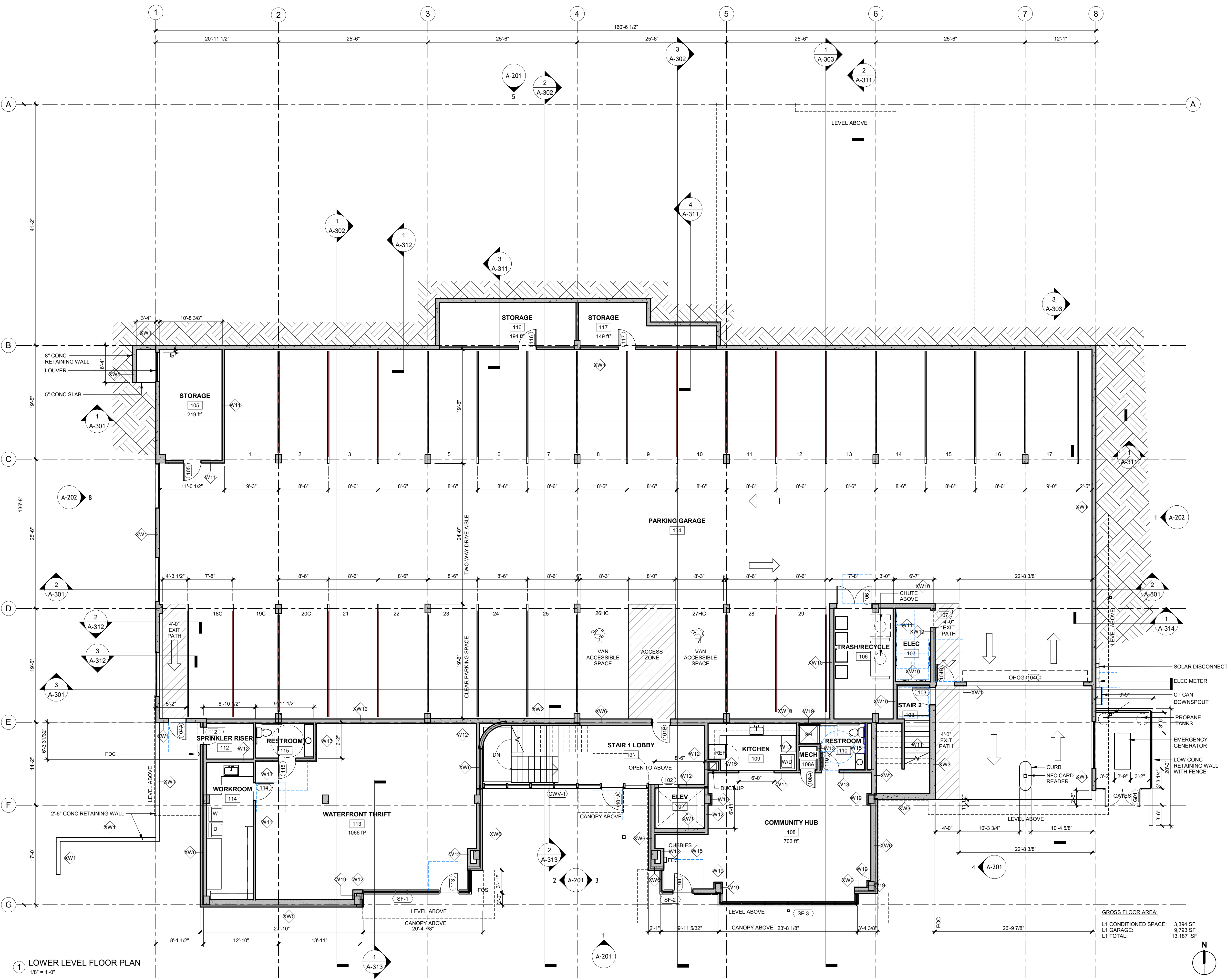
BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER
 370 BRIEN DRIVE SOUTHWEST
 BAINBRIDGE ISLAND, WA

BAINBRIDGE ISLAND SENIOR & COMMUNITY CENTER

CONSTRUCTION DOCUMENTS
PROGRESS SET

PROJECT #	2224
ISSUE DATE	5/6/2026
# Description	Date

SOLAR DISCONNECT	ELEC METER
CT CAN DOWNSPOUT	PROPANE TANKS
EMERGENCY GENERATOR	LOW CONC RETAINING WALL WITH FENCE
CURB	NFC CARD READER
GATES	



1 LOWER LEVEL FLOOR PLAN
 1/8" = 1'-0"

GROSS FLOOR AREA:

L1 CONDITIONED SPACE:	3,394 SF
L1 GARAGE:	9,793 SF
L1 TOTAL:	13,187 SF

LOWER LEVEL FLOOR PLAN

A-104



City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026

Agenda Item:

Authorize the Interim City Manager to Execute a Purchase Order for a Public Works Office Trailer of \$200,000 and Approve a Related Budget Adjustment of \$80,000

Department: Public Works

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

Authorize the Interim City Manager to execute a Purchase Order in the amount of \$200,000 for a Public Works office trailer and approve a related budget adjustment.

Narrative:

This project replaces an aging 10 x 30' office trailer at the Public Works Hidden Cove maintenance facility that has reached the end of its serviceable life. The current trailer is 40 years old, is overcrowded with space for only 2 desks, suffers a persistent rodent infestation, and fails to maintain adequate climate control during extreme weather. The replacement of this trailer at 10 x 30' was part of the City's Capital Improvement Plan approved in 2024 and originally budgeted at \$50,000 from the General Fund. It was increased to \$120,000 from the General Fund in 2025.

Since the project was initially planned, staff have reassessed operational needs and determined that a larger facility is necessary to support current staffing levels, work

activities and technology. The planned replacement is a 14' x 60' office trailer that will provide workspace for Public Works operations and maintenance staff and supervisors, including two offices to be shared by supervisors and maintenance leads. The trailer will also provide reliable electrical, heating, and cooling systems to support staff and equipment, as well as dedicated meeting space. Currently, meetings are conducted in individual offices or the employee break room due to the lack of a suitable meeting area.

The requested budget adjustment will fund the increased cost of the larger trailer, as well as associated permitting, electrical work, and office furnishings.

Fiscal Impact:

One-time budget adjustment of \$80,000 in the General Fund.

The proposed budget adjustment increases General Fund appropriations to fund the purchase of the replacement office trailer and associated project costs. The trailer will be capitalized as a governmental capital asset and incorporated into the City's interfund rent inventory.

Consistent with the City's existing practice for shared Public Works facilities, ongoing costs will be recovered through interfund rent charges to benefiting funds using the same allocation methodology applied to other shared Public Works Yard assets:

- General Fund: 19.9%
- Street Fund: 27.5%
- Water Fund: 15.0%
- Sewer Fund: 25.9%
- Surface and Storm Water Management Fund: 11.3%
- Development Fund: 0.1%
- Building Fund: 0.3%

This approach recognizes the shared operational benefit provided to multiple funds while maintaining consistency with the City's established interfund cost allocation and cost recovery practices.

Community Engagement and Outreach:

Attachments:

1. Mobile Modular_PW Office Trailer_Purchase Order 20260021_Project 01360
2. CIP_Public Works Office Trailer_01360



PURCHASE ORDER

CITY OF BAINBRIDGE ISLAND
PUBLIC WORKS O&M

280 Madison Avenue North
 Bainbridge Island, WA 98110
 Phone: 206.842.2016
 Fax: 206.780.3710
www.bainbridgewa.gov

P.O. NO. 20260021
 DATE May 22, 2026
 CUSTOMER ID: 10973
 ORG.: 73311448
 OBJECT: 662000
 PROJECT: 01360

VENDOR

Mobile Modular
5700 Las Positas Rd.
Livermore, CA 94551
206.825.1136
rhonda.banghart@mobilemodular.com
Attn: Rhonda Banghart

SHIP TO

City of Bainbridge Island
7305 NE Hidden Cove Rd
Bainbridge Island, WA 98110
Phone: 206.842.1212
Fax: 206.780.5104
Attn: Joel Goodwin

Sourcewell Contract ID #120822-MMR				
QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	2227	Office, 14x60 WMS (2 Office DrySize excludes towbar.) (Used E-code 7668)	\$ 97,780.00	\$97,780.00
1		Steps, Adjustable (source good-open mkt)	1,275.00	\$1,275.00
1		Ramp Custom Plan (**SEE NOTES**) (source good-open mkt)	23,000.00	\$23,000.00
1		Delivery	1,217.00	\$1,217.00
1		Delivery Pilot	1,624.00	\$1,624.00
1		Block and Level Building (**SEE NOTES**)	13,595.00	\$13,595.00
16		Foundation, Installation (**SEE NOTES**)	185.00	\$2,960.00
1		Essential Material Handling Fee	75.00	\$75.00
148		Skirting, Install	32.00	\$4,736.00
1		Installation, Ramp Custom Plan (**SEE NOTES**)	4,200.00	\$4,200.00
1		Delivery Haulage Fuel	122.00	\$122.00
1		Service, Site or Building Permits (Bdugetary only does not	6,300.00	\$6,300.00
1		Service, Engineering (Budgetary only, final price will depend on scope of work.)	2,800.00	\$2,800.00
SUBTOTAL				\$159,684.00
Shipping				n/a
9.2% Sales Tax				\$14,690.93
TOTAL				\$174,374.93

Accepted By Contractor:

Contractor:

Signature

/ Printed Name, Title

Date

By checking this box, the prime contractor agrees that all work and services covered by this PO shall not exceed the above stated amount, including applicable sales tax. The prime contractor also agrees to meet the provisions of RCW 39.12.040 and all sub contractors will be paid in accordance with pre-filed statements of intent to pay prevailing wages on file with the City of Bainbridge Island.

Accounts Payable:

Accounts Payable Clerk - G. Lin

280 Madison Avenue N.

Bainbridge Island, WA 98110

206.780.8612

accountspayable@bainbridgewa.gov

Requested by Joel Goodwin

Date

Approved by Ellen Schroer

Date



a Division of McGrath RentCorp
 Corporate Headquarters
 5700 Las Positas Rd
 Livermore, CA 94551
 925-606-9000
 www.mgrc.com

Sale Quotation and Agreement	
Quote #	Q-606830
Date of Quote	04/24/2026
Quote Expiration Date:	05/27/2026
Estimate Del Date	04/24/2026
Buyer PO#:	

MOBILE MODULAR SOURCEWELL CONTRACT ID#120822-MMR

Buyer Name and Billing Address	Site Information	Seller Name
City of Bainbridge Island ("Buyer") 280 Madison Avenue North Bainbridge Island, WA 98110 Joel Goodwin Phone #: 206-730-5164 Sourcewell Member Account # 180144	7305 Northeast Hidden Cove Road Bainbridge Island, WA 98110 Cell:	Mobile Modular Management Corporation a Division of McGrath RentCorp ("Seller") Questions? Contact: Rhonda Banghart rhonda.banghart@mobilemodular.com Direct Phone: 1 (206) 825-1136

Equipment and Accessories	Qty	Purchase Price	Extended Purchase Price	Taxable
Office, 14x60 WMS (Item2227) (2 Office DrySize excludes towbar.) (Used E-code 7668)	1		\$97,780.00	Y
Sourcewell Office Trailer price @ 165/SF x 840 = \$138,600.00 (-) minus used building MM Discount \$40,820.00 = Total \$ 97,780.00				
Steps, Adjustable (source good-open mkt)	1	\$1,275.00	\$1,275.00	Y
Ramp, Custom Plan (**SEE NOTES**) (source good-open mkt)	1	\$23,000.00	\$23,000.00	Y

Charges Upon Delivery	Qty	Charge Each	Total One Time	Taxable
Office, 14x60 WMS (Item2227) (2 Office DrySize excludes towbar.) (Used E-code 7668)				
Delivery	1	\$1,217.00	\$1,217.00	Y
Delivery Pilot	1	\$1,624.00	\$1,624.00	Y
Block and Level Building (** SEE NOTES**)	1	\$13,595.00	\$13,595.00	Y
Foundation, Installation (**SEE NOTES**)	16	\$185.00	\$2,960.00	Y
Essential Material Handling Fee	1	\$75.00	\$75.00	N
Skirting, Install	148	\$32.00	\$4,736.00	Y
Installation, Ramp Custom Plan (**SEE NOTES**)	1	\$4,200.00	\$4,200.00	Y
Delivery Haulage Fuel	1	\$122.00	\$122.00	Y
Service, Site or Building Permits (Budgetary only does not include Fees)	1	\$6,300.00	\$6,300.00	Y
Service, Engineering (Budgetary only, final price will depend on scope of work.)	1	\$2,800.00	\$2,800.00	N

Total Estimated Charges		Subtotal	\$159,684.00
		Taxes	\$14,425.84
		Total Charges (including tax)	\$174,109.84
		Taxes	\$14,690.93
		Total Charges	\$174,374.93

Special Notes
 Additional Notes: Mobile Modular Sourcewell Contract#1208220-MMR. (1) Used 14x60 Office Trailer, sale price using standard Sourcewell pricing (-) minus MM discount. Other sale items are considered source good using open market rates. All one-time charges except block and level, including delivery, skirting, ramp, material handling fees, etc. are priced using vendor or selfperformed pricing to remain at or below Sourcewell approved not to exceed RSMeans plus 17% Markup.

 Budgetary Quote: Pricing provided is for budgetary purposes only. A revised quotation will be provided once project details are clarified.



a Division of McGrath RentCorp
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 5700 Las Positas Rd
 Livermore, CA 94551
 925-606-9000
 www.mgrc.com

Sale Quotation and Agreement	
Quote #	Q-606830
Date of Quote	04/24/2026
Quote Expiration Date:	05/27/2026
Estimate Del Date	04/24/2026
Buyer PO#:	

MOBILE MODULAR SOURCEWELL CONTRACT ID#120822-MMR

Yes - Prevailing Wage: Pricing includes prevailing wage for installation work performed on site.

**** SEE NOTE**** depending on permit requirements prices may change. **** SEE NOTE**** (ON LINE ITEMS)

Used building sale: Quotation is for a used modular building sold in "as is" condition. Unless stated otherwise, MMMC will only perform a general cleaning.

Clarifications

- The Total Price quoted in this Agreement shall be valid through the Quote Expiration Date set forth herein or for 30 days from the Date of Quote, whichever is earlier. Notwithstanding the foregoing, in the event this Agreement is signed by Buyer after the applicable expiration date, Seller shall have the option to either accept as set forth below or reject the Agreement in writing. Seller may accept the Agreement by: (1) signing the Agreement below; (2) notifying Buyer in writing of Seller's acceptance; or (3) beginning performance of the Services set forth herein.
- This transaction is subject to prior approval of Buyer's credit to the sole satisfaction of Seller.
- Buyer is responsible for proper preparation of the Site prior to delivery of the Equipment in accordance with the terms and conditions of this Agreement.
- In-fleet used Equipment is subject to availability at the time of Buyer's signing of this Agreement.
- Unless otherwise noted, all Equipment is previously leased and in used condition. Any floor plans attached or provided are conceptual only. Materials, dimensions, and specifications might vary. Detailed specifications may be available upon request.
- A down payment may be required at the time of Buyer's execution of this Agreement, as specified in the Payment section of the Sale Terms and Conditions, or as may otherwise be specified in this Agreement.
- Sales and any other taxes will be calculated based on the applicable rates at the time of invoicing and the Total Price will be adjusted accordingly.
- Unless otherwise noted, prices do not include prevailing wages, Davis-Bacon Act wages or benefits, or other special or certified wages or benefits.



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Quote Expiration Date:	05/27/2026
Estimate Del Date	04/24/2026
Buyer PO#:	

MOBILE MODULAR SOURCEWELL CONTRACT ID#120822-MMR

This Sale Quotation and Agreement is entered into by and between Seller and Buyer effective as of the date signed by Buyer. This Sale Quotation and Agreement includes the terms and conditions set forth in the following two documents (collectively, the "Agreement"), each of which is incorporated herein by this reference, and together shall collectively be one integrated contract:

1. **Sale Terms and Conditions** attached hereto; and
2. **Supplemental Sale Terms and Conditions** located at <https://www.mobilemodular.com/contractterms> as the same may be updated from time to time in the sole and absolute discretion of Lessor.

By signing below, Seller: (1) acknowledges and agrees that it has received, read and understands the terms of this Agreement and agrees to be bound by the terms of this Agreement, including prices and specifications, and (2) instructs Seller to make appropriate arrangements for the preparation and delivery of the Equipment identified herein. This Agreement may be executed in one or more counterparts (including through the use of electronic signatures), each of which shall be deemed an original and all of which shall constitute one and the same Agreement. Upon execution of this Agreement, Seller shall generate a Sale Agreement Number, which shall be referenced on all Seller invoices.

No document provided by Buyer including, without limitation, Buyer's purchase orders, work orders, bills of lading, or forms for receipt or acknowledgment or authorization ("**Buyer Forms**"), nor the terms and conditions associated with such Buyer Forms, shall amend, modify, supplement, waive, or release any term or condition of this Agreement even if such Buyer Forms are signed by an agent or representative of Seller. The terms and conditions of this Agreement shall prevail over any Buyer Forms, and any inconsistent or additional terms and conditions in Buyer Forms shall be deemed void *ab initio* and of no force or effect.

The individuals signing this Agreement affirm that they are duly authorized to execute this Agreement by and on behalf of the parties hereto.

SELLER:
 Mobile Modular Management Corporation
 a Division of McGrath RentCorp

BUYER:
 City of Bainbridge Island

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



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Buyer PO#:	

MOBILE MODULAR SOURCEWELL CONTRACT ID#120822-MMR

SALE TERMS AND CONDITIONS

1. **SALE.** Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the Equipment. “**Equipment**” means the modular buildings identified in the Agreement, and any Accessories to be furnished by Seller to Buyer. “**Accessories**” means any additions, attachments, add-ons, fitments, parts, components, or accessories to the modular buildings to be furnished by Seller to Buyer as may be specified in under this Agreement. In connection with its sale of the Equipment and Accessories, Seller shall also perform the services described in the Charges Upon Delivery and/or as clarified in the Special Notes portion of this Agreement, if applicable (the “**Services**”). This Agreement is not a construction contract or a contract for improvements to real estate or for the design, planning, construction, alteration, repair or maintenance of a building, structure or appurtenance. Seller is not a designer or a manufacturer of the Equipment.

2. **PAYMENT.** Buyer shall pay Seller the Total Price set forth in the Agreement, which shall include all amounts owed for the Equipment, Accessories, and Services and which shall be subject to adjustments for changes, unknown conditions or unforeseen circumstances, including, but not limited to, driver waiting time, special transport permits, difficult site conditions, or increases in fuel prices, in accordance with the terms of this Agreement and subject to adjustments for all applicable taxes calculated at the time of invoicing (collectively, the “Purchase Price”) on the applicable payment schedule listed below. Notwithstanding the possible payment schedules listed below, in the event that an alternate payment schedule is specified in the Special Notes of this Agreement, such alternate payment schedule shall supersede the payment schedules listed below. Any amounts not specified in the applicable payment schedule that hereafter become due from Buyer to Seller pursuant to the terms of this Agreement shall be due thirty (30) days after Buyer’s receipt of Seller’s invoice, unless a different payment period is provided herein. No payments due from Buyer shall be reduced by any abatement, setoff, or back charge of any kind whatsoever arising from any cause whatsoever. Neither title nor ownership of the Equipment shall pass to Buyer before the entire Purchase Price has been paid to Seller. Buyer hereby grants to Seller, to secure the payment and performance in full of all of Buyer’s obligations under this Agreement, a security interest in the Equipment consistent with the provisions of Section 18 of the Supplemental Sale Terms and Conditions.
 - (a) **NEW EQUIPMENT AND SERVICES PAYMENT SCHEDULE.**
 - Fifty percent (50%) of the Total Price upon Buyer’s execution of this Agreement.
 - Forty percent (40%) of the Total Price no less than three (3) business days prior to the scheduled delivery of the Equipment to the Site.
 - Ten percent (10%) of the Total Price Net 30 days from the date of substantial completion of Seller’s scope of work (substantial completion does not include punch list items).
 - (b) **USED EQUIPMENT AND SERVICES PAYMENT SCHEDULE.**
 - Twenty-five percent (25%) of the Total Price upon Buyer’s execution of this Agreement.
 - Sixty-five percent (65%) of the Total Price no less than three (3) business days prior to the scheduled delivery of the Equipment to the Site.
 - Ten percent (10%) of the Total Price Net 30 days from the date of substantial completion of Seller’s scope of work (substantial completion does not include punch list items).

3. **SELLER SCOPE OF WORK; EXCLUSIONS; CHANGE ORDER.** Seller’s scope of work is limited to (1) the procurement and/or preparation of the Equipment and Accessories (if any) to meet the specifications set forth in this Agreement; and (2) performance of the Services. The Total Price excludes all additional services, accessories, ancillary items or equipment and additional on-site labor. The following are obligations of the Buyer and specifically excluded from Seller’s obligations under this Agreement: (i) permits and licensing related to the Site; (ii) Site engineering or other design services; (iii) selection or preparation of the Site (iv) utilities or temporary power, and (viii) utility connections, whether temporary or permanent. Buyer may request changes or alterations in Seller’s scope of work, which Seller may or may not agree to in Seller’s sole discretion. Any written change orders shall be incorporated by reference into this Agreement and subject to all Terms and Conditions set forth herein.

4. **SCHEDULE; BUYER DELAYS.**
 - (a) Buyer will schedule operations such that delivery and installation of the Equipment may be carried out by Seller in one continuous operation and in proper sequence. Should there be delays in the Buyer’s preparation of the Site which would delay delivery and/or installation of the Equipment, Buyer shall notify Seller no less than ten (10) days in advance of the Estimated Delivery Date. In the event Buyer fails to comply with the foregoing requirements, Buyer will reimburse Seller for actual costs and damages incurred, including a reasonable markup for overhead and profit for work performed by Seller, resulting from such delay. Any such delay resulting therefrom will extend Seller’s period of performance, which may not be a day for day extension of time.
 - (b) If Buyer delays delivery of the Equipment for any reason for thirty (30) days or longer from the original Estimated Delivery Date, Seller, in its sole discretion may take one or more of the following actions which Buyer shall be notified of in writing: (1) revise



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 Corporate Headquarters
 5700 Las Positas Rd
 Livermore, CA 94551
 925-606-9000
 www.mgrc.com

Sale Quotation and Agreement	
Quote #	Q-606830
Date of Quote	04/24/2026
Quote Expiration Date:	05/27/2026
Estimate Del Date	04/24/2026
Buyer PO#:	

MOBILE MODULAR SOURCEWELL CONTRACT ID#120822-MMR

prices to reflect current market rates for materials, equipment or services, which Seller shall notify Buyer of in a written change order prior to delivery of the Equipment; (2) require Buyer to pay any remaining balance of the Purchase Price in full; (3) require Buyer to pay a monthly fee for storage of the Equipment; and (4) terminate the Agreement and in so doing, Buyer shall be responsible for payment to Seller of a termination fee ("Termination Fee") for the costs incurred and profits lost as a result of Seller's performance of its obligations under this Agreement prior to such termination, and which must be paid to Seller within ten (10) business days of receipt of written notice from Seller. Any partial payments previously made to Seller will be credited against the Termination Fee and amounts in excess of the Termination Fee may be refunded to Buyer. In the event that Buyer fails to timely pay the Termination Fee, Seller shall have the right to collect the full Purchase Price plus all additional costs, including attorneys' fees, incurred due to Buyer's failure to timely take delivery of the Equipment and/or to pay such Termination Fee.

5. **CANCELLATION.** It is understood and agreed between the parties that, upon the Buyer's execution of this Agreement and acceptance of all Buyer obligations set forth herein, Seller shall proceed with procurement of any materials, equipment, labor, or otherwise in the performance of its obligations hereunder and in so doing, may incur extraordinary costs and expenses. All sales are final and non-refundable upon delivery of the Equipment to the Site. Any requests to cancel this Agreement prior to delivery may or may not be accepted in Seller's sole discretion and must be agreed upon by Seller in a writing that expressly references this Agreement and provides all the terms and conditions of the cancellation. In the event Seller accepts a cancellation requested by Buyer, the terms of the cancellation will include a payment to Seller for the costs incurred and profits lost as a result of Buyer's cancellation (a "Cancellation Fee"), which must be paid to Seller within ten (10) business days of receipt of written notice from Seller. Any partial payments to Seller will be credited against the Cancellation Fee and amounts in excess of the Cancellation Fee may be refunded to Buyer. No cancellation, even if accepted by Seller, shall be effective unless and until Buyer timely and fully pays the Cancellation Fee. In the event Seller accepts Buyer's cancellation but Buyer fails to timely pay the Cancellation Fee, Seller shall have the right to collect the full Purchase Price plus all additional costs, including attorneys' fees, incurred due to Buyer's failure to complete the cancellation.
6. **EQUIPMENT INSPECTION; ACCEPTANCE.** Following delivery and installation of the Equipment, Buyer shall inspect the Equipment within forty-eight (48) hours of substantial completion of Seller's scope of work for such Equipment. Buyer shall immediately notify Seller in writing of any observed defects upon completion of such inspection and should Buyer fail to submit such written documentation within the foregoing timeframe, it shall be conclusively presumed between Buyer and Seller that Buyer has inspected the Equipment and that all Equipment is in conformance with the Agreement and has been accepted by Buyer.
7. **RISK OF LOSS.** All risk of loss or damage to the Equipment shall transfer to Buyer upon delivery of the Equipment to the Site.
8. **INSURANCE.** Upon delivery of the Equipment and until Buyer has paid for the Equipment in full, Buyer shall procure and maintain, at its sole expense (including all premiums, deductibles and self-insured retentions), (i) property insurance covering the loss, theft, destruction, or damage to the Equipment in an amount not less than the full replacement value thereof (and with a deductible no higher than \$25,000), naming Seller as loss payee of the proceeds, and (ii) commercial general liability insurance (minimum of \$1,000,000 per occurrence and \$2,000,000 in the aggregate) (and with a deductible no higher than \$25,000), naming Seller and its designees as additional insureds. Buyer's insurance shall be primary and non-contributory to any insurance maintained by Seller or any other additional insureds. The liability insurance policy shall contain cross-liability and waiver of subrogation provisions in favor of Seller and any other additional insureds. All evidence of all required insurance shall be in a form reasonably acceptable to Seller and with a company having an A.M. Best rating of A- (VII) or better, and shall not be subject to cancellation without thirty (30) days' prior written notice to Seller. Buyer shall provide to Seller insurance certificates and endorsements (including without limitation, additional insured and loss payee endorsements) evidencing compliance with the insurance requirements of this Agreement (including without limitation, the deductible amounts and waiver of subrogation) prior to delivery of the Equipment and shall maintain all required insurance coverage until Buyer has paid for the Equipment in full. Seller will not and does not provide insurance for any of Buyer's personal property that may be in or on any Equipment. Any failure by Seller to obtain or receive certificates of insurance or any endorsements prior to delivering the Equipment to Buyer will not be deemed a waiver of Buyer's obligations to procure and maintain the insurance specified herein.



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Sale Quotation and Agreement

Quote #	Q-606830
Date of Quote	04/24/2026
Quote Expiration Date:	05/27/2026
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Buyer PO#:	

MOBILE MODULAR SOURCEWELL CONTRACT ID#120822-MMR

9. **INDEMNIFICATION. TO THE FULL EXTENT NOT PROHIBITED BY LAW, BUYER, ON BEHALF OF ITSELF, ITS SUCCESSORS, ASSIGNS, PARENTS, SUBSIDIARIES, VENDORS, SUBCONTRACTORS, AND AFFILIATES, AND THEIR RESPECTIVE REPRESENTATIVES, DIRECTORS, OFFICERS, MANAGERS, VENDORS, MEMBERS, SHAREHOLDERS, PARTNERS, CONTRACTORS, EMPLOYEES, AGENTS, AND ASSIGNS (EACH, A "BUYER PARTY," AND COLLECTIVELY, THE "BUYER PARTIES") SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS, SELLER, ITS SUCCESSORS, ASSIGNS, PARENTS, SUBSIDIARIES, VENDORS AND CONTRACTORS (INCLUDING BUT NOT LIMITED TO TRANSPORTATION AND DELIVERY VENDORS AND CONTRACTORS), AND AFFILIATES, AND THEIR RESPECTIVE REPRESENTATIVES, DIRECTORS, OFFICERS, VENDORS, CONTRACTORS, EMPLOYEES, AGENTS, AND ASSIGNS (COLLECTIVELY, THE "INDEMNIFIED PARTIES") FROM AND AGAINST ANY AND ALL LOSSES, FEES, COSTS, EXPENSES, CLAIMS, LIABILITIES, DAMAGES, PENALTIES, FINES, FORFEITURES, AND SUITS (INCLUDING COSTS OF DEFENSE, SETTLEMENT AND ATTORNEYS' FEES, ENVIRONMENTAL CONSULTANTS AND EXPERT WITNESS FEES WHETHER INCURRED IN THE ASSESSMENT OR MANAGEMENT OF ANY CLAIM OR AT TRIAL AND ON APPEAL) (COLLECTIVELY, "LOSSES") RELATING TO OR ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, INCLUDING WITHOUT LIMITATION : (1) ANY BREACH OR NON-FULFILLMENT OF ANY COVENANT, AGREEMENT, OR OBLIGATION TO BE PERFORMED BY BUYER UNDER THIS AGREEMENT, OR ANY INACCURACY IN OR BREACH OF ANY OF THE REPRESENTATIONS OF BUYER SET FORTH IN THIS AGREEMENT; (2) BUYER'S OWNERSHIP AND UTILIZATION OF THE EQUIPMENT; (3) ANY DEATH OR BODILY INJURY TO ANY PERSON OR DESTRUCTION OR DAMAGE TO ANY PROPERTY TO WHICH THE ACTS OR OMISSIONS OF A BUYER PARTY CONTRIBUTED; OR (4) ANY NEGLIGENT OR INTENTIONAL ACT OR OMISSION OF ANY BUYER PARTY OR ANY ACTION RELATED TO OR ANY USE OF ANY EQUIPMENT.** If the indemnity and defense obligations in this Paragraph are otherwise prohibited by law, Buyer agrees to indemnify, defend and hold the Indemnified Parties harmless from Losses to the maximum extent permitted by Law. The indemnity and defense obligations of the Buyer under this Paragraph and those elsewhere in this Agreement and any other related agreements (i) shall not be limited by any limitation on the amount or type of damages, compensation, or benefits payable under workers compensation acts, disability acts, or other employee benefit acts, (ii) shall survive any termination or expiration of this Agreement and shall apply to Losses arising before or after the performance of any obligation under this Agreement, (iii) shall not be construed to negate, abridge, or reduce any other rights, including rights of indemnity accorded by Law to the persons or entities indemnified, and (iv) shall not be limited or diminished in any way by insurance coverage.
10. **LIMITATION OF LIABILITY. TO THE FULLEST EXTENT NOT PROHIBITED BY LAW, SELLER'S LIABILITY, IF ANY, SHALL BE LIMITED TO THE VALUE OF THE total PRICE, AND SELLER SHALL HAVE NO LIABILITY TO BUYER OR ANY THIRD PARTY FOR ANY INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES WHETHER BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE.**
11. **WARRANTIES.**
- (a) **USED EQUIPMENT.** Except as specifically stated in Section 6(b) below, all Equipment is previously leased or used and will exhibit normal wear and tear consistent with other used equipment of similar age or use, including with respect to wall panel surfaces, ceiling tiles, windows, flooring, general appearance, etc. **BUYER ACKNOWLEDGES AND AGREES THAT THE EQUIPMENT IS SOLD "AS IS, WHERE IS, AND WITH ALL FAULTS."** SELLER MAKES NO WARRANTY, GUARANTY, OR REPRESENTATION WHATSOEVER, EXPRESS OR IMPLIED, ORAL OR WRITTEN, WITH RESPECT TO THE ADEQUACY OF THE SITE OR FITNESS OF UTILITIES AT THE SITE OR THE DURABILITY, CONDITION, QUALITY, DESIGN, CAPACITY, SUITABILITY, OR PERFORMANCE OF THE EQUIPMENT; AND SELLER EXPRESSLY DISCLAIMS, WHETHER ARISING BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE, ANY (A) WARRANTY OF MERCHANTABILITY, (B) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND (C) WARRANTY AGAINST INFRINGEMENT OF ANY PATENT, COPYRIGHT, TRADEMARK, TRADE SECRET OR OTHER PROPRIETARY RIGHTS OF A THIRD PARTY. BUYER ACKNOWLEDGES AND AGREES THAT IT HAS SELECTED AND INSPECTED ALL EQUIPMENT PRIOR TO MAKING FULL PAYMENT OF THE TOTAL PRICE OR BEFORE ACCEPTING DELIVERY AND RISK OF LOSS, AND THAT BUYER IS SATISFIED AS TO THE EQUIPMENT'S CONDITION.
- (b) **NEW EQUIPMENT.** Notwithstanding any disclaimer of warranties elsewhere in the Agreement, if the Equipment purchased under this Agreement is sold as new equipment and identified as such in the Agreement, Seller warrants in accordance with this Paragraph for twelve (12) months from the date of manufacture that the Equipment shall be new upon delivery and free from major defects in materials and workmanship that prevent its normal use and operation under normal use and regular service and maintenance by Buyer. New Accessories shall carry the warranty of the manufacturer, which Seller shall assign to Buyer to the extent transferable. Provided Buyer provides written notice to Seller of any failure or defect in the Equipment within two (2) days after its discovery and within the applicable warranty period, Seller shall replace the Equipment or repair the defect. Failure to provide timely notice shall result in a limitation or voidance of this warranty. If Buyer does not grant access for repairs during normal working hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, Buyer shall bear the cost of any overtime labor. This warranty does not extend to any Equipment that has been subjected to improper use, damaged by accident or abuse, or repaired or altered by Buyer without prior written authorization from Seller. **THIS EXPRESS WARRANTY FOR NEW EQUIPMENT IS SELLER'S SOLE AND EXCLUSIVE WARRANTY AND RECOURSE UNDER THIS AGREEMENT FOR NEW EQUIPMENT, AND IT IS LIEU OF, AND SELLER EXCLUDES AND EXPRESSLY DISCLAIMS, ALL OTHER WARRANTIES, GUARANTEES, AND REPRESENTATIONS OF ANY KIND, EXPRESS OR IMPLIED, ORAL OR WRITTEN, WHETHER ARISING BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE, ANY (A) WARRANTY OF MERCHANTABILITY, (B) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE AND (C) WARRANTY AGAINST INFRINGEMENT OF ANY PATENT, COPYRIGHT, TRADEMARK, TRADE SECRET OR OTHER PROPRIETARY RIGHTS OF A THIRD PARTY.**



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Sale Quotation and Agreement	
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Date of Quote	04/24/2026
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Buyer PO#:	

MOBILE MODULAR SOURCEWELL CONTRACT ID#120822-MMR

(c) **SERVICES.** Seller warrants to Buyer that it shall perform the Services using personnel of required skill, experience, and qualifications and in a professional and workmanlike manner in accordance with generally recognized industry standards for similar services and shall devote adequate resources to meet its obligations under this Agreement. With respect to any Services subject to a claim under the warranty set forth in this Section, Seller shall, in its sole discretion, (i) repair or re-perform the applicable Services or (ii) credit or refund the price of such Services at the pro rata contract rate. The Seller shall not be liable for a breach of the warranties set forth in this Section unless: (i) Buyer gives written notice of the defective or non-conforming Goods or Services, as the case may be, reasonably described, to Seller within three (3) months of Seller's performance of the Services and within four (4) days of the time when Buyer discovers the defect. This warranty does not extend to any defect caused by accident or abuse, or repaired or altered by Buyer without prior written authorization from Seller. **EXCEPT FOR THE SERVICES WARRANTIES SET FORTH IN THIS SECTION, SELLER MAKES NO WARRANTIES WHATSOEVER WITH RESPECT TO THE SERVICES. ALL OTHER WARRANTIES, EXPRESS AND IMPLIED, ARE EXPRESSLY DISCLAIMED.**

(d) **MANUFACTURER WARRANTIES.** Seller hereby assigns to Buyer any warranties applicable to the Equipment received from a manufacturer to the extent such warranties are still applicable, in force and assignable. Buyer hereby waives, and agrees that it will not assert, any claim of any nature whatsoever against Seller based on any manufacturer warranties. If any manufacturer warranties that remain valid and in force cannot be assigned or made available to Buyer, Seller agrees to use reasonable efforts at Buyer's cost to enforce such warranties.

12. **DEFAULT; REMEDIES OF SELLER.** Each of the following shall constitute an "Event of Default": (1) Buyer's failure to make any required payment to Seller within ten (10) calendar days after its due date, including but not limited to Buyer's failure to make timely payments in accordance with the payment schedules in Section 2(a) through 2(b) hereof; (2) Buyer's failure in the performance of any other obligation under this Agreement and the continuance of such default for ten (10) calendar days after written notice thereof by Seller to Buyer; (3) any warranty, representation or statement made or furnished to Seller by or on behalf of Buyer proves to be false in any material respect; (4) any uninsured loss, theft, damage or destruction to, or the attempted sale or encumbrance by Buyer of, the Equipment, or any levy, seizure or attachment thereof or thereon, prior to payment of the Purchase Price in full; (5) Buyer's insolvency, dissolution, winding up, termination of existence, or cessation or discontinuance of business prior to payment of the Purchase Price in full; (6) the appointment of a receiver of any part of, the assignment for the benefit of creditors by, or the commencement of any proceedings under any bankruptcy, reorganization or arrangement laws by or against, the Buyer prior to payment of the Purchase Price in full. Buyer acknowledges that any Event of Default will substantially impair the value of this Agreement to Seller; or (7) Buyer's breach of any other agreement between Buyer and Seller, regardless of whether the effective date of such agreement is before or after the Effective Date. Upon the occurrence of any Event of Default and any time thereafter prior to payment of the Purchase Price in full, Seller may exercise one or more of the following remedies: (1) terminate this Agreement; (2) declare all unpaid payments under this Agreement to be immediately due and payable; (3) direct Buyer at its expense to promptly prepare the Equipment for pickup by Seller and take possession of the Equipment wherever found, and for this purpose enter upon any premises of Buyer and remove the Equipment, without any liability to Buyer or requirement for a suit, action, bond or other proceedings; (4) use, hold, sell, lease or otherwise dispose of the Equipment on the Site or any other location without affecting the obligations of Buyer as provided in this Agreement; (6) proceed by appropriate action either in law or in equity to compel Buyer's performance or to recover damages sufficient to ensure that Seller receives the full benefit of it bargain under this Agreement, plus attorneys' fees and any other expenses paid or incurred by Seller in connection with repossession, holding, repair and subsequent disposition of the Equipment; (7) apply any deposit or down payment specified in this Agreement to payment of Seller's costs, expenses and attorneys' fees incurred in enforcing this Agreement (provided, however, nothing herein shall be construed to mean that Seller's damages are limited to the amount of such deposit or down payment); and (8) exercise any and all other rights of Seller under applicable law. These rights and remedies are nonexclusive and may be exercised concurrently or separately. Seller's waiver of any Event of Default shall not constitute a waiver of any other Event of Default or of any other right under this Agreement or applicable law.

Sale Terms and Conditions, Rev01/14/25

Project: Public Works Office Trailer

Number: 01360

Location: Hidden Cove PW Yard

Project Description



Description: This project replaces an aging 10 x 30' office trailer at the Public Works Hidden Cove maintenance facility that has reached its serviceable life.

Benefit: Replacement of an existing failing asset.

Schedule: 2026: Procurement and installation

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	120	-	-	-	-	120
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	120	-	-	-	-	120
FUNDING USES (1000's)								
Project Management	-	-	6	-	-	-	-	6
Procurement	-	-	114	-	-	-	-	114
Sub-total	-	-	120	-	-	-	-	120



City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026

Agenda Item: Authorize the Interim City Manager to Advertise for Bids for Construction of the Pleasant Beach Drive Extension Project

Department: Public Works

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

Authorize the Interim City Manager to advertise for bids for construction of the Pleasant Beach Drive Extension project.

Narrative:

This project proposes to improve vehicular and fire safety and reduce the maintenance and operations costs of the existing Pleasant Beach Drive (formerly known as Fort Street). This will be accomplished by minor reconfiguration of the roadway geometry and paving the existing gravel roadway. Drainage improvements will be made and water quality will be enhanced.

Fiscal Impact:

This project is included in the 2025-2030 Capital Improvement Plan

Community Engagement and Outreach:

The City has been communicating with several of the property owners in the vicinity about the project. The community has been helpful in providing information about the site conditions and development of the project plan.

Attachments:

1. CIP_Pleasant Beach Drive Extension_01227

Project: Pleasant Beach Drive Extension

Number: 01227

Location: Tani Creek to Pleasant Beach

Project Description



Description: The project proposes to improve vehicular and fire safety, and reduce the maintenance and operations costs of the existing Pleasant Beach/Fort Street, by reconfiguring the roadway geometry and access locations.

Benefit: Vehicular and fire safety, and reduced long-term maintenance costs.

Schedule: 2025: Design and construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
REET Fund	87	459	-	-	-	-	-	546
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	87	459	-	-	-	-	-	546
FUNDING USES (1000's)								
Project Management	8	8	-	-	-	-	-	16
Design/construction	79	451	-	-	-	-	-	530
Sub-total	87	459	-	-	-	-	-	546



City Council Regular Business Meeting Agenda Bill Tuesday, June 9, 2026

Agenda Item: Authorize the Interim City Manager to Enter into a Purchase Agreement for Three Suzuki Outboard Engines and Installation on the Police Boat (\$98,259.92)

Department: Police

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: Minutes

Recommendation:

Authorize the Interim City Manager to enter into a purchase agreement for the purchase and installation of 3 Suzuki outboard engines.

Narrative:

The Police Department is seeking to purchase three Suzuki outboard engines for the police boat. The outboard engines currently installed on the police boat (Suzuki 350 outboards) are approximately 7 years old. The power head on one of the outboards recently failed. The cost to repair the engine is near the cost to replace. Based on the age of these engines, it is time to repower the police boat.

Police Department staff sought three quotes for this work. SAFE Boats provided a quote of \$98,259.92. SAFE Boats, located in Bremerton, is the original manufacturer of the vessel. This purchase order will cover a repower utilizing three (3) new, generation 5 Suzuki 350 outboard engines. Work will include the removal of the existing engines, preparation of the engine mounting brackets and installation of

the new engines. Installation will include adapter harnesses and controls to accommodate the new generation of Suzuki outboards. The purchase order also includes sea trials to verify proper engine height, performance, and overall system functionality.

Fiscal Impact:

\$98,259.92 - Existing funds in the Police Department budget will be utilized for this purchase.

Community Engagement and Outreach:

Attachments:

1. Safe Boats M8 Repower Quote



Factory Service Quote

8800 Barney White Road
 Bremerton, WA 98312
 Phone: 360-674-7161 Fax: 360-674-7149
www.safeboats.com

22-Apr-26

QUOTE # S-NJM-260422-A206
 Option : A
 Case # 26756

CUSTOMER Customer: Bainbridge Island PD P.O.C. Name: Scott Bothe P.O.C. Phone: 206-823-9073 Email: sbothe@bainbridgewa.gov Hull #: 966 Quote Date: 4/22/2026	SHIPPING ADDRESS Customer: Bainbridge Island PD Address 1: Address 2: 625 Winslow Way East City/State/Zip: Bainbridge Island, WA 98110 POC: Scott Bothe Phone Number: 206-823-9073
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Work Description
 SAFE Boats will perform a vessel repower utilizing new Generation 5 Suzuki 350 outboard engines. Work will include the removal of existing engines, preparation of the engine mounting bracket, and installation of the new engines.

The installation will include integration of adapter harnesses for each engine to interface existing Suzuki Precision Control (SPC 1.0) controls with the new SPC 2.0 engines. The new engines will be configured to support the existing propellers.

Upon installation, the system will be fully integrated and tested. Sea trials will be conducted to verify proper engine height, performance, and overall system functionality.

LABOR				
Labor Item	Hours	Rate	Extended Price	Comments
Remove old engines	4	\$175.00	\$700.00	
Hang and bolt new engines	24	\$175.00	\$4,200.00	
Wire adapter harnessess	3	\$175.00	\$525.00	
Sea trials	2	\$175.00	\$350.00	
			TOTAL LABOR	\$5,775.00

PARTS AND SERVICES						
Part/Material Description	Part Number	UOM	Qty	Price	Total	Comments
350HP, 30" Shaft, SPC, Dual Prop, BLACK	DF350ATXX5	ea	1	\$28,211.69	\$28,211.69	
350HP, 25" Shaft, SPC, Dual Prop, BLACK	DF350ATX5	ea	2	\$27,823.91	\$55,647.81	
Adapter Harness SPC 1.0 Controls to SPC 2.0 Engin	36623-98LB1	ea	3	\$88.26	\$264.79	
					TOTAL PARTS AND SERVICES	\$84,124.28

SUBTOTAL	\$89,899.28
	Shipping N/A
	9.3% Sales Tax \$8,360.63
TOTAL	\$98,259.92

Once a Purchase Order (PO) is received, work will be scheduled at a time mutually agreed upon by both parties.
 Please note: Service start dates will be determined and scheduled upon receipt of a signed contract or PO. Lead times are based on factory production schedules. The customer will be notified of available installation dates once the PO has been processed.
 If unforeseen vessel conditions or issues arise that prevent completion of the work as outlined in the Scope of Work (SOW), work will be paused. At that time, an assessment will be conducted, and a revised quote will be provided for any additional work required to complete the original scope.
 Applicable sales tax will be added in accordance with state regulations. If sales tax is not included or is incorrectly stated in the quote, the customer remains responsible for all applicable sales and use taxes. Tax-exempt customers must provide valid documentation at the time of service agreement. In states where nexus does not apply, customer is responsible for paying all applicable sales and use taxes.
 All invoices are due within thirty (30) days. Late payments may be subject to additional charges. Quote expires after 45 days.

POC: *Nate McCarthy* Cell: (360) 509-2984 Desk: (360) 674-7161 x1023 Email: nmccarthy@safeboats.com



City Council Regular Business Meeting Agenda Bill **Tuesday, June 9, 2026**

Agenda Item: Authorize the Interim City Manager to Open a 30-day Call Beginning July 13, 2026, for Requests to Connect to the City's South Island Sewer System in Accordance with the Supplemental South Island Sewer Connection Policy 2.14A

Department: Public Works

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

I move to authorize the Interim City Manager to open a 30-day call beginning July 13, 2026, for requests to connect to the City's South Island Sewer System in accordance with the Supplemental South Island Sewer Connection Policy 2.14A

Narrative:

The City contracts with Kitsap Public Utility District (previously Kitsap County Sewer District #7) for wastewater treatment associated with the City's South Island and Rockaway Beach sewer service area through an Interlocal Agreement. The District treats wastewater from both the District's Fort Ward service area, and the City's South Island/Rockaway service area, the latter of which represents approximately 70% of the District's total customer base. As part of the original agreement, the City retained 481 equivalent residential units (ERUs) of sewer connection capacity that is now either physically connected or "bound" for future use with a specific parcel.

On April 12, 2022, the City Council directed the City Manager to formally request

additional sewer connection capacity from the District, and on October 22, 2024, the City Council approved an interlocal agreement with the District for 25 additional ERUs. The ERUs were to be prioritized for purchase and distribution in annual increments of up to 7 per year over a 4-year period.

Resolution No. 2025-05 was adopted by City Council on May 27, 2025. It introduced a new policy to distribute 25 additional sewer connections in the South Island Sewer area, to be distributed in four (4) annual installments of up to 7 equivalent residential units (ERUs) for the years 2025-2027 and 4 ERUs for 2028.

In 2025, 8 applications for an additional sewer connection were received in the 30-day open call period held July 1-31. City Staff reviewed them and recommended that all 8 be rejected for not meeting the approved criteria in Policy 2-14A. City Council received that information at the January 27, 2026 Regular Business Meeting and voted to reject all 8 applications.

As per the policy the annual open call is to be announced at a City Council Regular Business Meeting at least 30 days prior to the opening and subsequently, we request the open call to begin on July 13th this year.

Fiscal Impact:

Under the existing interlocal agreement approved by Council in October 2024, the City is obligated to procure a total of 25 equivalent residential units (ERUs). The ERUs are scheduled in annual installments of 7 units each (due by September 1, 2025, 2026 and 2027) with the final 4 units due in 2028. Procuring the 2025 and 2026 contractual allocations requires \$193,000 in 2026 funds. This expense necessitates a budget amendment, which will be brought to Council for approval on June 23, 2026. The financial impact of this amendment will be mitigated over time. As additional ERUs connect to the system, the associated connection fees will offset the initial procurement costs.

Community Engagement and Outreach:

Attachments:

1. New_Policy_2.14A_South_Island_Sewer_-_Additional_Connection_Policy
2. Water & Sewer Availability Request (Revised January 2026)
3. 2026 PW Director Memo_SIS Call for Connections



PUBLIC WORKS ADMINISTRATIVE PROCEDURES MANUAL

2.14A SUPPLEMENTAL SOUTH ISLAND SEWER CONNECTION PROCEDURE

DATE OF APPROVAL:	EFFECTIVE DATE:
APPROVED BY & TITLE:	CITY COUNCIL; CITY MANAGER
RESPONSIBLE DIVISION:	Public Works
KEY CODE AND REFERENCES:	COBI Comprehensive Plan, as amended, on file in the Department of Planning and Community Development Interlocal Agreement between COBI and Sewer District No. 7 (SD7) dated 10/3/1997 Interlocal Agreement between COBI and SD7 dated 09/24/2003 All interlocal agreements between COBI and SD7 that provide for sewer connections in the amount greater than the number of connections defined in the Interlocal Agreement dated 09/24/2003 Sewer Connection Analysis Form , as amended, on file in the Department of Public Works South Island Sewer Connections Guidance and Background Map of South Island Sewer Connections Map of City Contracted Sewer Service Areas
EFFECTIVENESS DATE:	June 1, 2025

PURPOSE: The purpose of this document is to outline the City of Bainbridge Island’s (City’s) policy and procedures associated with the analysis and distribution of available Equivalent Residential Units (ERUs) associated with the inter-local agreement between the City of Bainbridge Island and Kitsap Sewer District #7 (District) dated October 25, 2024.

The above-referenced agreement identifies 481 ERU’s previously purchased by the City for use in the City’s service area. All of those ERU’s are presently physically connected, or “bound” for future use with an associated parcel in the service area. The agreement also now includes 25 additional ERUs, payment for which will be divided into four (4) annual installments of up to 7 ERUs for the years 2025-2027, and up to 4 ERUs in 2028. One (1) ERU is defined as one (1) sewer connection and is based upon the fixture unit values listed on the City’s “Sewer Connection Analysis Form” (See link above).

As previously identified, as of the date of adoption of this policy, the 480 ERUs established in earlier versions of the ILA remain in effect as either connected or "bound." However, the City may purchase back an unused or unwanted ERUs from the original holder at their request. The City is the only entity that may purchase unused or unwanted ERUs for re-distribution. This policy therefore applies to both the 25 additional ERUs, and any other ERUs purchased by the City from an original holder.

The policy and priority of the City of Bainbridge Island (City) is to manage the use of available Equivalent Residential Unit's (ERUs) in a manner that follows the guidance provided in the City's Comprehensive Plan, Sewer District No. 7 (SD7) policies and resolutions, and this connection procedure.

POLICY:

Subject to the availability of ERUs the City shall:

1. Provide sewer service to projects in the Lynwood, Pleasant Beach, Rockaway Beach, Emerald Heights, Blakely Elementary and Point White sewer service areas as identified in Figure 1 that meet the following prioritized criteria:
 - a. Properties or development that serve a new or existing public facility including, but not limited to schools, parks, municipal facilities, publicly-owned amenities, etc.;
 - b. Properties with an existing residence served by a failing or soon-to-be failing septic system, where a replacement system or replacement reserve system is constrained to a location of 100' from established shoreline and wetland critical area buffers (or otherwise have a high probability of negatively affecting sensitive bodies of water). A failing septic system is defined as one that can no longer effectively treat and distribute wastewater, leading to untreated sewage potentially reaching the surface around the drain field, and causing contamination of groundwater and potentially surface water within a period of 30-days. A soon-to-be failing septic system is defined as being no more than 1-year from failing as defined above. The septic system status as defined above will be as determined by representatives from Kitsap Public Health.
 - c. Properties with an existing residence served by a failing or soon-to-be failing septic system with no alternative for system repair or replacement. The cost of a repair or replacement will not be considered as part of the criteria for prioritization;

- d. Properties with an existing residence served by a failing or soon-to-be-failing septic system where the owner is enrolled in a Kitsap County low-income property tax relief program, or the City's utility rate low-income program, if established;
 - e. Properties with an existing commercial space that is currently served by a sewer connection that requires additional ERUs, or a portion of an ERU, to serve an existing, non-expanded use (through Planning and Community Development permitting) or to meet a new health and safety regulatory requirement;
 - f. Properties that are planned for residential use at the maximum allowed density and will provide permanent affordable units at or below 80% of area median income through a deed restricted program adopted by the City;
 - g. Properties that are planned for residential use at less than the maximum allowed density and provide permanent affordable units at or below 80% of area median income through a deed-restricted program adopted by the City; and,
 - h. Any new or expanded residential development that does not qualify under the affordability criteria listed above, including a new accessory dwelling unit (ADU) on an existing parcel, are not eligible for this program.
2. Provide sewer service to projects in the adjacent open space areas identified in Figure 1 that meet the following prioritized criteria:
- a. Properties or development that serve a new or existing public facility including, but not limited to schools, parks, municipal facilities, publicly-owned amenities, etc.; and,
 - b. Properties with an existing residence served by a failing or soon-to-be failing septic system , where a replacement system or replacement reserve system is constrained to a location of within 100' from established shoreline and wetland critical area buffers (or otherwise have a high probability of negatively affecting sensitive bodies of water).

Requirements:

1. ERUs are reserved for a single parcel or commercial establishment;
2. ERUs may not be transferred, sold, or otherwise committed through a binding legal agreement, to an owner of another parcel;
3. Unused or excess ERUs reserved for a parcel may be held for use, subject to the City's binding commitment for a reservation of sewer capacity;
4. If requested by the owner, unused or excess ERUs "bound" for a parcel may, at the City's option, be purchased by the City in an amount equal to the sum of all system participation (SD7 connection) and latecomer's fees paid by an owner at the time the ERUs were reserved or allocated by the City. As established in the Purpose section of this policy, unused or excess ERUs referenced in this subsection may have been established as part of the original 480 ERUs or the 25 additional ERUs established through the 2024 ILA. If an ERU is reclaimed by the City as per above, that ERU may be available as part of the next upcoming annual distribution process.

PROCEDURE:

The following procedure will be used to assign available ERUs per the policy above:

1. City staff will open a "call for sewer connections" annually on June 1st beginning in 2025. The call will be open for 30 days until June 30th. The call will be announced on a City Council Regular Business Meeting Consent Agenda at least 30 days prior to the opening.
2. Respondents to the call will submit the specified application form – included as an attachment to this document – to the front desk of City Hall or electronically to PWAdmin@bainbridgewa.gov prior to 4PM on the last day of the call. There is no fee for the application.
3. Application forms will be reviewed by City staff, and respondents contacted with requested questions or clarifications. Applications will be finalized by July 31st.
4. City staff will prepare an evaluation and prioritization of the application forms, along with a recommendation to the City Council for consideration of approval at a Regular Business Meeting in September or October.
5. Any connections remaining after 2028 may be distributed in accordance with this policy in subsequent years in coordination with Kitsap Sewer District #7.

6. Applicants who are approved through this process are required to submit the necessary connection and other associated fees within 30-days of notification of approval. Any available connection reviewed through the annual process that is not distributed in the annual cycle, or is associated with unpaid fees after 30-days, will be available for distribution in the following year's process.
7. In each year of the open "call for sewer connections," the City will consider purchasing and paying for 1 or more ERU's for the purposes of addressing an emergency in the form of a failing septic system as defined previously in this policy, an emerging issue in the form of serving an existing commercial space as defined previously in this policy, or the establishment of an affordable housing unit as defined previously in this policy. Qualifying ERU's may be distributed outside of the annual approval process cycle
8. Applicants who do not receive a connection as part of an annual process must re-submit an application form in the subsequent annual approval process to be reconsidered. There is no appeal process for denied applications.

**APPLICATION/
FORMS:**

Sewer Connection Request Form (attached)

BIMC 15.12.050 Allows the Director to assign responsibility for the interpretation, application, and enforcement of specified procedures to department staff. It also allows the Director to administer provisions of the chapter.

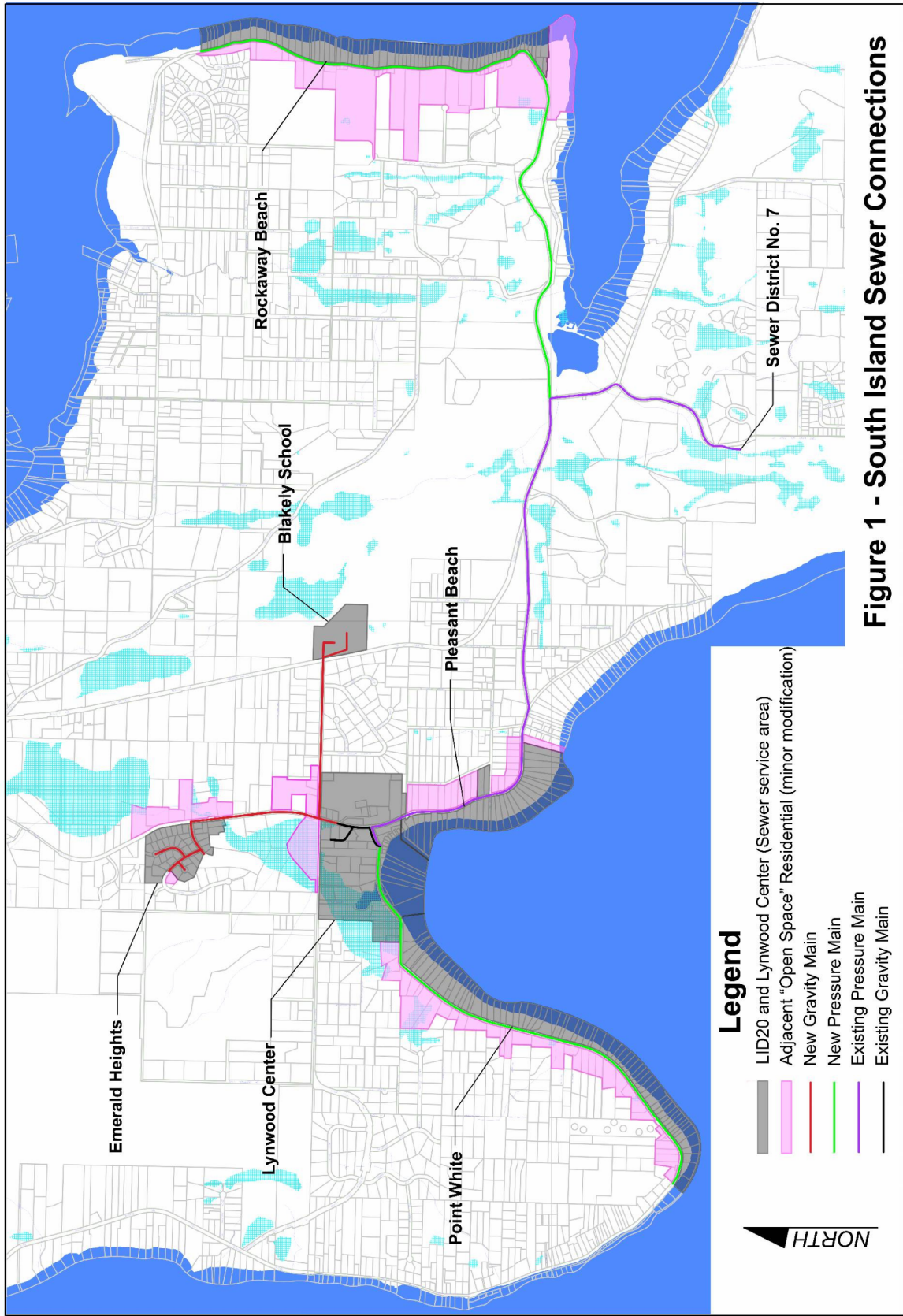


Figure 1 - South Island Sewer Connections

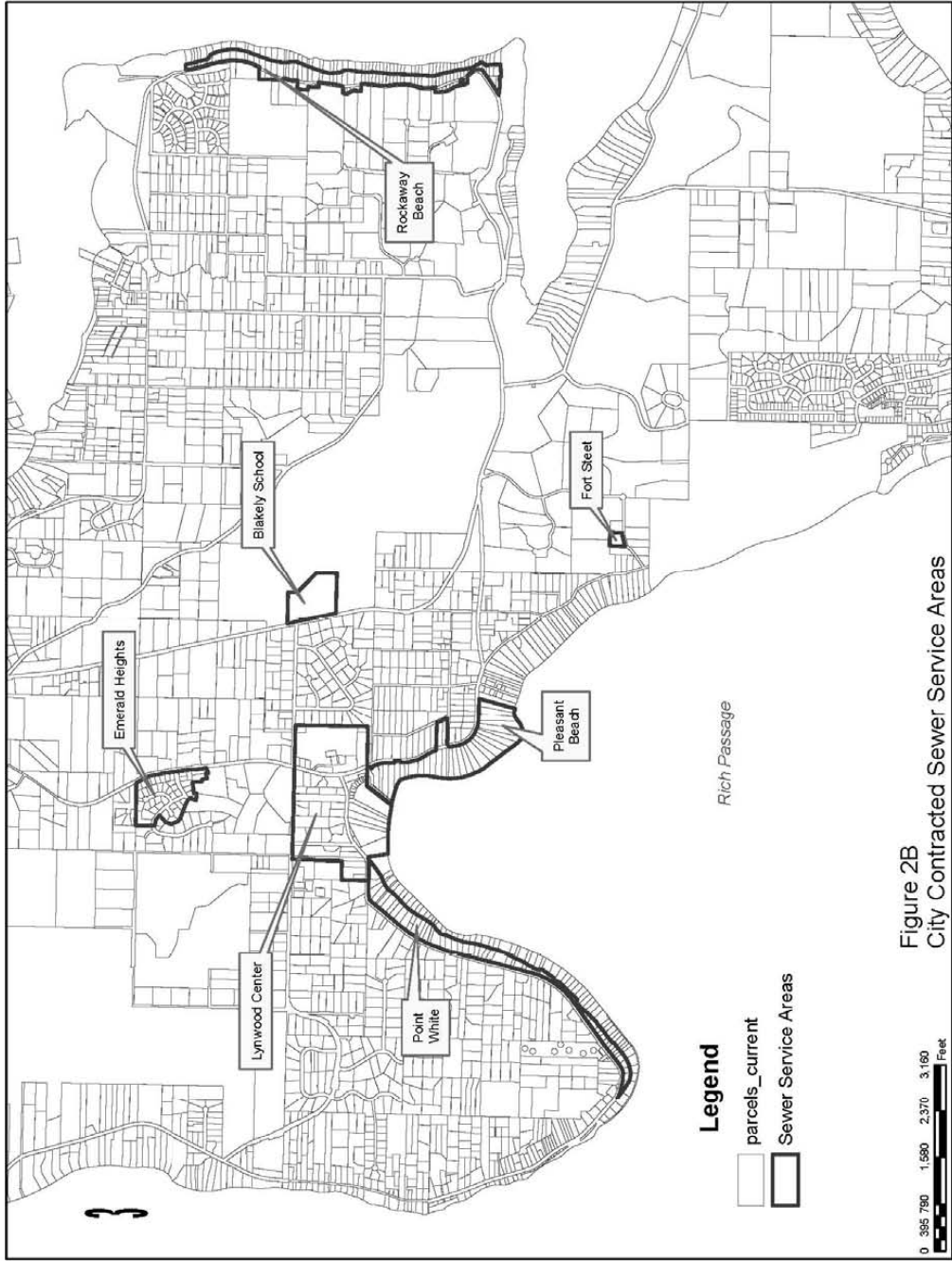


Figure 2B
City Contracted Sewer Service Areas



Water & Sewer Availability (WSA) Request Form

This water/sewer availability (WSA) worksheet application is required for any new connections, change in fixture units or potential impact to City of Bainbridge Island water and/or sewer facilities. See additional instructions and notes starting on page 4. The resultant final WSA letter is independent of the permitting process and will be provided to applicants for use in the subsequent land use and/or building permit applications.

Previously Received Binding Commitment? Water Sewer

Previous Case Number(s): _____ Date Received: _____

Has Information Changed Since Previous Submittal(s)? Yes No

APPLICATION PURPOSE (FOR DEFINITIONS SEE THE APPLICATION NOTES ON PAGE 5)

WATER	<input type="checkbox"/> Information <input type="checkbox"/> Non-binding Commitment <input type="checkbox"/> Binding Commitment <input type="checkbox"/> Approval to Connect	SEWER	<input type="checkbox"/> Information <input type="checkbox"/> Non-binding Commitment <input type="checkbox"/> Binding Commitment <input type="checkbox"/> Approval to Connect <input type="checkbox"/> South Island Sewer Annual "Open Call"
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PROJECT INFORMATION

Project Name: _____

Associated Permit Number(s): _____

Parcel Number(s): _____

Site Address: _____

Project Description:

Current Use(s): Single Family Residence Multi-Family Residence Commercial/Industrial Vacant Land
 ADU Irrigation Other _____

Is this an LID Area? Yes No Don't Know

Subject to Latecomer's Agreement? Yes No Don't Know

Forecasted Connection Date? (MM/YYYY) Water _____ / _____ Sewer _____ / _____

APPLICANT INFORMATION

OWNER	Name: _____ Address: _____ Phone: _____ Email: _____
AGENT	<p style="text-align: center;"><i>Please Attached Notarized Owner/Applicant Agreement Form</i></p> Name: _____ Agency: _____ Address: _____ Phone: _____ Email: _____

CURRENT CONNECTION INFORMATION

WATER	System: <input type="checkbox"/> COBI – Winslow <input type="checkbox"/> COBI – South Island Sewer <input type="checkbox"/> KPUD <input type="checkbox"/> Well <input type="checkbox"/> Don't Know <input type="checkbox"/> Other <input type="checkbox"/> None
	Type(s): <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Multi-Family Residence(s) <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Irrigation <input type="checkbox"/> ADU <input type="checkbox"/> Other _____
	Commercial/Industrial Use Type: _____
	Number of Buildings: _____ Units/Building: _____ Total Units: _____ Number of Meters: _____
	Meter Size(s): _____ Backflow Prevention? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
	Separate Fire Protection Water Main Tap <input type="checkbox"/> Yes <input type="checkbox"/> No Separate Irrigation Meter/System <input type="checkbox"/> Yes <input type="checkbox"/> No
SEWER	System: <input type="checkbox"/> COBI – Winslow <input type="checkbox"/> COBI – Rockaway Beach <input type="checkbox"/> KCSD 7 <input type="checkbox"/> Septic <input type="checkbox"/> Don't Know <input type="checkbox"/> Other <input type="checkbox"/> None
	Type(s): <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Multi-Family Residence(s) <input type="checkbox"/> ADU <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial (See Below) <input type="checkbox"/> Other _____
	Commercial/Industrial Use Type: _____
	Total Number of Connections: _____ Total Number of ERUs: _____ (From Attached Table)

Existing Utility Account Number(s): _____

PROPOSED CONNECTION INFORMATION

WATER	System: <input type="checkbox"/> COBI – Winslow <input type="checkbox"/> COBI – South Island Sewer <input type="checkbox"/> KPUD <input type="checkbox"/> Well <input type="checkbox"/> Don't Know <input type="checkbox"/> Other <input type="checkbox"/> None
	Type(s): <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Multi-Family Residence(s) <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Irrigation <input type="checkbox"/> ADU <input type="checkbox"/> Other _____
	Commercial/Industrial Use Type: _____
	Number of Buildings: _____ Units/Building: _____ Total Units: _____ Number of Meters: _____
	Meter Size(s): _____ Backflow Prevention Required? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
	Separate Fire Protection Water Main Tap <input type="checkbox"/> Yes <input type="checkbox"/> No Separate Irrigation Meter/System <input type="checkbox"/> Yes <input type="checkbox"/> No
SEWER	System: <input type="checkbox"/> COBI – Winslow <input type="checkbox"/> COBI – Rockaway Beach <input type="checkbox"/> KCSD 7 <input type="checkbox"/> Septic <input type="checkbox"/> Don't Know <input type="checkbox"/> Other <input type="checkbox"/> None
	Type(s): <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Multi-Family Residence(s) <input type="checkbox"/> ADU <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial (See Below) <input type="checkbox"/> Other _____
	Commercial/Industrial Use Type: _____
	Total Number of Connections: _____ Total Number of ERUs: _____ (From Attached Table)
CROSS CONNECTION CONTROL	<input type="checkbox"/> Yes <input type="checkbox"/> No Has there been or will there be another source of water on your property other than the service connection to the public potable supply (i.e., private well, lake, stream, pond, etc.)?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will there be an irrigation system on your property?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will there be any facilities (such as a booster pump, elevated tank, etc.) to increase the water pressure above the supply pressure presently provided by the public potable supply?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will there be any toxic or non-toxic chemicals used in your operation?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will any of your facilities provide medical, dental, or laboratory services?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will any of your facilities have non-residential food preparation areas?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will your facility have any water features like a pond, fountain, or pool?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will there be any ejectors, aspirators, or pumps used in your operation?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will water be recycled during the operation of your heater, air conditioner, radiant flooring, or other equipment in your plant or building?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will there be any water supply lines submerged in tanks, vats, etc.?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will there be any backflow prevention devices installed in any part of your piping?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will there be a fire standpipe or fire sprinkler system installed in your building?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will any building have more than two stories?
	<input type="checkbox"/> Yes <input type="checkbox"/> No Will there be any other conditions present which could allow water to flow in a direction that is opposite to normal flow? (If yes, please provide details below)

MULTI-FAMILY RESIDENTIAL UNITS

Building/Unit Number _____
 Dwelling Units Per Building: _____
 Total Units: _____

NON-RESIDENTIAL FIXTURE UNITS (NOT REQUIRED FOR SFR/ADU)

Fixture Type	Fixture Unit Value	Bldg./Unit* # _____				Bldg./Unit* # _____							
		Previous or Existing within Commercial Space		New/Added Fixtures within Commercial Space		Total Fixture Count		Previous or Existing within Commercial Space		New/Added Fixtures within Commercial Space		Total Fixture Count	
		QTY	Fixture Units**	QTY	Fixture Units**	QTY	Fixture Units**	QTY	Fixture Units**	QTY	Fixture Units**	QTY	Fixture Units**
Bathtub and/or Shower	4	—	—	—	—	—	—	—	—	—	—	—	
Dental Units or Lavatory	1	—	—	—	—	—	—	—	—	—	—	—	
Dishwasher (Commercial)	4	—	—	—	—	—	—	—	—	—	—	—	
Drinking Fountain Heads	1	—	—	—	—	—	—	—	—	—	—	—	
Hose Bib or Sill Cock	5	—	—	—	—	—	—	—	—	—	—	—	
Laundry Tub or Clothes Washer	4	—	—	—	—	—	—	—	—	—	—	—	
Sink: Bar or Lavatory	2	—	—	—	—	—	—	—	—	—	—	—	
Sink: Clinic, Flushing	10	—	—	—	—	—	—	—	—	—	—	—	
Sink: Kitchen	4	—	—	—	—	—	—	—	—	—	—	—	
Sink: Other	4	—	—	—	—	—	—	—	—	—	—	—	
Sink: Wash, Circle Spray	4	—	—	—	—	—	—	—	—	—	—	—	
Urinal: Flush Tank	3	—	—	—	—	—	—	—	—	—	—	—	
Urinal: Pedestal	10	—	—	—	—	—	—	—	—	—	—	—	
Urinal: Wall or Stall	5	—	—	—	—	—	—	—	—	—	—	—	
Water Closet, Tank	5	—	—	—	—	—	—	—	—	—	—	—	
Water Closet, Flush Valve	10	—	—	—	—	—	—	—	—	—	—	—	
Other: _____		—	—	—	—	—	—	—	—	—	—	—	
Total Fixture Units:		—	—	—	—	—	—	—	—	—	—	—	
Total ERUs***:		—	—	—	—	—	—	—	—	—	—	—	

* For additional buildings/units please use additional sheets as needed.
 ** Fixture Unit Value x Quantity = Fixture Units
 *** 20 Fixture Units = 1.0 Equivalent Residential Units (ERU) rounded to the nearest 1/100 ERU

INDUSTRIAL WASTEWATER

The discharge of industrial wastewater (other than domestic wastewater) into municipal sewerage systems which could interfere with, pass through, or otherwise be incompatible with such systems or which would contaminate the sludge will not be permitted. WAC 173-216

Will industrial or commercial wastewater (other than domestic wastewater) including wastewater from restaurants, food processing facilities, and chemical processing facilities be discharged into the City of Bainbridge Island's (City) wastewater treatment plant? Yes No

Will industrial or commercial wastewater (other than domestic wastewater) including wastewater from restaurants, food processing facilities, and chemical processing facilities be discharged into the Kitsap County Sewer District 7 (SD7) wastewater treatment plant? Yes No

Applicants submitting a request for sewer connections where industrial or commercial wastewater (other than domestic wastewater) will be discharged in the City or SD7 wastewater treatment plants shall provide engineering data in a form determined by the City Engineer or designated representative to establish pretreatment requirements.

ADDITIONAL SUBMITTAL REQUIREMENTS

Site Plan: Must include existing and proposed utility connections including water and sewer mains, manholes, service lines, connection points, cleanouts, fixtures, meters, etc. The site plan must be legible, easily understood, and draw in a recognized scale.

Show surrounding rights-of-way with proposed connection points to City infrastructure, meter and fixture locations, cleanout locations, manholes, and right-of way features.

Construction details for all materials and layouts.

The site plan must be legible, easily understood, and drawn in a recognized scale.

Information and sample site plans are available in the [Administrative Manual for Planning Permits](#)

Other specifications or engineering as required.

APPLICATION NOTES & INFORMATION

The purpose of the water/sewer availability process is to identify if the subject parcel is located within water and/or sewer service area boundaries, proximity of existing infrastructure, availability and/or requirements to connect, detail site specific conditions, requirements, and any additional permitting requirements. This application will be reviewed based on submitted materials. All utility design and layouts are subject to engineering review under associated building permitting. If there are any changes in plumbing fixture counts, ERU counts, or meters requested, a revised application shall be submitted, and this availability is subject to adjustment, including, but limited to, conditions and fee amounts.

Once a binding commitment has been issued, all conditions must be met, fees paid in full, and additional permitting (as required) issued before approval to connect will be granted.

All work performed in or adjacent to the right-of-way shall require a right-of-way permit.

All connections to City infrastructure shall be observed by COBI Engineering staff. A minimum of 72 hours advance notice when work is to be performed.

Please provide 7-10 business day advance notice for water meter installation.

When the City of Bainbridge Island issues a binding commitment for water or sewer system capacity, and service main extensions or other capital facility improvements are not required, the City of Bainbridge Island shall provide water and/or sewer service pursuant to the requirements and conditions stated in the binding commitment letter. When the City of Bainbridge Island issues a binding commitment for water or sewer system capacity, and service main extensions or other capital facility improvements are required, the owner shall enter into a Utility Extension Agreement with the City of Bainbridge Island at their own expense pursuant to the requirements and conditions stated in the binding commitment letter, and BIMC 13.32.

At the time of payment of fees and the receipt of a binding commitment, the owner is acknowledging and agreeing to comply with all codified regulations and rules now in existence or which may be established from time to time by the City of Bainbridge Island governing the operations of its public water and sewer systems. The owner specifically agrees to install all plumbing systems in accordance with the conditions stated in the binding agreement and maintain at all times their plumbing system(s) in compliance BIMC15.04 and the City of Bainbridge Island Design and Construction Standards and Specifications as they pertain to the prevention of water contamination, prevention of pressure surges, and thermal expansion in their water and sewer piping. Further, the applicant agrees at the time of final payment and receipt of a binding agreement for connection not to make a claim for damages against the City of Bainbridge Island or its agents or employees for damages and/or loss of production or sales or service caused by the disruption of water or sewer service for system repair, routine maintenance, power outages, and other conditions normally expected in the operation of a water or sewer utility.

DEFINITIONS

Information – A basic determination of whether a parcel is within water and/or sewer service area boundaries and if connection is feasible. No formal documentation is issued.

Non-Binding Commitment – If parcel is located within water and/or sewer service area boundaries and connection is feasible, a non-binding commitment letter will be issued that states that the City has available water or sewer system capacity as of the date of the letter and that the subject parcel would be eligible for connection to the City’s water and sewer systems contingent upon available capacity at the time of application of binding commitment, all conditions being met within permitting processes, and all connection and participation fees being paid in full. This does not guarantee the future availability of water or sewer system capacity.

Binding Commitment – If parcel is located within water and/or sewer service area boundaries and connection is feasible, a binding commitment letter will be issued that states that the City has available water or sewer system capacity and that, upon payment of all applicable system participation fees set forth in BIMC 13.16.040 and all conditions being met within permitting processes, the City shall reserve water and/or sewer system capacity, and shall allow connection to the City’s water and/or sewer systems in perpetuity. The letter will detail site specific conditions, requirements, and additional permitting requirements. Full payment of system participation and associated fees are required within 30 days of letter issuance to establish a binding commitment. A binding commitment does not expire.

Approval to Connect – If a previously issued binding commitment has been obtained but connection not made, an approval to connect letter will be issued that will detail site specific conditions, requirements, and additional permitting requirements.

South Island Sewer Annual “Open Call” – The City will open a 30 day “call for sewer connections” annually on June 1 of the subject year. Following the open call period, City Staff will review the applications, clarify any questions with applicants, and finalize applications. Staff will then prepare an evaluation and prioritization of the received application forms and provide a summary along with recommendations to City Council for consideration of approval at a Regular Business meeting.

SIGNATURE

Should an agent submit this application, a *notarized* [Owner/Agent Agreement](#) must accompany the application.

I, the undersigned, certify that the information submitted on this form is truthful and based upon the best available information known at the time of submittal. I also affirm that I am the owner or designated agent of the subject site. Further, I grant permission to any and all employees and representatives of the City of Bainbridge Island and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to inform the City of any and all changes in the information submitted, and to any change in use with the resubmittal of this form prior to final payment of fees and connection to the City’s water or sewer systems.

_____	_____	_____
Print Name (Owner)	Signature (Owner)	Date
_____	_____	_____
Print Name (Owner)	Signature (Owner)	Date
_____	_____	_____
Print Name (Owner)	Signature (Owner)	Date
_____	_____	_____
Print Name (Owner)	Signature (Owner)	Date



PUBLIC WORKS DEPARTMENT MEMORANDUM

From: Henry Hash, Interim Public Works Director
Date: June 09, 2026
Subject: **South Island Sewer Connection Policy and Procedure**

City Council adopted a revised South Island Sewer Connection Policy (2.14A) on May 27, 2025 (attached), which was effective beginning June 1, 2025. The approved document outlines the policy and procedures associated with distribution of additional South Island Sewer Connections (characterized as Equivalent Residential Units or ERUs) made available to the City via the inter-local agency agreement between the City of Bainbridge Island and Kitsap County Sewer District #7 (now owned and managed by Kitsap Public Utility District) dated October 25, 2024.

Per the approved policy, City Council will open a 30 day “call for sewer connections” annually on June 1 of the subject year. Following the open call period, City Staff will review the applications, clarify any questions with applicants, and finalize applications. Staff will then prepare an evaluation and prioritization of the received application forms and provide a summary along with recommendations to City Council for consideration of approval at a Regular Business meeting.

1. In 2026, the adjusted timeline will be as follows:
 - a. June 09 – Open call to begin July 13, 2026 is authorized by Council
 - b. July 13- August 14 – Open Call for new sewer connection applications
 - c. August 14 – September 30 – Staff review and clarify applications
 - d. October/November - Staff recommendations provided to City Council at a Regular Business meeting

Respondents to the open call will submit their application via the existing COBI Water Sewer Availability Application form (attached, also available online) identifying in the “Application Purpose” section that the application is for the South Island Sewer Annual “Open Call”, and providing as much information as possible to allow staff to evaluate the requestor’s eligibility and priority in accordance with the classifications established in the revised policy.



City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026

Agenda Item: Consider Approval of Revisions to the Introduction to the Comprehensive Plan

Department: Planning & Community Development

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

Consider approval of the revisions to the Introduction of the Comprehensive Plan for inclusion in the final public hearing draft of the Comprehensive Plan Update.

Narrative:

The City Council considered the Introduction of the Comprehensive Plan and provided motions for update on May 12. Changes to note include:

- Additional language to include the contributions of the Indipino community
- Some revisions to clarify awkwardly constructed sentences

The *Introduction* chapter includes the City's Guiding Principles, which have been updated in the version presented. The updated version is the result of process including review by a

steering committee of Councilmembers and members of the Planning Commission, drafts and feedback from the City’s Race Equity Advisory Committee (REAC), and review by the Planning Commission. That work product is included here for Council and community review.

The Planning Commission reviewed and provided recommendations on all sections of the Comprehensive Plan and provided recommendations on the goals and policies of the Winslow Subarea Plan.



Fiscal Impact:



Community Engagement and Outreach:



Attachments:

1. Draft Updated INTRODUCTION council edits for Council 06092026



COMPREHENSIVE PLAN INTRODUCTION

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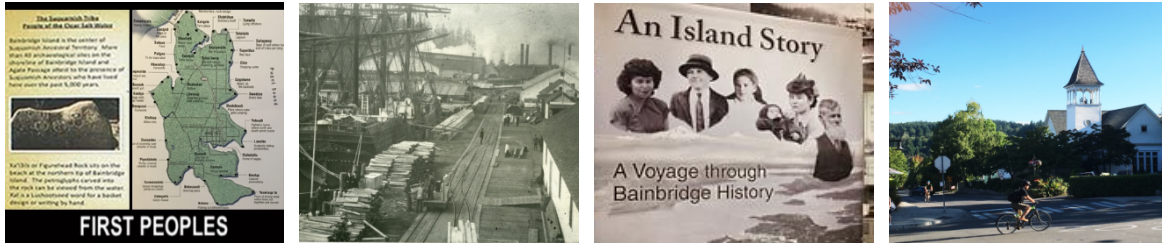
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BAINBRIDGE ISLAND Past, Present and Future

BAINBRIDGE ISLAND HISTORY



This historical overview provides a foundational perspective to aid community planning in better understanding and preserving the rich and multifaceted history of Bainbridge Island.

Land

Bainbridge Island is split into two geologic areas, with the southern third composed of sedimentary bedrock approximately thirteen to thirty million years ago. Lying on a seismic fault line, its most prominent feature is the steep gradient at Bill Point, a backdrop for Rockaway Beach. This fault runs from Eagle Harbor to Seattle. Together with other active faults, a 9.0 plus earthquake involving the North American and Juan de Fuca Plates is a valid disaster potential for Bainbridge Island. Fortunately, only three earthquakes over 6.0 have occurred since World War II: in 1949, 1965, and 2001.

Successive glacial periods left behind deep bodies of water and numerous islands from Puget Sound to Alaska. Resulting deep water sheltered harbors and acidic topsoil influenced human settlement. The primary concern for the Island's southern third is limited water supply caused by impenetrable bedrock. The northern two-thirds, with Eagle Harbor as the dividing line, is composed primarily of sand, clay, and gravel deposits. While still commercially extracted, their primary benefit is an easily accessible ground water source.

People

Suquamish Ancestors first inhabited Bainbridge Island and the Kitsap Peninsula around 13,000 years ago and continue to live in the area to the present day. The Suquamish People occupied winter villages and seasonal camps throughout the island as they fished, hunted, collected shellfish, and gathered plants and other vegetation resources. Several areas on the island have religious significance to Tribal members and some areas near the marine shoreline were burial sites. Many significant cultural resources have been documented along the contemporary marine shoreline of Bainbridge Island. Inland portions of the island have not been investigated as intensively as shoreline landforms but likely have evidence of past Suquamish land use.

The “discovery” of the Island came in 1792 with the arrival of George Vancouver. The United States showed little interest in the region until the Louisiana Purchase and the Lewis and Clark expedition. In 1841 Captain Charles Wilkes entered Puget Sound to map the area. He designated Bainbridge Island as an island rather than a peninsula and named it for the War

of 1812 commander, Commodore William Bainbridge. He also named Eagle Harbor, Bill Point, Wing Point, Port Blakely, Port Madison and Point Monroe.

Non-native settlement of the Island began in 1853 when George Anson Meigs ventured into Puget Sound to establish a lumber mill to serve the San Francisco market. He purchased an existing mill near present day Kingston and relocated it to Port Madison. The treaty of Point Elliot was signed on January 22, 1855, between the United States government and 82 Native American Coastal Salish leaders. It ceded millions of acres of ancestral tribal lands to the United States, in exchange for reservations, annuities, and guaranteed resource rights. This included ceding any Suquamish claims to Bainbridge Island, and Meigs laid claim to the northern third of the Island through the US Patent Office. The Meigs Lumber and Shipbuilding Company was born and soon the mill town of Port Madison had all the accoutrements of a late 19th-century mill town.

Peaking in the 1870s, Port Madison declined slowly until ceasing operations in 1890. Concurrent to its demise, the Port Blakely Mill, owned by Captain William Renton, was ascending after relocating from Port Orchard in 1865. It reached its peak in 1890 as the largest lumber mill in the world. Also at this time, the Hall brothers relocated their ship building business from Port Ludlow to Port Blakely to become one of the best-known names in the business.

Port Blakely's success laid the foundation for additional industries and eventual reshaping of the Island's human geography. The mill and shipyard attracted immigrants from around the globe notably from Scandinavia and Japan. The Hall brothers expanded their operation with a move to Eagle Harbor in 1903. The Pacific Creosote Company was located across the harbor near Bill Point. Port Blakely Mill closed in 1922 resulting in a refocus of commercial activity to the Eagle Harbor area.

Commercial *agriculture* centered on strawberry *farms* developed by Japanese immigrants who originally came to work at Port Blakely. The acidic soil proved ideal for the seasonal cultivation of strawberries. Japanese families used their American born children as title holders, since immigrants were not allowed to become citizens or own property. Large tracts of wasted timberland were purchased, cleared of stumps and debris, and successfully farmed for generations. A grower's association was formed to aid marketing.

Filipino and Indipino families were also important members of the Bainbridge Island community. Filipino families owned and operated raspberry and strawberry farms on the Island. The Indipino community began when Filipino and First Nations intermarriages occurred.

World War II abruptly altered Bainbridge Island's economy. Executive Order 9066 ordered West Coast Japanese relocated to internment camps for the war's duration. This resulted in a severe disruption of strawberry farming from which it never fully recovered. Following exclusion of the Japanese-American community, many Filipinos managed the strawberry *farms* and businesses.

Modern Development

Scheduled auto ferry service from the Island to Seattle commenced in 1937 and solidified Winslow's identity as the Island's urban center. Both the middle school and high school were located there. Prior to this, passenger only ferries, locally known as the, "mosquito fleet,"

had made scheduled stops at a number of small coastal communities around the Island. A significant development in the initial postwar years was the completion of the Agate Pass Bridge and State Highway 305 in 1950, directly linking the Island to the Kitsap Peninsula.

Postwar Bainbridge Island transitioned from rural to suburban with the advent of a convenient commute to Seattle and the peninsula. Regional economic changes caused increasing numbers of people to relocate here, especially during the 1960's and 70's. Farming and local industries remained important, but were no longer the economic mainstay they were historically. A proposed major shopping center and housing development in the late 1980's precipitated a move by a group of Islanders to seek local control by becoming an incorporated city.

Despite incorporation however, Bainbridge Island remains a desired place to live has done little to slow growth, especially with increasing regional population pressure stemming from Puget Sound's burgeoning technology industry. According to the US Census Bureau American Community Survey (ACS), the 2022 median family income on Bainbridge Island (2009-2013) was \$151,290 95,484 compared to Kitsap County and the whole of Washington State at \$93,675 and \$90,325 59,478, respectively. In 2022, tThe average home value median sales price of a single-family home on the Island (2009-2013) was \$1.5 million 551,700 compared to the state average of \$262,100. Comparatively, Kitsap County's median home sale value in June 2022 was \$600,000, about 39 percent the size of Bainbridge Island's median home sale value.

The 2008 recession temporarily postponed a restructuring of Winslow's downtown core. The subsequent economic upturn has since seen its completion, but also fostered controversial projects such as the shopping complex at State Highway 305 and High School Road.

History is a continuum and the preservation of historic buildings and resources by a community is an ongoing autobiographical undertaking. The results of historic preservation choices become a legacy for future generations to appreciate, learn from and live by.

BAINBRIDGE ISLAND TODAY

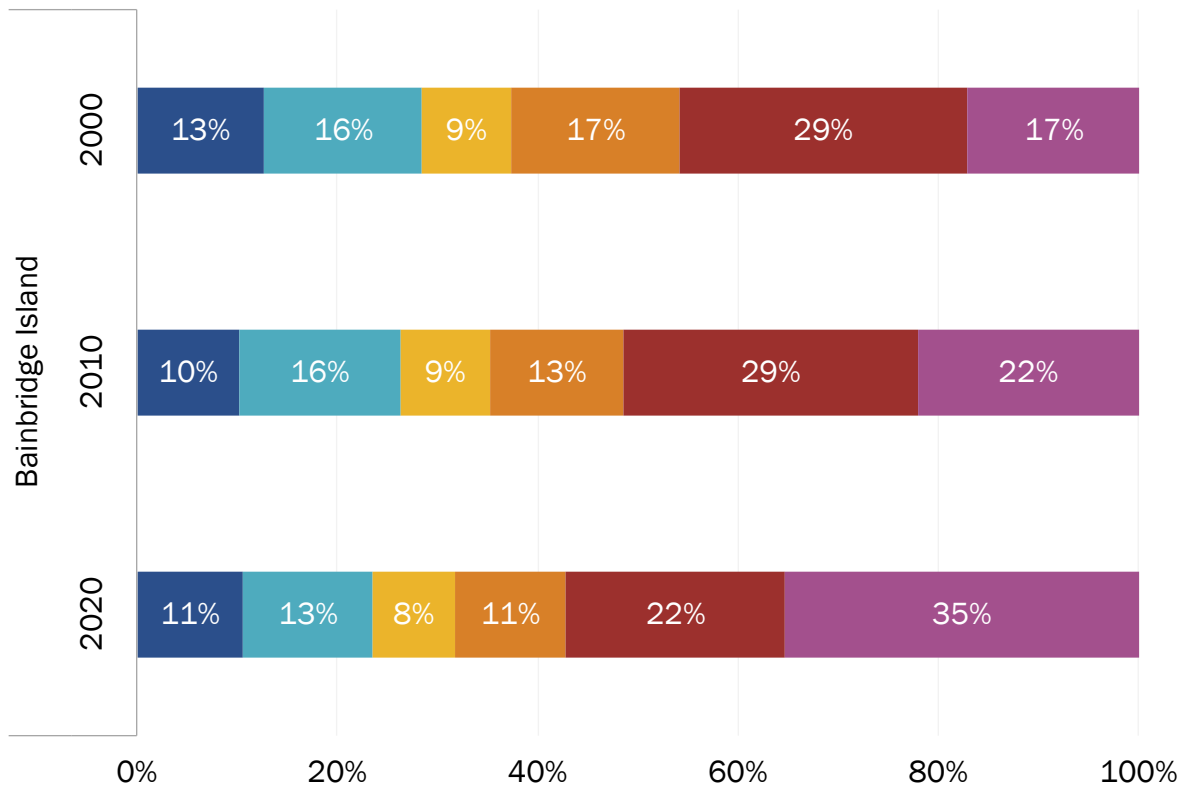
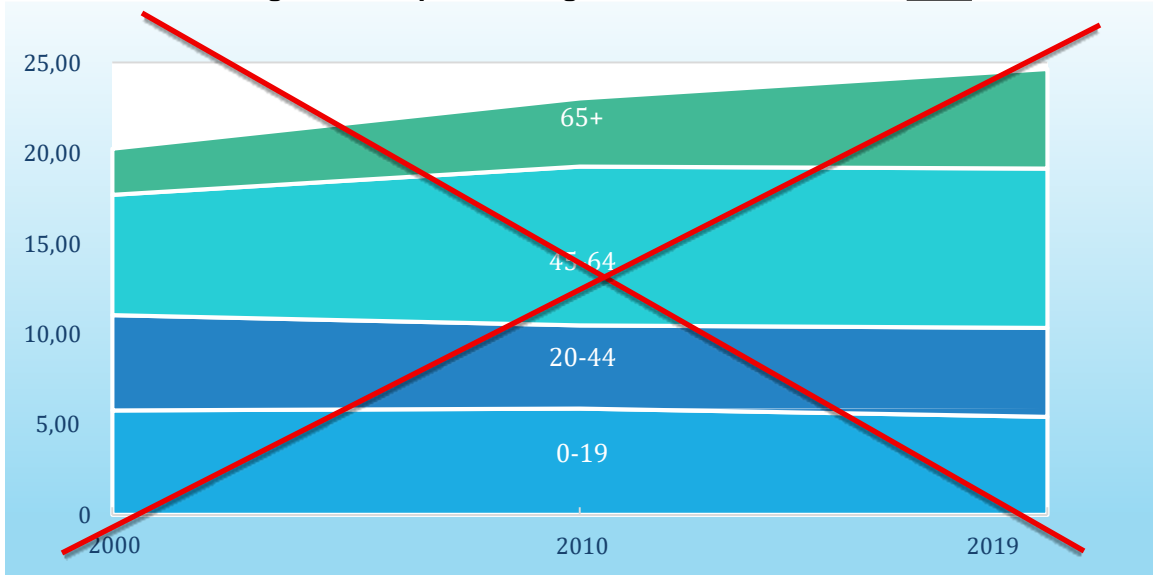
People

The population of the Island in 2015-2022 was 23,850 25,060, which was a modest increase from the 2010-2020 population of 23,025 24,825. Demographically Bainbridge Island is predominantly white (91-85%) while the Hispanic, Asian and mixed race portions of the population are roughly 3% each. 7.4% of the Island's population is foreign-born. Black or American Indian/Alaskan Native persons each make up 0.2%, while persons identifying as Asian or Hispanic each make up over 3% of the Bainbridge Island population. The number of people identifying as two or more races increased between 2010-2022, from 4.7% to 6.4% of the Bainbridge Island population.

Islanders are relatively well-educated with 66.6 74 % of the adult population (25+ years of age) having a bachelor's degree or higher, and 34% having a graduate or professional degree. In 2020, Bainbridge Island's population was primarily over 45 years of age (57%), higher than Kitsap County (44%) and Washington State (41%). The median age on Bainbridge Island was 50, surpassing Kitsap County by more than 10 years (39 years).

In 2020, wWith the majority of the population was above 45 years of age, the composition of the Bainbridge Island population (57%) is markedly different than that of both Kitsap County (44%) and Washington State (41%). The median age of Bainbridge Islanders in 2016-2020 is 49-50 years old, which is nearly more than 10 years older than that of Kitsap County (39 years old) and 12 years older than that of Washington State.

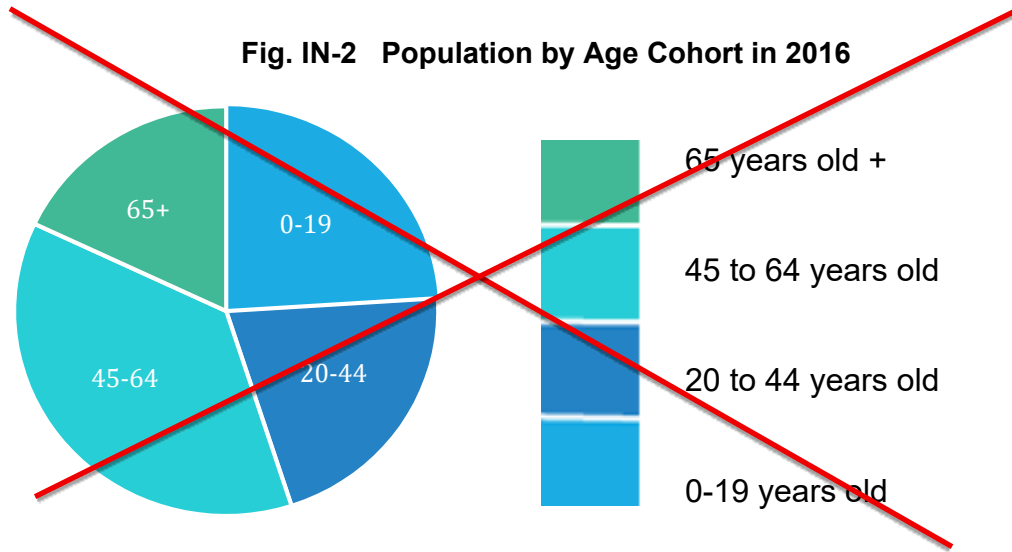
Fig. IN-1 Population Age Cohorts 2000 to 2019 2020



Source: 2000-2010 ~~2010~~ 2020 U.S. Census and Experian Census Area Projections & American Community (ACS) 5-year data.

Bainbridge Island's population is relatively affluent. The trend line from the years 2000 ~~2010~~ 2020 through 20459 ~~2020~~ indicates relative a 13% increases in yearly household incomes above \$100,000 ~~\$150,000~~ and corresponding decreases in the percentage of households earning

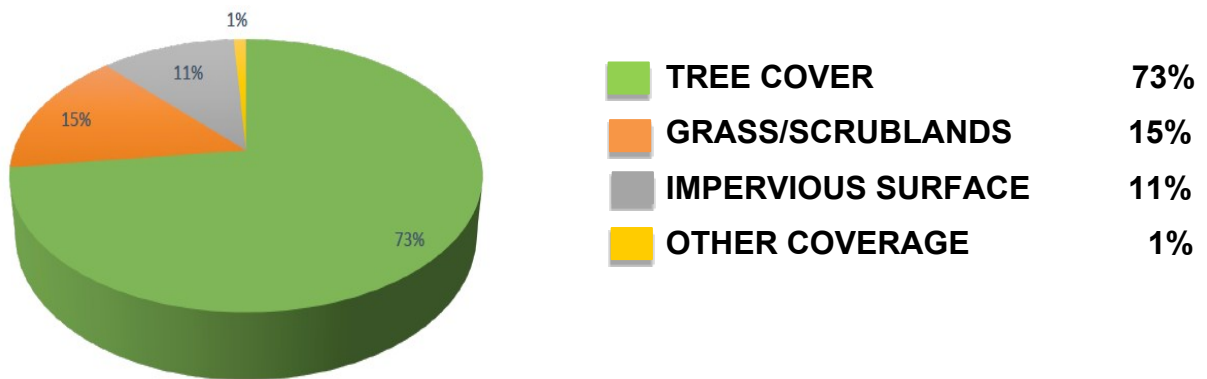
below \$100,000, from 53% in 2010 to 40% in 2020. The 20% of households earning between \$100,000-\$149,999 is estimated to have remained the same between 2010-2020. Source: U.S. Census, Community (ACS) 5-year data 2006-10 and 2016-20 estimates. More detailed data about population demographics, including household incomes and housing affordability, are presented in the Bainbridge Island Housing Needs Assessment and the Bainbridge Island Economic Profile, which are Plan Appendixes B C and A, respectively.



Island-wide Land Profiles

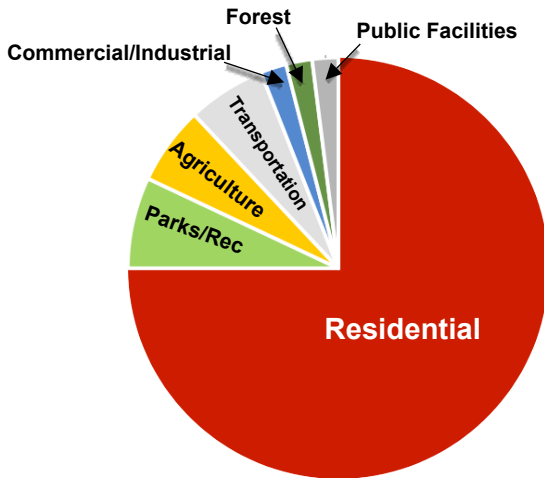
Almost 88% of the twenty-six square miles of the Island's land coverage is either tree cover or grass/scrublands. The developed portions of the Island constitute impervious surface totaling about 11% of its land area.

Fig. IN-3 Land Coverage Types



The predominant land use on Bainbridge Island is residential (73%), with forest, agriculture, parks/recreational lands totalling another 16%. The remaining 11% of the Island is transportation (6%), Mixed Use/Commercial/Industrial (3%) and Public Facilities (2%). See Fig. IN-4.

Fig. IN-4 Land Use Types



RESIDENTIAL	73%
PARKS/RECREATION	8%
AGRICULTURE	6%
TRANSPORTATION	6%
MIXED USE/COMMERCIAL/INDUSTRIAL	3%
PUBLIC FACILITIES	2%
FORESTRY	2%

The protection and support of existing *farms* and the preservation of prime agricultural lands and *farms* of local significance are important *goals* of the residents of Bainbridge Island. Agricultural lands provide *open space*, habitat, *groundwater* recharge, local food production with fewer transportation impacts and cultural value. Their protection can augment *sustainability goals*.

Farming on the Island provides economic, social, aesthetic and nutritional benefit to the community. Equally important, protection of agricultural lands will enhance the cultural and economic diversity and help retain the Island’s rural character. *Open space* dedicated to *agriculture* also conserves environmental resources.

Farm operations on the Island are unique. Small *farms* ranging in size from 1 acre to 40+ acres, are mostly dispersed throughout the Island with some clustering in a few locations. The specialty, high-intensity, small *farms* will continue to be an important adjunct to farming in the future.

The City currently owns sixty acres of public farmland that has been managed under contract by a non-profit organization. That organization also works with private landowners, seeking ways to increase the amount of land used for food production, and to conserve the land for agricultural uses over the long term. To preserve public farmland, the City *should* consider designating its public farmland properties as Agricultural Resource Land (ARL) consistent with WAC 365-190-050. Other non-profits are also involved in promoting *agriculture* on Bainbridge.

Agriculture is a vulnerable enterprise in any rapidly growing area. As land values continue to rise the economic viability of *farms* on Bainbridge Island depends on the farmers’ industry and ingenuity and on public policies that provide incentives and tax relief.

HISTORY OF COMPREHENSIVE PLANNING ON BAINBRIDGE

The ~~2016-2024~~ Update is the ~~second~~third major revision to the *Comprehensive Plan*. The first Plan was officially adopted in 1994. Work on the first Plan began in 1990 when then Mayor Sam Granato appointed members to the *Comprehensive Plan Advisory Committee* (CPAC). This was soon after residents in the unincorporated area of Bainbridge (population of 12,000; area of 17,700 acres) voted to annex into the City of Winslow (population of 3,000; area of 2,800 acres) and form the City of Bainbridge Island.

The timing for forming CPAC in 1990 was fortuitous, as the State of Washington that same year passed the *Growth Management Act*. The very first section of the GMA reads:

The legislature finds that the uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizen, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.

RCW 36.70A.010

With the two parts of Bainbridge Island joined by annexation, CPAC was charged with creating a plan for the entire island. Twenty staff members of CPAC and 130 citizens from around the Island made a fresh start at planning for the Island as a whole. A 17-member citizen participation committee was charged with obtaining broad community participation and carried out a telephone survey and 16 focus groups.

The 1994 version of the *comprehensive plan* covered five elements (Land Use, Housing, Water Resources, Transportation and Capital Facilities). Two more elements were later added: the Cultural element in 1998 and the Economic element in 1999. Around 50 architects, engineers and other citizens contributed to a Winslow Design Workshop as part of the 1994 planning. This eventually led to the adoption of the Winslow Master Plan approved in May 1998. A sub-area ~~master plan~~ was adopted for Lynwood Center in 1997. A number of amendments to the *Growth Management Act* and the Bainbridge Island *Comprehensive Plan* have been adopted in the intervening years between 1994 and the present.

A state-mandated update of the *Comprehensive Plan* began in 2000 and was completed in 2004. A steering committee was appointed consisting of three city council members and three planning commissioners, who were supported by City staff. The update consisted of three phases. Phase One produced a "Staff Review 2000", which contained a review of actions to implement the plan and recommendations for revising some of the goals and policies. In addition, the "Community Values Survey Report" was published in July 2000. This survey showed that community values and visions had not changed significantly since 1994. The most significant changes made in 2004 were the creation of the Environmental Element (based on portions of the Land Use Element) and a Human Services Element.

'Winslow Tomorrow' was an ambitious planning process begun in 2004 that led to revision of the Winslow *Master Plan* in 2006 and the ongoing modernization of Winslow's infrastructure. Another significant milestone in the City's planning history was the issuance

in 2007 of the Final Report of the Mayor's 2025 Growth Advisory Committee. That document laid the groundwork for portions of the 2016 *Comprehensive Plan* update, including the concept of designating several centers for future growth on the Island.

The City began its work on the 2016 update the *Comprehensive Plan* in 2014. At the time, the existing land use population and employment capacity was sufficient to meet the 2024-2036 population and employment targets, therefore it was not necessary to intensify or change any land use or zoning at that time. Through this update, the City confirmed its growth strategy to focus or incentivize growth in *designated centers* and promoting stewardship in the *conservation area*. The *Plan* Vision statement was updated and Guiding Principles added. The updated *Plan* was approved by the City Council in February 2017.

This brings us to the development of the 2016 2024 *Comprehensive Plan*.

THE FUTURE: NAVIGATING BAINBRIDGE ISLAND 2044

From ~~2023-2014~~ through ~~2026-2016~~, the City of Bainbridge Island undertook the update of the *Comprehensive Plan* (the Plan). This project, led by the integrated project to update the Winslow Subarea Plan, titled “~~Navigate Bainbridge~~,” involved an extensive public outreach program that engaged hundreds of citizens in dozens of public meetings, workshops, open houses and public hearings culminating in the adoption of the Plan by the City Council.



The ~~2016-2024~~ update of the Plan was prepared pursuant to the authority and requirements of the *Growth Management Act (GMA)* which is codified in the Revised Code of Washington (RCW) as Chapter 36.70A. The *GMA* has been amended to requires that the Plan be reviewed and updated at least every ~~eight ten~~ years, instead of ~~eight~~ years, which means the periodic update cycle for Bainbridge Island is ~~2016, 2024, 2034~~ and so on.

Since the 2016 update, the *GMA* has been amended by Washington State House Bill 1220 to require that in addition to planning for population employment growth, local governments must ‘plan for and accommodate’ housing affordable to all income levels. As such, the Department of Commerce provided guidance on two different methodologies was directed to project future housing needs for each county in the state, and to allocate projections according to income bracket (i.e. extremely low income, very low income, etc.). In 2023, the City of Bainbridge Island collaborated with Kitsap County and the other cities in Kitsap County, through the Kitsap Regional Coordinating Council (KRCC), to review the housing allocation methodology and ultimately establish housing allocations by income bands, to be utilized through each jurisdictions Comprehensive Plan Update process. On June 6, 2023, the KRCC Executive Board unanimously voted to add the recommended housing allocations to the Countywide Planning Policies as Appendix F.

The specific requirement to plan for lower income housing units meant that unlike the 2016 periodic update, the City would have to intensify zoning and land use in some areas and adopt additional affordable housing tools to demonstrate compliance. It has long been recognized that the Winslow area, well served by transit and utilities, is the best place to accommodate affordable housing, and the bulk of the discussion has taken place through the concurrent update to the Winslow Subarea Plan. Although these discussions have been heated at times, the changes made with this 2024 Plan update are generally already supported by Plan *goals* and *policies* adopted in the 2016 Plan update, or earlier.

Among its many provisions, the *GMA* requires that the Plan must have sufficient land capacity and urban services adequate to accommodate at least the next twenty years of growth. This Plan provides for sufficient land and urban services to accommodate the City’s growth allocation through the year ~~2044-2036~~, however it also uses a longer time horizon where appropriate. For example, policies in this Plan recognize that the life cycle of a sustainably built environment is multi-decade while planning for natural systems and addressing climate change requires a multi-generational perspective.

The *GMA* also requires that the Plan provide for sufficient *capital facilities* (e.g., roads, sewer and water, parks, public buildings) to accommodate the City’s twenty-year allocations of population and employment growth. This Plan does so. While the *GMA* does not require a *comprehensive plan* to provide *policy* direction to a jurisdiction’s operating budget,

the *Guiding Principles* of the Bainbridge Island Plan explicitly state this Plan provides direction to both the capital and operating budgets.

The Plan is organized as follows: it begins with a City-wide *Vision* that describes the preferred future for Bainbridge Island in the year 2036-2044. That is followed by eight *Guiding Principles* and associated Guiding Policies that provide substantive direction to the ten Elements (i.e., chapters) of the Plan. They also provide direction to the City's *functional plans* such as its parks, stormwater and utilities plans.

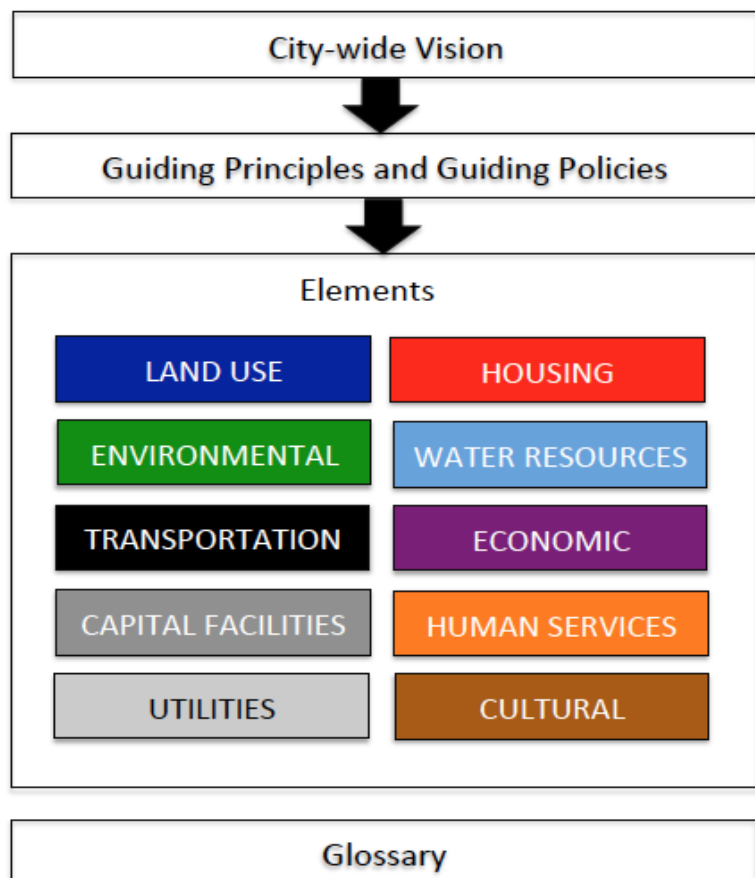
In addition, the Plan's *Vision*, *Guiding Principles* and Policies, and Elements communicate the City's priorities to the other units of government responsible for providing services to the Island community. This includes the Bainbridge Island Fire Department, Park and School Districts, and the Washington State Department of Transportation, all of which prepare functional and operating plans to provide their respective services and facilities to Island residents. The relationship between the components of the *Comprehensive Plan* is illustrated in Figure IN-5.

The *GMA* requires that a *comprehensive plan* include ~~five~~ six "mandatory" elements: Land Use, ~~Economic~~, Housing, Transportation, Capital Facilities, and Utilities. The *GMA* gives specific direction about what information and local policy decisions must be contained in each of these mandatory elements. This Plan includes all the mandatory elements and sets forth the City's preferred policies in each.

Cities are authorized to adopt additional "optional" elements. This Plan includes ~~five~~ four optional elements: Environmental, Water Resources, ~~Economic~~, Human Services and Cultural.

The ten Elements in this Plan each contain three distinct components: a *Vision* Statement, Goals and Policies, and a list of prioritized Implementing Actions. Terms that are defined in this Plan's glossary are italicized.

Fig. IN-5 Comprehensive Plan



BAINBRIDGE ISLAND VISION 2044 2036

Bainbridge Island's people reflect a range of ages, ethnicities, household sizes, livelihoods and personal aspirations — we are 28,660 individuals — who share a strong sense of community and a commitment to environmental stewardship. We respect this legacy of the generations that came before, beginning with the Island's indigenous people, followed more recently by European and Asian immigrants who built timber, maritime and agricultural economies.

Bainbridge Island is home to a diverse mix of people including farmers, artists, students, business professionals, service employees and retirees. We are an optimistic, forward-looking and welcoming people - open to new ideas, industrious business people, new and traditional cultures, and people of all ages and backgrounds. There is no word for exclusion in Lushootseed, the language of the first peoples of Puget Sound.

Our success at balancing the inter-dependent goals of environmental stewardship, economic development and the needs of our people is evident in the many ways we have accommodated growth, addressed the impacts of *climate change* and conserved our environment.

Bainbridge Island's water resources are climate resilient and are able to sustain all forms of life on the Island. *Aquifers* are continuously monitored and managed to maintain our supply of fresh water at a level that meets the high standards for drinking. Education on water conservation has resulted in a significant reduction in the average water consumption per household and *low impact development* techniques applied to all land uses and redevelopment helps to recharge the Island's *aquifers*.

Winslow, Lynwood Center and the Island's other *neighborhood centers* have gracefully evolved into compact, mixed-use, human-scaled and walkable places. They are the thriving centers of civic life, cultural amenities, goods, services and a wide range of housing and employment opportunities. These centers are pedestrian districts, linked to each other and the region by a network of walkways, bicycle trails and *transit* that promote healthy lifestyles and reduce the Island's *greenhouse gas emissions*.

Bainbridge Island's other taxing districts, Bainbridge Island Metropolitan Park & Recreation District, Bainbridge Island School District, Bainbridge Island Fire District and Kitsap Regional Library through Bainbridge Public Library all play significant roles in making this a healthy community.

Affordable housing is available for much of the local service sector workforce. Improvements in communication infrastructure have enabled more successful local enterprises, including home-based business.

The Island is a national destination for visitors to experience artistic excellence and learn about *sustainability* and resilient community development. Local employment opportunities are diverse including small manufacturing, artisanal crafts, high tech, e-commerce, arts and food. Small retailers are thriving by serving the needs of local residents as well as visitors.

A robust non-profit sector strengthens *social capital* while providing services and employment opportunities.

Outside of the *designated centers* the predominant land use pattern is lower density with lower building heights which minimizes the footprint of the built environment and maximizes the protection of tree canopy, *aquifers*, surface waters and *fish and wildlife habitat*. The Island's broad conservation landscape of canopied woodlots, parks and saltwater shorelines is dotted with working *farms*, historic structures and a housing stock that has become more compact, energy-efficient and well-integrated into the landscape.

Agriculture is a thriving part of the Island's economy. All City-owned agricultural land is under cultivation and produces seasonal foods for local consumption. The number of *farms* on private acreage has increased and is supplementing the local food supply. Capital facilities planning has kept up with changes in the natural and built environments, meeting the needs of a population that expects a high *level of service*. All residents have reliable electric power, telecommunication services to meet their needs, potable water, solid waste and recycling services, and storm water facilities that prevent flooding and erosion while eliminating pollutants before the water enters Puget Sound.

The good will, imagination and pragmatism of our citizens foster an environment in which we engage with, listen to, and learn from one another. Bainbridge Island functions as a caring community that provides human services where needed to maintain the well-being of all its members, where every person feels connected to the community and where each individual has opportunities.

Community cultural planning sets direction for integrating the arts, humanities and history with urban design, economic development, education and other initiatives that nurture the quality of life on Bainbridge Island.

Artistic creativity and humanistic inquiry advance other community goals such as economic vitality, quality education, and community planning and design. Investments in the arts and humanities are investments in the growth of the community, enriching the lives of its residents and making Bainbridge Island a better place to live.

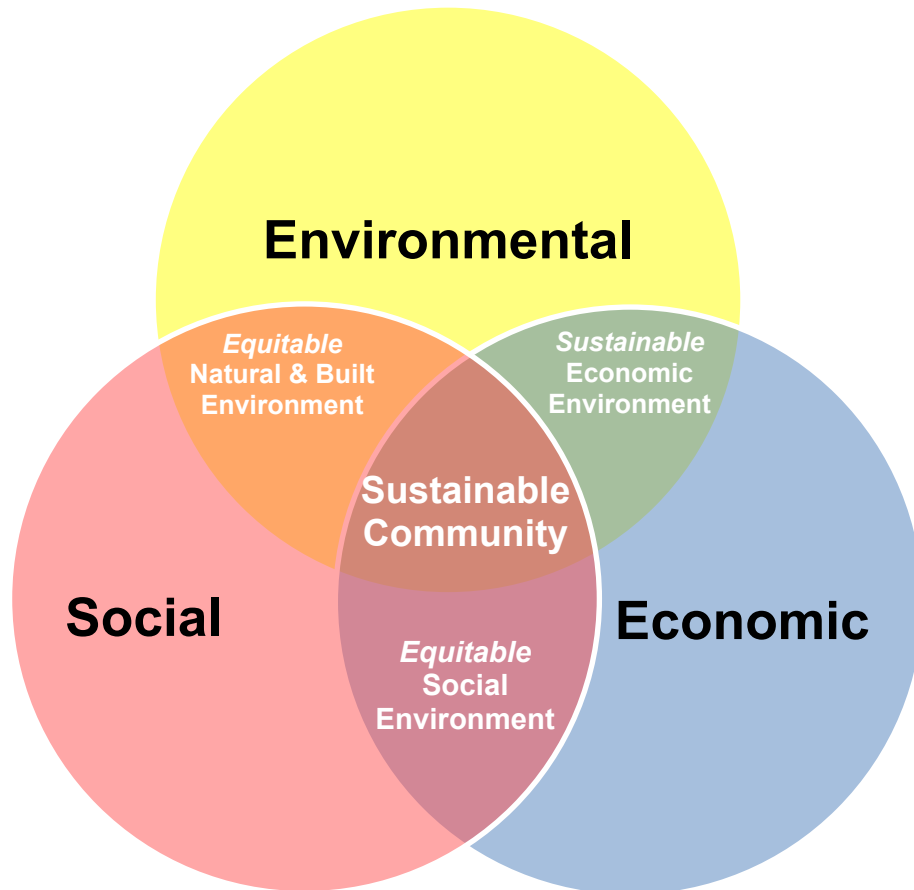
GUIDING PRINCIPLES

While the *Vision* describes a preferred future outcome for Bainbridge Island, the *Guiding Principles* and associated Guiding Policies provide the *policy* direction needed to navigate toward that desired future.

Guiding Principle #1

Uphold and balance the three pillars of a sustainable community – environment, economy, and social equity – in our decision-making.

Fig. IN-6 Sustainable Community



Guiding Principle #2

Preserve the special distinctive character of the Island, which includes including the pedestrian-friendly, small-town scale of downtown Winslow's small town atmosphere and function, the Island's historic buildings, extensive forested areas forests, meadows, farms, marine connections views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Policy 12.1

Develop an island-wide conservation strategy to identify priority conservation, nature and scenic areas and apply effective methods to preserve the natural and scenic qualities that make the Island a special place, including better protection for of the shoreline, trees, soils, native plants, and dark skies farms.

Guiding Policy 12.2

Accommodate new growth necessary to meet the Island's identified needs for housing, goods, services and jobs in designated centers that meet the Island's identified needs for housing, goods, services and jobs while respecting conservation conserving resources and protecting the natural and environmental protection priorities.

Guiding Policy 12.3

Recognize that the Island's development patterns shape its character and use the development review process to ensure new development embraces the character of the Island. The built environment represents an important element of the Island's special character. Improve the quality of new development through a review process that implements the community vision and supports long-term goals for the preservation of the Island's special character.

Guiding Principle #3

Make Bainbridge Island accessible and welcoming to all people, regardless of economic, racial, physical, or social attributes, and honor our island's rich, complex, and multicultural history, including its status as the ancestral land of the Suquamish Tribe.

Guiding Policy 3.1

Invite racial and economic diversity by addressing the lasting results of laws, policies and culture that excluded certain groups from life and prosperity on Bainbridge Island, such as the Treaty of Point Elliot, racial housing covenants, the incarceration of Japanese Americans during WWII, discrimination faced by the Indipino community, and the impacts of the increasingly high cost of housing.

Guiding Policy 3.2

Ensure a variety of housing choices to meet the needs of present and future residents in all economic segments and promote plans, projects and proposals to create affordable housing.

Guiding Policy 3.3

Make budget and policy decisions that adequately consider the safety and well-being of all who live on, work on, or visit Bainbridge Island.

Guiding Policy 3.4

Uplift historically silenced stories with vital present-day lessons, like our treasured Japanese Exclusion Memorial's reminder: "Nidoto Nai Yoni" — "Let it Not Happen Again."

Guiding Policy 3.5

Support, protect and enhance the value of the arts and humanities as essential to education, quality of life, economic vitality, the broadening of mind and spirit, and as treasure in trust for our descendants.

Guiding Principle # 4

Ensure land use decisions recognize that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Policy 4.1

Manage development to remain within the Island's carrying capacity.

Guiding Policy 4.2

Encourage green building and conservation practices that support the sustainable use of the Island's limited resources.

Guiding Policy 4.3

Preserve and enhance the Island's natural systems and beauty by protecting and enhancing wildlife, fish resources and natural ecosystems on Bainbridge Island.

Guiding Policy 4.4

Recognize and protect the usual and accustomed fishing areas of neighboring tribes.

Guiding Principle # 5 2

Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient *groundwater* for future generations.

Guiding Policy 5 2.1

~~Manage the water resources of Bainbridge Island for the present and the future, recognizing~~
Recognize that the Island's finite *groundwater* resources [aquifers] are the Island's sole source of our residents' water supply and are essential for sustaining are critical perennial sources for our surface waters and the ecosystems they support. Apply the precautionary principle where proposed actions pose uncertain risks to these resources.

Guiding Policy 5 2.2

~~As part of long-range land use planning, Consider the impacts of future development to the quality and quantity of water that will be available to future Islanders and to the natural environment. Maintain sustainable *groundwater* withdrawal, protect aquifer recharge areas, guard against seawater intrusion and prevent adverse impacts to water quality from surface pollution.~~

Guiding Policy 2.3

~~Preserve and protect the ecological functions and values of the Island's *aquatic resources*.~~

Guiding Policy 5.3 2.4

~~Anticipate and prepare for the consequences of *climate change* on our *aquatic resources*. These changes including sea level rise and, altered precipitation patterns, as well as any other changes in climate and community response to climate in order to ensure ample quality, quantity and seasonal integrity of surface water and *groundwater* for the Island's people and ecosystems.~~

Guiding Policy 5.4 2.5

Create a Bainbridge Island surface and *groundwater* management plan for the purpose of maintaining the long-term health of our the Island's fresh water aquifers and surface waters preserving the ecological functions and values of its aquatic resources.

Guiding Policy 2.6

Recognize the importance of our water resources to present and future generations of Bainbridge Islanders, and apply the *precautionary principle*.

Guiding Policy 5.5 2.7

Recognize the water resource needs of *farms*, home gardens and domestic landscapes and while implementing broad and innovative support planning and conservation measures practices that ensure the sustainable and equitable use of our Island's finite groundwater resources.

Guiding Principle #3

Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Policy 3.1

Ensure a variety of housing choices to meet the needs of present and future residents in all economic segments and promote plans, projects and proposals to create *affordable housing*.

Guiding Policy 3.2

Make budget decisions that adequately consider the well-being of all Island residents with the goal of providing opportunities to be contributing members of the community.

Guiding Policy 3.3

Support, protect and enhance the value of the arts and humanities as essential to education, quality of life, economic vitality, the broadening of mind and spirit, and as treasure in trust for our descendants.

Guiding Principle # 6 4

Consider the current and future costs and benefits to those living and working on Bainbridge Island, now and in the future, residents and property owners in making land use and other policy decisions.

Guiding Policy 6.1

Minimize development, infrastructure, utility, and public service costs that create barriers to affordable housing or contribute to rising living costs and displacement.

Guiding Policy 6.2 4.1

Respect the interests of private property owners rights protected by the State and U.S. Constitutions, while balancing property rights with the protection of the health, safety and welfare of the community and natural environment.

Guiding Policy 6.3

Promote environmental and economic sustainability by supplementing the State’s mandated 20-year plan horizon with a 100 -year perspective that reflects the life cycles of natural systems and cumulative impacts of growth, aligning land use policy and public infrastructure investments with this longer-term view.

Guiding Policy 4.2

~~Recognize that private property rights are not absolute but must be balanced with necessary and reasonable regulation to protect the public health, safety and welfare.~~

Guiding Principle #5

~~The use of land on the Island should be based on the principle that the Island’s environmental resources are finite and must be maintained at a sustainable level.~~

Guiding Policy 5.1

~~Regulate all development on the Island consistent with the long-term health and carrying capacity of its natural systems.~~

Guiding Policy 5.2

~~Recognize that the sustainable use of the Island’s finite land base is served by *green building* practices.~~

Guiding Policy 5.3

~~Preserve and enhance the Island’s natural systems, natural beauty and environmental quality.~~

Guiding Policy 5.4

~~Protect and enhance wildlife, fish resources and natural ecosystems on Bainbridge Island.~~

Guiding Policy 5.5

~~Recognize and protect the Usual and Accustomed fishing areas of neighboring Tribes.~~

Guiding Principle # 7 6

~~**Nurture Bainbridge Island as a *sustainable community* Strengthen the Island’s sustainability and resilience by preserving a strong sense of community, meeting the needs of supporting a creative and viable local economy, and meeting the essential needs of its current and future residents the present without compromising the ability of future generations to meet their own needs.**~~

Guiding Policy 76.1

Foster a sense of community where people care about and help one another, are drawn to gather in their neighborhoods, at local events, and in a downtown core that is inviting, accessible, and serves the needs of residents and visitors alike.

~~Promote environmental *sustainability* by supplementing the State’s mandated 20-year plan horizon with a horizon of one hundred years in order to recognize the longer-term life cycles of natural systems. Tailor *green building* practices and public *infrastructure* investments to be in line with this longer-term perspective.~~

Guiding Policy 76.2

Promote an equitable social environment on the Island by addressing basic human needs including affordable housing at a full range of affordability, personal health and safety, mobility for all ages and abilities and increased access to human services, civic and cultural amenities.

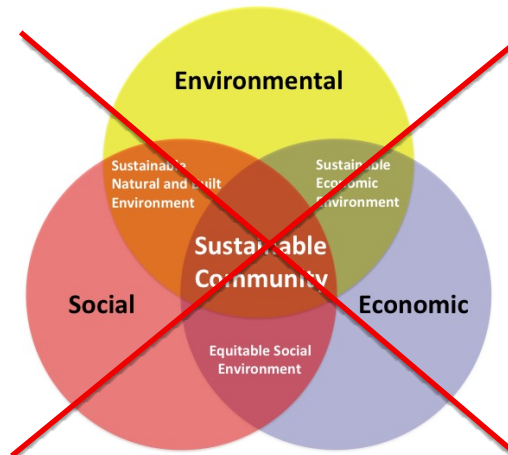
Guiding Policy 76.3

Promote economic ~~sustainability~~ and work to provide economic opportunities for all community residents. Protect and nurture the creativity and viability of the island economy, including locally-owned street-fronted businesses and other companies and non-profits that provide essential services and meet a variety of needs and interests. Respond to the existential needs of businesses for a larger pool of potential employees by creating affordable housing and transportation alternatives.

Guiding Policy 76.4

Promote food production as part of the ~~land use~~ planning process. Educate and support the community in organizing and preparing for natural disasters and other emergencies; address health and safety issues surrounding the Island’s unique geography, infrastructure and limited egress.

Fig. IN-6 Sustainable Community



Guiding Principle #8 7

Reduce greenhouse gas emissions and increase the Island’s climate resilience.

Guiding Policy 8 7.1

Mitigation: Participate with state, regional and local partners to reduce *greenhouse gas* emissions consistent with the ~~1990~~ 2014 benchmark and levels established by the City’s 2020 Climate Action Plan, and future-year state and local targets; set forth in state law, educate the public about *climate change*; and promote land use patterns, building practices, and transportation systems that reduce fossil fuel dependence incentivize Island activities including ~~land use patterns and building practices that reduce greenhouse gas emissions.~~

Guiding Policy 8 7.2

Adaptation: Minimize or ameliorate the impacts of *climate change* on our community and our Island’s ecosystems through climate-informed policies, programs and development regulations such that the costs and benefits of adaptation are shared equally among all

people on Bainbridge Island and our neighbors. Implement and monitor the recommendations of the 2020 Climate Action Plan.

Guiding Policy ~~8~~ 7.3

Evaluate the climate vulnerabilities and implications of City actions and identify policies that alleviate those vulnerabilities. Consider the effects of shifting conditions (sea level rise, changing rainfall patterns, increasing temperatures and more extreme weather events) and the effects they cause (altered vegetation, changing water demands, economic shifts).

Guiding Principle #9 8

Support the Bainbridge Island's Guiding Principles and Policies through the City's good governance, sound organizational and operating budget decisions, and comprehensive community engagement.

Guiding Policy ~~9~~ 8.1

Promote good governance and an Island culture of citizenship, stewardship and civic engagement. Conduct city business with integrity, honor, and respect for each other, the City of Bainbridge Island, and all constituents

Guiding Policy 9.2

Spend the people's money wisely and transparently in support of the guiding principles and keep the City of Bainbridge Island in a strong financial position able to weather unforeseen circumstances.

Guiding Policy 9.3

Recognizing the city's decisions impact different people in different ways, invite and hear as many perspectives as possible, even when it is difficult.

Guiding Policy ~~9.4~~ 8.2

Update each City Department's work program annually and align, ~~allocate sufficient time and resources and provide needed policy direction to achieve consistency with and implement the *Comprehensive Plan* in a manner that is transparent and consistent with the community *vision*.~~

Guiding Policy 8.3

~~Grow a diversified and vibrant local economy.~~

Guiding Policy 8.4

~~Nurture a healthy and attractive community including a focus on the quality of the built environment through progressive *development regulations* and reviews.~~

Guiding Policy 8.5

~~Build reliable *infrastructure* and connected mobility that encourages physical activity such as biking and walking while also respecting the Island's scenic qualities.~~

Guiding Policy 8.6

~~Grow a green, well-planned, environmentally sustainable community.~~

Guiding Policy 9.5 8.7

Plan for a safe city where citizens, City Officials, and Law Enforcement work together in an environment of accountability and trust.

Guiding Policy 9.6 8.8

When implementing policies, consider longer-term, indirect or unintended consequences of decisions.

WHAT A COMPREHENSIVE PLAN IS AND IS NOT

There is an important distinction between a *comprehensive plan* and a *development regulation*. The former is a policy statement that provides direction. The latter is a control on how land may be used, which is one of the ways in which a *policy* statement is implemented.

The GMA definition of a *comprehensive plan* is:

"Comprehensive land use plan," "*comprehensive plan*," or "plan" means a generalized coordinated land use policy statement...

RCW 36.70A.030(4)

Thus, the Bainbridge Island *Comprehensive Plan* is a "policy statement" that provides important direction to a variety of City actions including but not limited to, the adoption of its capital budget and its *development regulations*. However, the Plan is not a "land use control" which means that it is not designed or intended to be applied directly to development permits.

The GMA definition of *development regulations* is:

"Development regulations" or "regulation" means the controls placed on development or land use activities by a . . . city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto . . ."

RCW 36.70A.030(7)

The GMA also states:

"Each county and city that is required or chooses to plan under RCW 36.70A.040 shall perform its activities and make capital budget decisions in conformity with its *comprehensive plan*."

RCW 36.70A.120

The "shall perform its activities" phrase suggests broader application of *comprehensive plan* policies than simply codes and capital budgets. On Bainbridge Island, the City maintains a number of *functional plans*, such as the City's utility plans as well as programs it funds and administers through its budget. The City also coordinates with other units of local government, e.g., the Bainbridge Island School, Fire, and Parks districts, each of which maintains its own programs and functional or operational plans. These are inventoried in the Plan's Capital Facilities Element.

Types and Degrees of Policy Direction

The Elements in this *Comprehensive Plan* consist of Goals and Policies. Goals express the high-rank order values that are most important to the Island community. They are aspirational, frequently describing desired outcomes. The Policies listed under each Goal identify strategies or specific actions to be taken to move the community in the direction of fulfilling the Goal.

Depending on the issue and the Element, the Goals and Policies may provide direction to the City Council, Planning Commission, Hearing Examiner and City Staff. Some of the actions will take the form of land use or other *development regulations*; others will be capital projects or programs; and still others may take the form of outreach, education, coordination or partnership with citizens, organizations or other units of government.

The goal and policy statements sometimes use very directive verbs such as “maintain” or “adopt.” In other cases, less directive verbs are used such as “consider” or “encourage.”

The more directive verbs convey a higher rank order of *policy* direction. Directive goal or policy language may call for the updating of *development regulations*, however that does not convert them into controls or conditions that can be directly applied to a permit decision.

A similar distinction can be made between the auxiliary verbs “*should*” and “*shall*.” Both terms are used in the *Comprehensive Plan* and it is intended that both provide substantive direction. The difference in meaning between “*should*” and “*shall*” is one of degree rather than kind. As used in this Plan, the word “*shall*” imparts a higher order of substantive direction than the word “*should*.” However as with the active verbs, the use of “*shall*” remains substantive *policy* direction not a land use control within the GMA meaning and definitions cited above.

How and when may the *Comprehensive Plan* be amended?

In addition to the ~~ten~~-eight-year cycle for the periodic review of the *Comprehensive Plan*, the GMA also includes requirements regarding potential plan amendments in the intervening years. Set forth at RCW 36.70A.130, these include:

- A *comprehensive plan* may be amended no more than once in any calendar year. The City’s *comprehensive plan* amendment process allows privately initiated amendments every three years (BIMC 2.16.190).
- All proposed plan amendments, including those initiated by private parties or by the City, should be considered concurrently to determine the cumulative effect of the proposals.
- Procedures must be adopted for any interested person to suggest amendments to either the *Comprehensive Plan* or *development regulations*.
- A city must establish a means by which it will “docket” (i.e., compile and maintain a list) of all suggested plan or development regulation amendments and consider whether or not to adopt them during the amendment process.
- Public participation programs must be developed and followed for proposed amendments to the *Comprehensive Plan* or *development regulations*.

[VISION 2050-2040: Puget Sound Regional Council](#)

[Puget Sound Regional Council \(PSRC\)](#) is the metropolitan planning organization for the greater Seattle area (Kitsap, Snohomish, King and Pierce counties). The

Bainbridge Island-2016 2024 Comprehensive Plan advances the sustainable approach to growth and future development that is the cornerstone of [Vision 2050 2040](#). Bainbridge Island is identified as a “High Capacity Transit Community” in [Vision 2050](#). *Sustainability* is integrated throughout all Elements of the city’s comprehensive plan. We have incorporated a systems approach to planning and decision-making that addresses protection of the natural environment. The Plan commits to maintaining and restoring ecosystems, reduce *greenhouse gas* emissions, promotes non-motorized transportation, alternatives to single-occupancy vehicle travel, encourage compact development and prioritizes the creation of new *affordable housing*. The Plan also has established an *affordable housing goals* for this planning period. The plan includes provisions that ensure that a healthy environment remains available for future generations in our city.

The Plan has been updated based on population, housing, residential and employment targets that align with [Vision 2050 2040](#), as demonstrated through the population and employment capacity analysis in the [Kitsap County-2014-2021 Buildable Lands Report](#), and updated citywide and Wisnlow capacity analyses completed as part of the 2024 periodic update. The City’s existing residential and commercial zoning accommodates those target- see tables below.

Table IN-1: City of Bainbridge Island Population Capacity and Demand	
<u>2020 US Census Population</u>	<u>24,825</u>
<u>2010-2036 2020-2044 Allocated Population Growth</u>	5,635 + <u>4,524</u>
<u>2036-2044 Residential Population Forecast/Target</u>	<u>28,660</u> <u>29,349</u>
<u>Population Capacity Under 2044 Preferred Alternative Existing Zoning</u>	6,814 + <u>XXX</u>
<u>Net 20-Year 2044 Population Capacity (+ or -)</u>	+ <u>1,179+XXX</u>
<u>Population Capacity/Demand Ratio</u>	1.21- <u>XXX</u>

Table IN-2: City of Bainbridge Island Employment Capacity and Demand	
<u>2020: Employment on Bainbridge Island</u>	<u>8,073 jobs</u>
<u>2036 2020-2044 Employment Growth Forecast/Target</u>	2,808 + <u>1,927</u> jobs
<u>Employment Capacity Under 2044 Preferred Alternative Existing Commercial Zoning</u>	2,941+ <u>XX</u> jobs
<u>Net 20-Year Employment Population Capacity / Target (+ or -)</u>	+ <u>133XXX</u> jobs
<u>Employment Capacity/Demand Ratio</u>	1.04- <u>XXX</u>



City Council Regular Business Meeting Agenda Bill **Tuesday, June 9, 2026**

Agenda Item: Consider Approval of Revisions to the Cultural Element of the Comprehensive Plan

Department: Planning & Community Development

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

Approve revisions to Cultural Element of the Comprehensive Plan for inclusion in the final public hearing draft of the Comprehensive Plan Update.

Narrative:

Council considered the Cultural Element of the Comprehensive Plan on May 12 and approved motions for edits to the draft. The revised version is attached for Council review.

Bainbridge Island is home to a thriving environment of cultural institutions, artists, writers, musicians, and craftspeople. The forms of art and culture that we celebrate are as rich and diverse as our population. A Cultural Element is not required in comprehensive plans under the Growth Management Act. However, ours was added in 1998 to properly recognize the contributions to our quality of life made by the cultural institutions and many dedicated individuals. This Cultural Element continues to recognize that the arts and humanities significantly contribute to the City's identity, sense of place, and the economy.

The Planning Commission completed their work on the Cultural Element at the March 18, 2026 Planning Commission meeting. The culmination of this work resulted in bringing the Cultural Element up to date.

The proposed discrete updates to the Cultural Element were to reflect the updated planning period and acknowledge changing conditions or updated information since 2017. Among these updates were proposed policies that would include:

- Prioritize civic and cultural core enhancements on and around the City's property in Winslow (Policy CUL- 1.9)
- Promote future cultural amenities in *designated centers* (Policy CUL 2.8)
- Support the expansion and enhancement of the Bainbridge History Museum and its grounds through public and private partnerships (Policy CUL 3.9)

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Draft Updated CULTURAL ELEMENT council edits for CC 06092026

CULTURAL ELEMENT

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INTRODUCTION



Bainbridge Island is home to thriving cultural institutions, and to many artists, writers, musicians, and craftspeople, serving a local and regional public and many tourists. The forms of art and culture that we celebrate are as diverse as our population; they are embedded in our history and our economy. Although a *Cultural Element* is not required in Comprehensive Plans under the Growth Management Act, ours was added in 1998 to recognize the contributions of cultural institutions and many dedicated individuals to our quality of life.

There are specific and compelling reasons for including a Cultural Element in the Comprehensive Plan. Arts and *humanities* include visual, performing, and literary arts, museums, historical sites and landmarks, and many other cultural institutions. The arts and humanities are mechanisms for developing larger community values that are rooted in the interests of citizens such as economic vitality, quality education, and community planning and design and are unto themselves a valuable element of the Island's rich character. Support for the arts and *humanities* is an investment in the community.

The economic identity and vibrancy of Bainbridge Island is based upon its unique cultural values. These values have been historically developed and shaped by generations of Island residents. Invention, creativity, diversity and generosity of spirit and expression have led to the development of Island organizations, events, programs and individual pursuits allowing the community to flourish, enhancing its quality of life.

This Cultural Element continues to recognize that the arts and *humanities* significantly contribute to the City's identity, *sense of place*, and economy.

CULTURAL VISION 2036 2044

Arts and *humanities* are an integral part of the community fabric. They contribute to the economic vitality, community character, livability, and quality of life of Bainbridge Island.

Community members see the Island as a national destination for artistic excellence and sustainability, and Bainbridge Island is nationally recognized as a center of artistic excellence.

The City includes funding for the arts and humanities in its biennial budget. Public art displays on City-owned property provide professional development opportunities for artists. A variety of housing alternatives are available to artists to enable them to live and work in the community.

Education programs to enhance understanding and appreciation for the history and heritage of Bainbridge Island are conducted for residents and visitors. The City's Historic Preservation program has preserved historic and cultural resources and farmland. The traditional cultures of the area, kept alive by our Suquamish neighbors and other Tribes, provide diversity and a living connection to our Island's Indigenous past. Bainbridge Island is recognized nationally as a center of artistic excellence.

GOALS & POLICIES

FINANCIAL RESOURCES

GOAL CUL-1

Support, protect and enhance the value of the arts and *humanities* as essential to education, quality of life, economic vitality, broadening of mind and as treasure in trust for our descendants.

Policy CUL 1.1

Support the coordination of marketing strategies with arts, business and tourism organizations to promote cultural events.

Policy CUL 1.2

Provide financial support for the arts and *humanities* through the City's biennial budget process.

Policy CUL 1.3

Employ a variety of technologies to market cultural events to residents and for off-Island visitors.

Policy CUL 1.4

Maintain cooperative working relationships with the Island's cultural institutions.

Policy CUL 1.5

Support the emergence of cultural spaces Island-wide especially in *designated centers* where they are accessible to a broad range of people encouraging both informal and planned gatherings and recreation.

Policy CUL 1.6

Encourage partnerships between the public, private and nonprofit sectors to engage in creative *placemaking* projects.

Policy CUL 1.7

Make creative *placemaking* a part of *subarea planning* and redevelopment projects.

Policy CUL 1.8

Provide adequate opportunities for community input in the Cultural Funding Advisory Task Force decision-making process.

Policy CUL 1.9

Prioritize civic and cultural core enhancements on and around the City’s property in Winslow.

CULTURAL ACTIVITY AND ECONOMIC VITALITY

GOAL CUL-2

Preserve and promote the distinctive character, history, traditional cultures and institutions of Bainbridge Island and take advantage of the Island’s cultural stature within the dynamic economy of the Puget Sound region.

Policy CUL 2.1

Promote Bainbridge Island’s “Sense of Place” by supporting an ongoing public dialogue about preservation, sustainability, hospitality and the influence of the arts, history and culture.

Policy CUL 2.2

Support artistic, historic and cultural events, institutions and places for sharing the Island’s unique built and natural character with residents and visitors.

Policy CUL 2.3

Cultivate partnerships among the arts and humanities, economic development and tourism sectors.

Policy CUL 2.4

Encourage local support for a creative and economic environment that enables individual artists to live and work in the community.

Policy CUL 2.5

Develop tools to increase the amount of affordable work and living space for artists.

Policy CUL 2.6

Foster a climate that enhances the Island’s national reputation as a center of artistic excellence.

Policy CUL 2.7

Partner with the Suquamish Tribe and others to plan events that celebrate and promote awareness of the region’s indigenous cultures.

Policy CUL 2.8

Promote future cultural amenities in *designated centers*.

Commented [NR1]: @ Ellen, flagged?

HISTORY AND HERITAGE

GOAL CUL-3

Preserve places where the Island’s history can be experienced, interpreted, and shared with the general public, in order to deepen an understanding of our heritage and the relationship of the past to our present and future.

Policy CUL 3.1

Promote a sense of respect and appreciation for history and heritage among Island residents by supporting organizations that provide community education programs, school curriculum and oral history programs.

Policy CUL 3.2

Support the City’s Historic Preservation program to identify and preserve historic and cultural resources, including historic farms and heritage trees.

Policy CUL 3.3

Support adequate space to collect, preserve and interpret the Island’s history.

Policy CUL 3.4

Protect and develop cultural and historic aspects of City-owned property.

Policy CUL 3.5

Recognize the probability of discovering new Native American cultural resources throughout the Island.

Policy CUL 3.6

Work with local tribes and others to promote knowledge and understanding of Northwest indigenous cultures, including attention to local school curricula.

Policy CUL 3.7

Protect and conserve cultural and historic sites from adverse environmental impacts, including sea level rise.

Policy CUL 3.8

Promote culturally significant and non-traditional agricultural practices and local foods throughout the community.

Policy CUL 3.9

Support the expansion and enhancement of the Bainbridge History Museum and its grounds through public and private partnerships.

THE HUMANITIES

The *Humanities* foster a spirit of community where the richness of human experience is explored and nurtured through ongoing analysis and exchange of ideas about the relation to self, others and the natural world.

GOAL CUL-4

Promote understanding of humanistic inquiry as a foundation for civil society, enjoyment of the arts and lifelong learning.

Policy CUL 4.1

Support community institutions such as libraries and museums which nurture creative thought and expression and exchanges of ideas between Island residents with community discussions.

Policy CUL 4.2

Foster public dialogue to acknowledge and appreciate different ways of living, thinking, believing and behaving in society.

Policy CUL 4.3

Encourage and participate in community forums and workshops on issues related to cultural diversity.

PUBLIC ART AND COMMUNITY DESIGN

GOAL CUL-5

Create a stimulating visual environment by promoting public art and providing stewardship for the City's public art portfolio.

Policy CUL 5.1

Manage the City's Public Arts Program to provide opportunities for new projects and ensure financial sustainability.

Policy CUL 5.2

Promote the inclusion of quality art in projects built by both private developers and public agencies.

Policy CUL 5.3

Include public art in appropriate City capital projects.

Policy CUL 5.4

Maintain the artistic aesthetic of Bainbridge Island through inclusion of support for inspiring public spaces.

Policy CUL 5.5

Ensure financial support of the required preservation of installed public art.

Policy CUL 5.6

Promote public art in new commercial developments.

CULTURAL IMPLEMENTATION

To implement the goals and policies of this Element, the City must take or continue a number of actions. Listed following each action are policies that support that action.

HIGH PRIORITY ACTIONS

CU Action #1 Consider work and living space for artists when modifying housing regulations or commercial use regulations.

Policy CUL 2.4

Encourage local support for a creative and economic environment that enables individual artists to live and work in the community.

CU Action #2 Take steps to protect cultural resources from the impacts of climate change.

Policy CUL 3.7

Protect and conserve cultural and historic sites from adverse environmental impacts, including sea level rise.



City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026

Agenda Item: Consider Approval of Revisions to the Human Services Element of the Comprehensive Plan

Department: Planning & Community Development

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

Approve revisions to the Human Services Element of the Comprehensive Plan for inclusion in the final public hearing draft of the Comprehensive Plan Update.

Narrative:

Council considered the Human Services Element of the Comprehensive Plan and provided motions for update on May 12. Changes to note include:

- Reinstate language in HS Action #2 to update the Community Needs Assessment
- Add one sentence to the introduction to indicate the benefits of tree canopy cover and open space

The purpose of the Human Services element is to provide policy direction for City actions supporting services relating to the human services needs of the residents of the City of Bainbridge Island. It serves to help put a human face on the Comprehensive Plan. The Planning Commission completed their work on the Human Services Element at the March 18, 2026 meeting. The proposed discrete

updates were to reflect the updated planning period and acknowledge changing conditions and updated information since 2017.

The proposed update to the Human Services element contains limited changes. Among the updates was to add to the Human Services Vision that supporting health care on the island is a part of human services.

Among the new polices added were:

- Support adequate access to health care, especially for the elderly and vulnerable groups. (Policy HS 2.9)
- Support human service programs to community members in areas at higher risk of displacement. (Policy HS 3.4)
- Promote specialized housing for seniors. (Policy 3.5)

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Draft Updated HUMAN SERVICES ELEMENT council edits for CC 06092026

HUMAN SERVICES ELEMENT

NOTE: PAGE NUMBERS TO BE UPDATED AT LATER DATE

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HUMAN SERVICES INTRODUCTION

Putting a “human face” on the *Comprehensive Plan* is the motivation for the Human Services Element. As a community, we plan for growth in terms of land use, roads, natural resources and infrastructure. It is important to remember the very essence of our community – the people. The Human Services Element focuses on the needs of the individuals who comprise our community. The availability of and access to human services is important to all people regardless of income, family structure, age or cultural background. The Island’s environment, including tree canopy and open space, is also important to the health of residents and visitors. The purpose of the Human Services Element is to provide policy direction for City actions supporting services relating to the human services needs of the residents of the City of Bainbridge Island.

The Human Services Element supports a delivery system that is comprehensive and flexible enough to meet the needs of the citizenry now and in the future. City support benefits from regular assessments of community needs. A Community Needs Assessment was last completed ~~commissioned~~ in 2016. Updated periodically, the needs assessment will help the City identify demographic trends and emerging problems in the community. This is used and inform to inform and coordinate appropriate levels of City funding.

Human services are defined as those services that assist people in meeting the essential life needs of food, clothing, shelter and access to health care. Further, human services:

- Help provide people with the tools to achieve economic, social and emotional stability to the best of their ability.
- Offer activities and services that promote healthy development of the individual, prevent problems and support positive outcomes.
- Support quality of life programs that enhance the health and well-being of the individual and the community.

HUMAN SERVICES VISION ~~2036~~ 2044

Bainbridge Island continues to support a variety of human service agencies, each with a distinct mission, responding to the basic needs of our diverse population. Cooperation and coordination among human services providers, including the taxing districts, has strengthened the delivery system and improved services.

Bainbridge Island remains a caring community that treats those in need with dignity and respect and has the means to maintain the wellbeing of all its members. No one is excluded and each individual has opportunities to contribute. Diversity (of income and other resources, of origin and life experience, of age and state of health) is a valued community characteristic. Neighborhood networks, providing help in ordinary and emergency circumstances, add specific value to a generally shared sense of place and sense of community; friendliness is the foundation for human services.

Most Islanders prefer to age in place, continuing to enjoy the community’s arts and cultural activities, parks and other outdoor resources. Supporting health care providers on the Island is

part of human services. The City's efforts to provide *affordable housing* that meet the needs of a multi-generational community have been successful.

GOALS & POLICIES

FINANCIAL RESOURCES

GOAL HS-1

City support for human services organizations that serve Bainbridge Island residents shall be considered as part of the City's biennial budget process.

Policy HS 1.1

Update the Bainbridge Island Community Needs Assessment periodically to help identify emerging areas of concern and assist human service organizations to respond to current needs.

Policy HS 1.2

Consider information from the Community Needs Assessment in the review process for funding requests for City human service funds.

Policy HS 1.3

Evaluate requests for City human service funding using a fair and transparent process that includes public participation.

Policy HS 1.4

Support increasing emergency preparedness among all segments of the population to help coordinate governmental response and recovery efforts that seek to minimize the adversity of a major emergency or disaster.

CONTINUUM OF SERVICES

GOAL HS-2

Support a range of human services programs.

Policy HS 2.1

Support programs that meet the basic needs of survival such as food, clothing, shelter and access to emergency health care.

Policy HS 2.2

Support programs that meet the critical needs of vulnerable populations, particularly those most at risk of homelessness.

Policy HS 2.3

Support preventative and early intervention programs, emphasizing programs (e.g., job training and parenting classes) that address the health, safety and well-being of vulnerable community members.

Policy HS 2.4

Support programs that provide needed services for families, e.g., child or adult day care, respite care for caregivers and mental health services.

Policy HS 2.5

Support programs designed to allow people who need assistance to remain in their homes or maintain their independence as long as possible.

Policy HS 2.6

Work with partner agencies and nonprofits to support programs that assist veterans, low-income elderly and residents with qualifying disabilities.

Policy HS 2.7

Support programs that address strengthening family relationships and healthy child development to help prevent child abuse, sexual assault, domestic violence and substance abuse.

Policy HS 2.8

Work in partnership with state, county and community agencies to prevent violence including that associated with substance abuse, mental illness and the reckless use of firearms.

Policy HS 2.9

Support adequate access to health care for all Bainbridge Islanders, including especially for the elderly and other vulnerable groups.

HOUSING AND HUMAN SERVICES

GOAL HS-3

Recognize the interrelationship between housing and human services. The human services sector not only provides support services for those living in *affordable housing* but also enables people at risk or in crisis situations to remain in their existing housing.

The Human Services Element complements the Housing Element, which deals primarily with the development, retention and construction of *affordable housing*.

Policy HS 3.1

Support emergency rental assistance subsidies.

Policy HS 3.2

Promote the creation of a mix of housing alternatives and services for people at different levels of independence

Policy HS 3.3

Consider ways to minimize *Reduce* regulatory barriers to *special needs housing, transitional housing, permanent supportive housing, and indoor emergency shelters.*

Policy HS 3.4

Support human service programs to community members in areas at higher risk of displacement.

Policy HS 3.5

Promote specialized housing for seniors.

ECONOMIC HEALTH AND HUMAN SERVICES

GOAL HS-4

Recognize the interrelationship between economic health of the community and human services.

The Human Services Element complements the Economic Element which promotes business retention and expansion of the City's economy in the broadest sense. Human services organizations contribute to the community's economic well-being by supporting individuals' efforts to be productive members of the community. This support has many forms including but not limited to child care, job skills training, human health and transportation vouchers.

Policy HS 4.1

The City shall serve as a model employer and an example to the larger community in addressing its employees' human service needs.

Policy HS 4.2

Encourage local business organizations to create jobs that reflect good business practices (e.g., job training, employee benefits, family wages).

Policy HS 4.3

Encourage businesses that actively support human services for workers and their families (e.g., provide on-site child care, transportation subsidies, flexible work hours, and options for remote work).

Policy HS 4.4

Promote access to jobs, especially for lower-income people, youth workers and people with disabilities, when involved with planning local and regional transportation systems.

PUBLIC AWARENESS AND ACCEPTANCE

GOAL HS-5

Increase public awareness of the range and importance of human services available to the citizens of Bainbridge Island.

Policy HS 5.1

Support efforts to publicize the findings of the *Community Needs Assessment* and stimulate public discussion on the basic human needs and the services that are available, or could be developed, in response to them.

Policy HS 5.2

Periodically update the *Community Needs Assessment*.

HUMAN SERVICES IMPLEMENTATION

To implement the goals and policies of this Element, the City must take or continue a number of actions. Listed following each action are policies that support that action.

HIGH PRIORITY ACTIONS

HS Action #1 The City Council shall consider human service funding through the biennial budget process.

GOAL HS-1 FINANCIAL RESOURCES

City support for human services organizations that serve Bainbridge Island residents shall be considered as part of the City's biennial budget process.

Policy HS 1.4

Support increasing emergency preparedness among all segments of the population to help coordinate governmental response and recovery efforts that seek to minimize the adversity of a major emergency or disaster.

HS Action #2 ~~Periodically update the Community Needs Assessment. Use the results to inform City~~ **Periodically update the Community Needs Assessment and use the results to inform City** funding decisions and promote community discussion about human service needs to increase empathy and understanding.

Policy HS 1.1

Update the Bainbridge Island Community Needs Assessment periodically to help identify emerging areas of concern and assist human service organizations to respond to current needs.

Policy HS 1.3

Evaluate requests for City human service funding using a fair and transparent process that includes public participation.

Policy HS 5.1

Support efforts to publicize the findings of the *Community Needs Assessment* and stimulate public discussion on the basic human needs and the services that are available, or could be developed, in response to them. Advertise services available to the public.

MEDIUM PRIORITY ACTIONS

HS Action #3 Amend the City's development code and create public/private partnerships to increase the diversity of housing types and supply of affordable housing.

NOTE: Same Action in Housing Element.

GOAL HS-3 HOUSING AND HUMAN SERVICES

Recognize the interrelationship between housing and human services. The human services sector not only provides support services for those living in affordable housing, but also enables people at risk or in crisis situations to remain in their existing housing.

Policy HS 3.2

Promote the creation of a mix of housing alternatives and services for people at different levels of independence

Policy HS 3.3

~~Consider ways to minimize~~ Reduce regulatory barriers to special needs housing, transitional housing, permanent supportive housing, and indoor emergency shelters.

Policy HS 3.4

Support human service programs to community members in areas at higher risk of displacement.

Policy HS 3.5

Promote specialized housing for seniors.

HS Action #4 ~~Adopt and maintain an Economic Development Strategy to c~~Coordinate public and private efforts to grow and sustain a healthy economy on the Island.

NOTE: Same Action in Economic Element.

Policy HS 4.2

Encourage local business organizations to create jobs that reflect good business practices (e.g., job training, employee benefits, family wages).

Policy HS 4.4

Promote access to jobs, especially for lower-income people, youth workers and people with disabilities, when involved with planning local and regional transportation systems.

HS Action #5 Support existing and potential health care providers to ensure health care services are available on Bainbridge Island.

Policy HS 2.9

Support adequate access to health care **for all Bainbridge Islanders, including especially for the elderly and other vulnerable groups.**



City Council Regular Business Meeting Agenda Bill Tuesday, June 9, 2026

Agenda Item: Consider Approval of Revisions to the Environmental Element of the Comprehensive Plan

Department: Planning & Community Development

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

Approve revisions to the Environmental Element of the Comprehensive Plan for inclusion in the final public hearing draft of the Comprehensive Plan Update.

Narrative:

The City Council considered the Environmental Element of the Comprehensive Plan and provided motions on May 19. The revised version is attached for Council review. Changes to note include:

- Addition of a new policy (EN 10.10) to encourage the use of electric and hybrid vehicles.
- Addition of a new policy (EN 14.3) to control and reduce invasive species through an integrated vegetation management and ecological restoration plan that supports native biodiversity, forest health, and climate resilience.
- Addition of a new policy (EN 17.9) to protect established agricultural activities, including boarding, grazing and training horses.

The Environmental Element is an optional element that has been a long-standing

part of our Comprehensive Plan. It was considered by the Planning Commission and approved as presented on 2/12/26.

The Environmental Element of the City's Comprehensive Plan addresses the natural environment of Bainbridge Island. It includes goals and policies that address a wide variety of topics like sustainability, habitat, noise, climate change, and agriculture. This element also includes goals and policies for all lands that are considered critical areas under the Growth Management Act, such as wetlands, streams, aquifer recharge areas, fish and wildlife habitat, frequently flooded areas and geologically hazardous areas. The Environmental Element also addresses natural resources like forests, agricultural lands, and mineral resources while providing goals and policies concerning air quality, the retention and development of trails and open space systems.

Since the previous Comprehensive Plan was updated, the City has undertaken substantial work regarding climate change. This includes a greenhouse gas inventory, a Climate Action Plan (2020) and the completion of a 2024 Bainbridge Island Sea Level Rise Vulnerability and Risk Assessment. Reference to that work has been suggested to be added to the Environmental Element. Preserving and protecting the environmental resources and natural amenities of the Island is an important component for the vision of our city.

The proposed discrete updates to the Environment Element are in order to reflect the updated planning period and acknowledge the changing conditions & updated information since 2017. Changes of note include:

- Promote sustainable consumption within City operations with continued support of the City's Green Team.
- Coordinate and implement the Strategies/Actions detailed in the 2020 Climate Action Plan as adopted.
- Maximize opportunities for agricultural practices that mitigate the impacts of climate change, including lower energy intensive practices, carbon storage, and aquifer recharge

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

- 1. Draft Updated Environmental Element council edits for CC 06092026

ENVIRONMENTAL ELEMENT

NOTE: PAGE NUMBERS TO BE UPDATED AT LATER DATE
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ENVIRONMENTAL INTRODUCTION

This element addresses the natural environment of Bainbridge Island. The Environmental Element includes *goals* and *policies* for all lands considered *critical areas* under the *Growth Management Act* (GMA), such as *wetlands*, *streams*, *aquifer recharge areas*, *fish and wildlife habitat*, *frequently flooded areas* and *geologically hazardous areas*.

This element also addresses natural resources such as forests, *agricultural lands* and *mineral resources* and provides *goals* and *policies* concerning air quality and the retention and development of the trails and *open space* systems.

Preserving and protecting the environmental resources and natural amenities of the Island is an important component for the vision of our city. Bainbridge Island contains interconnected forests, meadows, *wetlands* and *stream* systems, and saltwater shorelines, all of which provide wildlife habitat and scenic value, and some of which are protected as public parkland. The Island also contains *agricultural lands* and land areas that are sensitive due to geological conditions, slope and/or soil types.

As our Island grows and develops continued protection of varied *open space* areas and environmentally sensitive landscape is necessary to maintain the quality of life that is currently enjoyed on Bainbridge Island. Additionally, the unpredictable cumulative impacts of *climate change* in our region justify appeals to the *precautionary principle*. *Climate change* may require that the areas we protect and approaches we use to achieve our *goals* and *policies* will change.

Citizens of Bainbridge Island enjoy and value the Island's natural environment. The public parklands, *open spaces*, and other natural areas contribute to the quality of life on the Island. Support for preservation of *environmentally sensitive areas* and *agricultural lands* is high. The community is supportive of providing pedestrian and bicycle trails and increased public access to shorelines.

Understanding the functions of the Island's valuable natural systems and what types of activities may impact these functions now and in the future as conditions change, is key to protecting these lands and natural resource areas. Retaining the viability and ecological functions of our natural systems and protecting those areas that are sensitive to development is paramount to maintaining a healthy natural environment and a high quality of life.

The goals and policies of the Environmental Element attempt to guide future action such that the quality of the Island's natural environment is protected and maintained and when possible, restored and improved. Future actions will incorporate the *best available science* as required by RCW 36.70A.172.

ENVIRONMENTAL VISION 2036 44

It is well understood that the integrity of our environment – the foundation of our quality of life – sets limits on the growth of our population and our economic life. We have faced some distressing events within the changing natural order and have survived as a stronger community.

A culture of stewardship has preserved and even improved the varied landscapes, forests and views that contribute so much to the sense of place that is valued here. Monitoring and regulation of the impacts of human activities on the Island’s natural resources has been successful in maintaining their resilience. Public policies and many initiatives of citizens and businesses have been proactive in response to the anticipated effects of climate change, such as sea level rise, adapting where necessary and mitigating impacts to the extent possible.

GOALS & POLICIES

ENVIRONMENT

GOAL EN-1

Preserve and enhance Bainbridge Island’s natural systems, natural beauty and environmental quality.

Policy EN 1.1

A primary goal of the *Comprehensive Plan* is protecting the Island’s natural environment; land use decisions implement this *goal*.

Policy EN 1.2

Taking into account the present and future need to reduce the potential for personal injury, loss of life, or property damage due to flooding, erosion, landslides, seismic events, *climate change* or soil subsidence, properties adjoining or adjacent to *critical areas* must be developed in observance of the following principles in descending order:

- Avoid the impact if possible.
- Minimize or limit the degree or magnitude of the action and its implementation by using appropriate technology to avoid or reduce impacts.
- Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action.
- Rectify by repair, rehabilitation or restoration of the affected environment.
- Compensate for unavoidable impacts by replacing, enhancing or providing substitute resources or environments.

Critical areas are identified in order to flag concerns during the review process and to make applicants aware of potential hazards or areas where development may be constrained.

Compatible development will be allowed which avoids designated *critical areas*, minimizes the impact or mitigates potential problems through engineering, siting or design. Proposals will be examined on a case-by-case basis to allow for creative solutions and to assure that the special combinations of factors in a particular case are addressed.

Policy EN 1.3

Protect and enhance the natural systems and environmental quality of Bainbridge Island by continuing to build cooperative relationships between the City, citizens, landowners and other public, non-profit and private organizations.

Policy EN 1.4

Maintain and enhance natural systems and protect wildlife, fish resources and *open spaces* through *land use* plans and development patterns including tree retention and planting.

Policy EN 1.5

Create and maintain overlay maps that show the location of *agricultural lands*, *critical aquifer recharge areas*, *geologically hazardous areas*, floodplains, *streams*, *wetlands* and *fish and wildlife habitat*, and critical forest stocking density. ~~Integrate the maps from the Bainbridge Island Climate Impact Assessment (2016).~~

Policy EN 1.6

Use the City's Shoreline Master Program to address and protect marine fish and marine shoreline habitat.

Policy EN 1.7

To protect the Island's ecosystems, discourage the use of *neonicotinoid* pesticides.

Policy EN 1.8

Consider the potential impacts of *climate change* and its impacts in all decisions related to natural systems, and environmental quality, forest systems, local food production, shorelines, and groundwater recharge.

Policy EN 1.9

Consider upgrading the wastewater treatment plant to provide for tertiary wastewater treatment and the beneficial reuse of wastewater.

GOAL EN-2

Encourage *sustainability* in City Government operations.

Policy EN 2.1

In managing City government operations, take reasonable steps to reduce impacts to the environment and ecosystems upon which we depend. This includes recognizing and preparing for the impacts of *climate change*.

Policy EN 2.2

Seek to minimize the quantity and toxicity of materials used and waste generated for City facilities and operations through reduction, reuse and recycling. Use products made from recycled materials when available.

Policy EN 2.3

Use new technologies to reduce environmental impacts such as solar panels, electric and hybrid vehicles, high-efficiency lights and heating systems.

Policy EN 2.4

Utilize integrated pest management practices.

Policy EN 2.5

Promote sustainable consumption within City operations, including with continued support of the City's Green Team.

Goal EN-3

Consider the impact on *critical areas* whenever land is subdivided.

Policy EN 3.1

Design lots to protect natural systems and avoid or minimize impact to *critical areas*. In order to protect *critical areas*, the full *density* permitted under the zoning ordinance might not be achieved.

Policy EN 3.2

Use *Transfer of Development Rights* (TDRs) and *Purchase of Development Rights* (PDRs) to protect critical areas.

Policy EN 3.3

Include in any lot created by *subdivision* of land sufficient area to accommodate a building site outside of a *critical area* and its buffers.

Goal EN-4

Encourage sustainable development that maintains diversity of healthy, functioning ecosystems that are essential for maintaining our quality of life and economic viability into the future.

Policy EN 4.1

Employ conservation design methods and principles such as *low impact development* techniques for managing storm and waste water, *green building* materials, high-efficiency heating and lighting systems.

Policy EN 4.2

Create a program with effective mechanisms intended to offset development impacts to the Island's ecosystems.

FISH AND WILDLIFE

GOAL EN-5

Protect and enhance wildlife, fish resources and ecosystems.

Policy EN 5.1

The protection and enhancement of *fish and wildlife habitat*, especially during offspring rearing season, and wildlife corridors, including Tribal Usual and Accustomed fishing areas, are integral components of the *land use* planning process.

Policy EN 5.2

The identification of *fish and wildlife habitat* is based on a current evaluation of the species of wildlife on the Island and the habitat requirements of these species now and in the future.

Policy EN 5.3

The protection and enhancement of mature trees, and *fish and wildlife habitat* are important criteria used when evaluating the preservation of *open space* as part of development techniques such as clustering, *flexible lot design subdivisions* and *transfer of development rights* (TDRs).

Policy EN 5.4

Protect and restore *fish and wildlife habitat* and limit fragmentation of habitat that physically and genetically isolates fish and wildlife populations by identifying an interconnected system of corridors that will provide continuous links east to west and north to south connecting larger tracts that are important habitat.

Policy EN 5.5

Identify and classify streams and stream reaches which have an anadromous fish presence.

Policy EN 5.6

Protect *wetlands* and riparian areas.

Policy EN 5.7

Undertake appropriate, adequate and timely actions to protect and recover state priority species, species listed under the federal *Endangered Species Act*, local species of concern and their habitats located within the City to 1) avoid *local extirpation* of such species from the lands or fresh waters or nearshore of the City and 2) contribute to the protection and recovery of such species throughout the greater region in cooperation with federal, state and other local agencies.

Policy EN 5.8

Work closely with Tribes, the Park District, local conservation organizations and the Washington State Department of Fish and Wildlife (the agency with expertise to “preserve, protect, and perpetuate” wildlife resources of the state) in matters involving wildlife including identifying “priority *fish and wildlife habitat*.”

Policy EN 5.9

Develop in coordination with the Department of Fish and Wildlife, **the Suquamish Tribe**, the Bainbridge Island Metropolitan Park and Recreation District, **and the Bainbridge Island Land Trust, and other private agencies**, a program to educate the **citizens individuals** of the Island, particularly those **citizens individuals** who reside adjacent to priority wildlife habitat, on ways to utilize private property in a manner that will help protect and enhance wildlife habitat.

Policy EN 5.10

Consider *climate change* and its impacts in all decisions related to wildlife, fish resources and natural systems.

FREQUENTLY FLOODED AREAS

Regulation of *frequently flooded areas* is important for property and habitat protection. Floodplains are valuable natural resource areas that play a major role in the function of ecosystems. Floods are a natural process where rising water inundates otherwise dry land. Floodplains provide storage for floodwaters which reduces downstream erosion and improves downstream water quality. Floodplains allow infiltration for *aquifer recharge* and provide important habitat necessary for the survival of many invertebrate, fish and wildlife species. Flood courses can change naturally over time. As impervious development covers more land surface and encroaches on floodplains, damage increases to both the built and natural environments.

The Federal Emergency Management Agency (FEMA) has designated *frequently flooded areas* as areas that have a 1% or greater chance of flooding in any given year. Also known as the 100-year flood, this level was chosen to manage flooding as a compromise between an economic use of the land and an understanding of the natural benefits of flooding. *Frequently flooded areas are Critical Areas.*

GOAL EN-6

Protect the natural functions of *frequently flooded areas*.

Policy EN 6.1

Minimize public and private losses due to flood conditions by limiting development in *frequently flooded areas* as shown on the Flood Insurance Rate Maps. Educate property owners and residents in proximity to *frequently flooded areas* about vulnerability over time; **and encourage realtors to include this information in their listings to educate clients and consumers.**

Frequently flooded areas can and do migrate over time. Increased development may affect the level of occurrence and location of *frequently flooded areas*. The Flood Insurance Rate Maps adopted by the City were originally produced in 1975 and updated in 1977, and need to be kept current.

Policy EN 6.2

Limit the alteration of natural floodplains, *stream* channels and natural protective barriers that help accommodate, dissipate, or channel floodwaters.

Policy EN 6.3

Emphasize nonstructural methods such as setbacks and vegetation, to prevent or minimize flood damage.

Policy EN 6.4

Locate public facilities such as sewer and water lines outside of *frequently flooded areas* and with consideration of future sea level rise in order to minimize damage to both the *public facility* and the natural environment. *Public facilities* may be located within *frequently flooded areas* only if no environmentally preferable alternative exists to mitigate environmental concerns. Additional development is not encouraged in *frequently flooded areas*.

SEA LEVEL RISE

GOAL EN-7

Anticipate and prepare for the consequences of sea level rise.

Sea level rise may happen as the result of natural or human activity such as geologic subduction or *climate change*. Here in the Puget Sound, we experience the effects of both the geologic and climatological forces. Cumulative sea level rise has serious implications for the shorelines and lowland areas of the Island such as beach and bluff erosion and loss of intertidal zones. These areas serve such purposes as nursery habitat, feeding grounds for fish and fowl, stormwater collection and water filtration.

Policy EN 7.1

Consider the implications of sea level rise in all relevant decision-making by using regional sea level rise projections and shoreline instability maps (as provided by the WA Department of Ecology and utilized and interpreted with the Bainbridge Island Climate Impact Assessment informed by the 2024 Bainbridge Island Sea Level Rise Vulnerability & Risk Assessment).

Policy EN 7.2

Coordinate with Tribal, Federal, State and local agencies to address issues related to sea level rise.

GEOLOGICALLY HAZARDOUS AREAS

GOAL EN-8

Protect *landslide hazard areas* and *erosion hazard areas* from the impacts of use and development for the protection of public safety, property and the environment.

Policy EN 8.1

Avoid *land uses* on *landslide hazard* and *erosion hazard areas*. If the hazard caused by development can be mitigated, then design *land use* to prevent damage to persons or property and environmental degradation and to preserve and enhance existing vegetation to the maximum extent possible.

Policy EN 8.2

As the degree of slope increases, decrease development intensity, site coverage, and vegetation removal to mitigate problems of drainage, erosion, siltation and landslides.

Policy EN 8.3

In order to protect *landslide and erosion hazard areas* from damage during construction and from intrusion following construction, an analysis by a geotechnical engineer and a certified arborist may be required.

Policy EN 8.4

Construct roads, driveways and utility corridors to preserve the integrity of the existing land forms, drainage ways, and natural systems minimizing impact to the *landslide and erosion hazard areas*. Utilize common access drives and utility corridors where feasible.

Policy EN 8.5

Allow clearing, grading or filling on sloped areas containing *landslide hazard and erosion hazard areas* only when other alternatives are not feasible and when it will not destabilize those areas. Such activity is limited to the dry period of the year.

Policy EN 8.6

Any alteration of a *landslide hazard area* or *erosion hazard area* may not increase the rate of surface water discharge or sedimentation and may not decrease slope stability on adjacent property. Landscape the altered area to provide erosion control.

GOAL EN-9

Identify and map areas that are at risk due to seismic activity and regulate activities in these areas for public safety and property protection.

Policy EN 9.1

Consider the *best available science* in mapping these high-risk areas and in regulating and permitting *land use* activities in areas that have a heightened risk from earthquakes such as liquefaction areas and fault rupture zones, tsunami or other geological hazards.

Policy EN 9.2

Consider tsunami hazards in regulating *land use* activities on Bainbridge Island.

Policy EN 9.3

Consider seismic activity and the potential for earthquake-induced landslides in the determination of *geologically hazardous areas*. Areas that are stable under normal conditions can become landslides during earthquake events.

Policy EN 9.4

Provide information and educational opportunities to the citizens of Bainbridge Island on the hazards posed by seismic events.

AIR QUALITY

GOAL EN-10

Protect and promote clean air.

These policies address the need for clean air to protect the Island's residents and ecosystems, under current and future climatological conditions. For example, increasing regional air temperatures are increasing air pollution components such as ground level ozone and smog.

Policy EN 10.1

Promote *land use* patterns and transportation policies that ensure that the Island's contribution to regional air quality is consistent with or better than State and Federal standards.

Policy EN 10.2

Encourage the retention of existing trees and vegetation and the planting of new trees and vegetation that provides natural filtration of suspended particulate matter, removes carbon dioxide and improves air quality.

Policy EN 10.3

Evaluate the impacts and consequences of new development both during and subsequent to construction on air quality as a part of the environmental review process and require mitigation when appropriate.

Policy EN 10.4

Cooperate To support and assist with the Puget Sound Clean Air Agency in providing information to the community about available and innovative emission controls for residential, commercial, vehicular and light industrial use.

Policy EN 10.5

Ensure beneficial indoor air quality in all renovations and new construction of City-owned facilities and promote design choices that enhance beneficial indoor air quality in private construction.

Policy EN 10.6

Reduce the quantity of airborne particulates through regulations for dust abatement of construction sites and street sweeping programs in areas with concentrations of both vehicular and pedestrian traffic.

Policy EN 10.7

Maintain nuisance regulations to minimize offensive odors generated by commercial or industrial uses in proximity to *residential uses*.

Policy EN 10.8

Using guidance from the Puget Sound Clean Air Agency, E-encourage and promote the retrofit or replacement of non-certified wood stoves with certified appliances.

Policy EN 10.9

Transportation and energy production diminish air quality when power is produced with fossil fuel combustion. Maintain and improve Island air quality, by promoting the development of carbon free *infrastructure*.

Policy EN 10.10

Encourage the use of electric and hybrid vehicles where possible.

NOISE

GOAL EN-11

Promote the reduction of invasive noise impacts.

Policy EN 11.1

Review the effectiveness of current noise standards and modify these standards as necessary to ensure acceptable noise levels.

Policy EN 11.2

Promote actions such as equipment modifications and operational requirements that reduce noise from transportation modes, construction sites, industrial **and residential** uses and commercial business establishments.

Policy EN 11.3

Work with the Federal Aviation Administration to design flight paths and schedules that minimize the airplane noise over Bainbridge Island.

GREENHOUSE GASES

GOAL EN-12

Reduce greenhouse gas emissions through compliance with federal, state and regional policies while developing local strategies to reduce emissions further. Reduce greenhouse gas emissions by 90% by 2045 compared to 2014 levels with interim milestones of 25% reduction by 2025 and 60% by 2035 compared to 2014 levels.

Policy EN 12.1 Coordinate and implement the Strategies/Actions detailed in the most current Climate Action Plan as adopted.

~~Support and implement climate pledges and commitments undertaken by the City and other multi-jurisdictional efforts to reduce greenhouse gas emissions, address climate change, sea-level rise, ocean acidification and other impacts of changing global conditions.~~

Policy EN 12.2

Facilitate the improvement and convenience of low carbon mass transit and increased car-sharing, cycling, walking and the development of alternative vehicle infrastructure (e.g., charging stations) to reduce *greenhouse gas* emissions.

Policy EN 12.3

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Strive for reduced *greenhouse gas* emissions by, among other actions, integrating *climate change* into the city planning process, including *land use* and transportation planning and management, and making *climate change* considerations and meeting *greenhouse gas* emission reduction goals a component of city decision making.

Policy EN 12.4

Establish benchmarks, metrics and targets for reduction of *greenhouse gas* emissions, assess current conditions and progress in reducing *greenhouse gas* emissions from municipal, commercial, residential and transportation-related land uses, projects and programs.

Policy EN 12.5

Support the development of a public education program which informs **all citizens the community** on the methods and progress for meeting the Island's *greenhouse gas* emission *goals* and ways citizens can assist in reaching the reduction *goals*.

Policy EN 12.6

Promote energy conservation measures by all government entities including:

- Retrofitting offices, shops and garages with high-efficiency lighting;
- Converting vehicles to **hybrid fuel zero-emission** vehicles as replacement or new vehicles are acquired;
- Converting traffic signals and lighting to the most energy efficient and spectrum appropriate technology available; and
- Adopting incentive programs and design standards that encourage the employment of renewable energy sources and energy efficient appliances on the Island.

Policy EN 12.7

Promote the installation of residential solar panels and the adoption of other energy saving technologies such as LED lights, heat pumps and insulation.

DARK SKIES

Goal EN-13

Preserve and enhance the view of the dark sky by controlling glare and light trespass, thereby protecting human health and the health of the natural world.

Policy EN 13.1

Enforce *development regulations* that provide standards for appropriate lighting practices and systems that will curtail the degradation of the nighttime visual environment.

INVASIVE SPECIES

Goal EN-14

Collaborate with the Kitsap County Noxious Weed Board, **Kitsap Public Health District, and other relevant agencies and organizations to develop and maintain a plan to remove and control invasive plant and animal species, as well as prepare for vulnerability to future invasive plant and animal species resulting from *climate change* and international commerce.**

Policy EN 14.1

Coordinate with public agencies and nonprofit organizations to control and where feasible, eradicate invasive plant species from public lands.

Policy EN 14.2

Improve public outreach to encourage residents to control and where feasible, eradicate invasive plant species on private property, and use the City's See-Click-Fix tool for reporting invasive species on City property.

Policy EN 14.3

Control and reduce invasive species through an integrated vegetation management and ecological restoration plan that supports native biodiversity, forest health, and climate resilience.

Policy EN 14.34

Tree clearing permits may require a surety bond for larger-scale tree clearing to cover the costs of invasive species removal in the eventuality that land is not properly managed and results in invasive weed infestation.

AGRICULTURAL LANDS

GOAL EN-15

Conserve and protect the Island's existing agricultural uses and increase the acreage of permanently protected and productive farmland by using preservation methods including incentive-based programs.

Policy EN 15.1

Provide owners of *farms* the option of participating in the *transfer of development rights (TDRs)/purchase of development rights (PDRs) program.*

Policy EN 15.2

Inventory land currently used and/or potentially available for *agriculture*, including community gardens.

Policy EN 15.3

Where land that had historically been used for *agriculture* is being subdivided for residential development, a portion *should* be reserved for agricultural use or community gardens. Existing traditional agricultural lands *should* be included in the *open space* of clustered development.

Policy EN 15.4

Develop a procedure to allow public and private property owners to designate their properties Agricultural Resource Land, consistent with WAC 365-190-050.

Policy EN 15.5

Utilize the Floor Area Ratio (FAR) Farmland/Agriculture fund for viable farmland preservation projects.

Policy EN 15.6

Prioritize food production on public and private farmland to address long-term food security for Island residents.

Policy EN 15.7

Encourage the use of native and/or regionally produced edible plants for use in required landscape and roadside vegetation buffers.

Policy EN 15.8

Ensure protection of the Island's *aquifers* and streams by promoting agricultural uses that are not water intensive, and *agriculture* practices that protect water quality.

Policy EN 15.9

Work with the Conservation District and nonprofits to encourage farming that accounts for changing Island conditions with regard to hydrology, temperature and other climatologically influenced factors. Promote crops and commodities that are adapted to future conditions and do not rely on chemical amendments that may adversely impact future water availability.

Policy EN 15.10

Improve public information and creating new programs to promote *agriculture* while advocating for farming practices that protect water quality and quantity.

Policy EN 15.11

Maximize opportunities for agricultural practices that mitigate the impacts of *climate change*, including lower energy intensive practices, carbon storage, *aquifer recharge*, and smaller foodsheds.

GOAL EN-16

Minimize conflict between agricultural and non-agricultural uses.

Policy EN 16.1

Design and locate development adjacent to areas designated or registered as agricultural land to avoid or minimize potential conflicts with agricultural activities.

Policy EN 16.2

Require notification on all plats, development permits and building permits of the existence of any registered agricultural lands within 300 feet of the development.

Policy EN 16.3

Maintain the Right to Farm Ordinance.

Policy EN 16.4

Cooperate with the Kitsap Conservation District to promote use of Best Management Practices.

GOAL EN-17

Encourage and support farming as an economically viable option for *land use* and as a means to providing diversity of lifestyle.

Policy EN 17.1

Preserve existing farmland and encourage small-scale farming.

Policy EN 17.2

Work with the Kitsap County Assessor's office to educate the farming community about the availability of the Tax Reduction Program.

Policy EN 17.3

Elevate and encourage public appreciation and awareness of *farms* by allowing tours of *farms* and farming facilities.

Policy EN 17.4

Permit the production, processing and marketing of *farm* products from Island *farms*.

Policy EN 17.5

Support the Farmers' Market and promote the sale of local *farm* products in other locations.

Policy EN 17.6

Minimize the parking requirements for agricultural uses (i.e., number of parking spaces, paved parking and landscaping requirements), due to the seasonal nature of the marketing of *farm* products.

Policy EN 17.7

Support agricultural tourism that ensures compatibility with surrounding uses.

Policy EN 17.8

Consider establishing a Citizen Advisory Group on *Agriculture* comprised of citizens representing farmers, non-profit organizations involved with local *agriculture* and businesses with an interest in local *farm* produce.

Policy EN 17.9

Protect established agricultural activities, including boarding, grazing, and training horses.

FOREST LANDS

Propose language to make sure that the paragraph below is on B!

Few large tracts of second-growth timber remain on the Island and some of these could be converted to other uses in the near future. As of August 2015, there were approximately 529.34 acres classified as timberlands by the Kitsap County Tax Assessor. Forty-six parcels are classified as *Forest Land* including the 42-acre Port Madison watershed. These *forest lands*, together with tracts that are protected by conservancy agreements and other privately owned forested acres that may not be classified as timberlands, have immeasurable value within the Island-wide conservation strategy.

GOAL EN-18

Encourage the retention of *forest land* and multiple-aged forests since healthy forests provide many ecological benefits to all forms of life on the Island and help mitigate climate change.

Policy EN 18.1

Encourage stewardship of forests, to promote forest health, provide for selective harvest of merchantable timber and protect *critical areas*. Department of Natural Resources and City regulations apply when converting *forest land* to agricultural, residential or other uses.

Policy EN 18.2

When acreage classified as timberlands or *forest land* is being converted to residential or agricultural use promote protection of the most valuable trees and forested area and compact development to limit the extent of clearing and soil disturbance.

FORESTS & TREES

GOAL EN-19

Retain, conserve and improve portions of the community forests where people live, work and learn through public education and through management and protection measures that will help to conserve these resources.

The community forests on Bainbridge Island are comprised of the street tree system in the urban center, trees in parks and on other public lands, and trees and forested areas on private properties throughout the Island. Bainbridge Island's urban and rural forests have historically been a resource for logging but more recently have become a source of community identity and civic pride. Trees and forested areas are essential to the Island's conservation strategy. It is recognized that in addition to biological benefits a community forest provides a significant return by creating appealing streets and *neighborhoods* with resulting higher property values in the built environment. In addition, trees and forests provide buffering and screening between differing *land uses*, reduce surface water *runoff*, improve air and water quality, help maintain soil and slope stability, provide wildlife habitat, reduce energy consumption by providing shade and functioning as windbreaks, and sequester carbon dioxide.

Policy EN 19.1

Encourage protection, restoration and maintenance of existing vegetation that has environmental, wildlife habitat and aesthetic qualities including tree groves, significant tree stands, forested hillsides and vegetation associated with *wetlands*, *stream* corridors, riparian areas, steep slopes and areas subject to erosion.

Policy EN 19.2

Utilize various tools to understand and monitor existing conditions and changes of Island-wide tree cover, significant tree groves and significant individual trees over time. Undertake periodic tree inventories to assess canopy cover and health of forested areas and significant trees.

Policy EN 19.3

In pre-application conferences and as part of the review of development applications, encourage property owners to maximize the preservation of trees and to maintain and enhance the cohesive quality of tree groves through appropriate site design and construction methods as well as *open space* dedication of areas that contain these resources.

Incentives such as a building height bonus could be used to encourage tree preservation greater than the preservation required by code during site design. Update Guidelines for Commercial and Mixed Use Projects including Guidelines for Lynwood Center, Island Center and Rolling Bay to incorporate tree preservation practices and policies.

Policy EN 19.4

Implement a community-wide program to educate Island residents about the functions and values of trees.

Policy EN 19.5

Consider partnering with other organizations and re-establishing a Community Forestry Commission.

Policy EN 19.6

Encourage Best Management Practices to protect and enhance community forests.

Policy EN 19.7

Encourage activities that enhance the community's awareness of the value of trees and the community forest.

Policy EN 19.8

Develop street tree programs for the commercial and mixed-use zones, and the more densely developed residential zones.

MINING

GOAL EN-20

Manage the remaining mining operations on the Island.

Bainbridge Island has had a history of mining, predominantly sand and gravel. While multiple sites have been reclaimed there are still two active mining operations on the Island. One operation functions as a recycling/mulching facility and another as a sand mining operation.

Policy EN-20.1

Rigorously control the excavation of sand and gravel and other minerals.

ENVIRONMENTAL IMPLEMENTATION

To implement the goals and policies in this Element, the City must take a number of actions, including adopting or amending regulations, creating outreach and educational programs, and staffing or other budgetary decisions. Listed following each action are several of the comprehensive plans policies that support that action.

HIGH PRIORITY ACTIONS

EN Action #1 When updating the City's Critical Areas Ordinance, integrate the precautionary principle and mitigation sequencing to protect and preserve natural resources

Policy EN 1.2 Taking into account the present and future need to reduce the potential for personal injury, loss of life or property damage due to flooding, erosion, landslides, seismic events, *climate change* or soil subsidence, properties adjoining or adjacent to *critical areas* must be developed in observance of the following principles in descending order:

- Avoid the impact if possible.
- Minimize or limit the degree or magnitude of the action and its implementation by using appropriate technology to avoid or reduce impacts.
- Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action.
- Rectify by repair, rehabilitation or restoration of the affected environment.
- Compensate for unavoidable impacts by replacing, enhancing or providing substitute resources or environments.

Critical areas are identified in order to flag concerns during the review process and to make applicants aware of potential hazards or areas where development may be constrained. Compatible development will be allowed which avoids designated *critical areas*, minimizes the impact, or mitigates potential problems through engineering, siting, or design. Proposals will be examined on a case-by-case basis to allow for creative solutions and to assure that the special combinations of factors in a particular case are addressed.

Policy EN 5.7 Undertake appropriate, adequate and timely actions to protect and recover state priority species, species listed under the federal *Endangered Species Act*, local species of concern and their habitats located within the City to 1) avoid *local extirpation* of such species from the lands or fresh waters or nearshore and 2) contribute to the protection and recovery of such species throughout the greater region in cooperation with federal, state and other local agencies.

Policy EN 6.1 Minimize public and private losses due to flood conditions by limiting development in *frequently flooded areas* as shown on the Flood Insurance Rate Maps. Educate property owners and residents in proximity to *frequently flooded areas* about vulnerability over time.

Frequently flooded areas can and do migrate over time. Increased development may affect the level of occurrence and location of *frequently flooded areas*. City Flood Insurance Rate Maps originally produced in 1975 and updated in 1977, and need to be kept current.

Policy EN 8.1 Avoid *land uses* on *landslide hazard* and *erosion hazard areas*. If the hazard caused by development can be mitigated, then design *land use* to prevent damage to persons or property and environmental degradation and to preserve and enhance existing vegetation to the maximum extent possible.

EN Action #2 Integrate sustainability and conservation into regulations.

Goal EN-4 Encourage sustainable development that maintains diversity of healthy, functioning ecosystems that are essential for maintaining our quality of life and economic viability into the future.

Policy EN 4.1 Employ conservation design methods and principles such as *low impact development* techniques for managing storm and waste water, *green building* materials, high-efficiency heating and lighting systems.

EN Action #3 Consider *climate change* in all relevant City decisions, including capital projects, budgeting, staffing, and program creation.

GOAL EN-2 Encourage sustainability in City Government operations.

Policy EN 1.8

Consider the potential impacts of *climate change* and its impacts in all decisions related to natural systems, and environmental quality, forest systems, local food production, shorelines, and groundwater recharge.

Policy EN 2.1 In managing City government operations, take reasonable steps to reduce impacts to the environment and ecosystems upon which we depend. This includes recognizing and preparing for the impacts of *climate change*.

Policy EN 6.4 Locate public facilities such as sewer and water lines outside of *frequently flooded areas* and with consideration of future sea level rise, in order to minimize damage to both the *public facility* and the natural environment. *Public facilities* may be located within *frequently flooded areas* only if no environmentally preferable alternative exists to mitigate environmental concerns. Additional development is not encouraged in *frequently flooded areas*.

Policy EN 10.10 Transportation and energy production diminish air quality when power is produced with fossil fuel combustion. Maintain and improve Island air quality by promoting the development of carbon free *infrastructure*.

EN Action #4 Consider creating a new “Agricultural Resource Land” (ARL) designation consistent with WAC 365-190-050, and consider designating City-owned farmland ARL.

Policy EN 15.2 Inventory land currently used and/or potentially available for *agriculture*, including community gardens.

Policy EN 15.4 Develop a procedure to allow public and private property owners to designate their properties Agricultural Resource Land, consistent with WAC 365-190-050.

Policy EN 15.6 Prioritize food production on public farmland to address long-term food security for Island residents.

Policy EN 15.8 Ensure protection of the Island’s *aquifers* and streams by promoting agricultural uses that are not water intensive and *agriculture* practices that protect water quality.

Policy EN 17.7 Support agricultural tourism that ensures compatibility with surrounding uses.

Policy EN 17.8 Consider establishing a Citizen Advisory Group on *Agriculture* comprised of citizens representing farmers, non-profit organizations involved with local *agriculture* and businesses with an interest in local *farm* produce.

EN Action #5 Incorporate *low impact development* principles, goals, and approaches into all land use and development codes.

NOTE: SAME ACTION IN WATER RESOURCES ELEMENT

EN Action #6 ~~Review and update BMC 16.22 Vegetation Management and other~~ Assess if City tree regulations and programs should be updated.

Policy EN 18.2 When acreage classified as timberlands or *forest land* is being converted to residential or agricultural use promote protection of the most valuable trees and forested area and compact development to limit the extent of clearing and soil disturbance.

Policy EN 19.8 Develop street tree programs for the commercial and mixed-use zones and the more densely developed residential zones.

EN Action #7 Evaluate the reasons why the City's **Purchase of Development Rights** and **Transfer of Development Rights** programs have **not** been **successful** **underutilized** and explore ways to make them functional to meet City objectives.

NOTE: SAME ACTION IN LAND USE ELEMENT

Policy EN 3.2 Use *Transfer of Development Rights (TDRs)* and *Purchase of Development Rights (PDRs)* to protect critical areas.

Policy EN 5.3 The protection and enhancement of mature trees, and *fish and wildlife habitat* are important criteria used when evaluating the preservation of *open space* as part of development techniques such as clustering, *flexible lot design subdivisions* and *transfer of development rights (TDRs)*.

Policy EN 15.1 Provide owners of *farms* the option of participating in the *(TDRs)/(PDRs) program*.

MEDIUM PRIORITY ACTIONS

EN Action #8 Improve City outreach programs to educate the public about how they can protect and enhance natural resources and respond to climate change.

Policy EN 1.3 Protect and enhance the natural systems and environmental quality of Bainbridge Island by continuing to build cooperative relationships between the City, citizens, landowners, and other public, non-profit and private organizations.

Policy EN 5.9 Develop in coordination with the Department of Fish and Wildlife, the Bainbridge Island Metropolitan Park and Recreation District and the Bainbridge Island Land Trust a program to educate the citizens of the Island, particularly those citizens who reside adjacent to priority wildlife habitat, on ways to utilize private property in a manner that will help protect and enhance wildlife habitat.

Policy EN 19.4

Implement a community-wide program to educate Island residents about the functions and values of trees.

EN Action #9 Coordinate with other agencies to promote safe and sustainable pest and weed management.

Goal EN-14 Collaborate with the Kitsap County Noxious Weed Board, **Kitsap Public Health District**, s and other relevant agencies and organizations to develop and maintain a plan to remove and control invasive plant and animal species, as well as prepare for vulnerability to future invasive plant and animal species resulting from *climate change* and international commerce.

Policy EN 1.7 To protect the island's ecosystems, discourage the use of *neonicotinoid* pesticides.

Policy EN 14.1 Coordinate with public agencies and nonprofit organizations to control, and where feasible, eradicate invasive plant species from public lands.

Policy EN 14.2 Improve public outreach to encourage residents control and where feasible, eradicate invasive plant species on private property.

OTHER ACTIONS

EN Action #10 ~~Coordinate with organizations and governments at all levels to prepare for and respond to climate change. Implement actions as outlined in the City of Bainbridge Island Climate Action Plan.~~

GOAL EN-12 Reduce *greenhouse gas* emissions through compliance with federal, state and regional policies while developing local strategies to reduce emissions further. Reduce greenhouse gas emissions by 90% by 2045 compared to 2014 levels with interim milestones of 25% reduction by 2025 and 60% by 2035 compared to 2014 levels.

Policy EN 7.1 Consider the implications of sea level rise in all relevant decision-making by using regional sea level rise projections and shoreline instability maps (as provided by the WA Department of Ecology and utilized and ~~interpreted with the Bainbridge Island Climate Impact Assessment~~ and informed by the 2024 Bainbridge Island Sea Level Rise Vulnerability & Risk Assessment).

Policy EN 10.1 Promote *land use* patterns and transportation policies that ensure that the Island's contribution to regional air quality is consistent with or better than State and Federal standards.



City Council Regular Business Meeting Agenda Bill Tuesday, June 9, 2026

Agenda Item: Consider Approval of Revisions to the Economic Element of the Comprehensive Plan

Department: Planning & Community Development

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

Consider approval of the revisions to the Economic Element of the Comprehensive Plan for inclusion in the final public hearing draft of the Comprehensive Plan Update.

Narrative:

The City Council considered the Economic Element of the Comprehensive Plan and provided motions for update on May 19. Changes to note include:

- Addition of language related to the role of non-profit organizations and community-led initiatives that advance sustainability and resilience
- Reinstatement of a policy to create an Economic Development Strategy to identify creative and appropriate ways for the City to encourage and stimulate business activity
- Add a policy to support the development of community-based reuse, repair, and material recovery initiatives that reduce waste, extend product life cycles, and contribute to Bainbridge Island's climate resilience and sustainability goals.

The Economic element is a required element by the Growth Management Act. It was considered by the Planning Commission and approved as presented on March 18, 2026.

The future economy of Bainbridge Island is linked to the community's vision and strategy for dealing with future needs. A healthy, resilient economy is a tool for accomplishing larger community goals and creating a more robust future. The Economic Element of the Comprehensive Plan is intended to guide the enterprise and commercial exchange on Bainbridge Island to help reinforce the overall vision and values of the Comprehensive Plan, to strengthen a sustainable community, to protect the quality of our environment, and to encourage traditional resource-based activities such as agriculture. A community that creates for itself an environment that is attractive to new business while nurturing existing business, that maintains adequate public facilities, and one that preserves its natural resources will have an edge when it comes to improving its economy.

The proposed discrete updates to the Economic Element reflect the updated planning period and acknowledge the changing conditions and updated information since 2017. Changes to note include:

- A statement that, since 2020, we have seen a notable increase in home-based businesses and remote workers on the island, further diversifying the local economy and workforce.
- fostering a positive business climate and expand employment opportunities specifically for businesses that provide living wage jobs, are owned locally, are women or minority-owned small businesses, or that support environmental sustainability.
- encouraging diverse local employment opportunities, including home-based and remote employment.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Draft Updated ECONOMIC ELEMENT council edits

ECONOMIC ELEMENT

NOTE: PAGE NUMBERS TO BE UPDATED AT LATER DATE
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ECONOMIC ELEMENT INTRODUCTION

The future economy of Bainbridge Island is linked to the community's *vision* and strategy for dealing with future needs. A healthy, resilient economy, based on our collective future vision of the Island, is a tool for accomplishing larger community *goals* and creating a robust future.

“The *vision* a community has of itself is important to its economy. Each community plays a crucial role in creating for itself an environment that is attractive to and nurturing of new and existing businesses. A vital economy requires adequate *public facilities* (water, sewer, roads, schools, parks, libraries, emergency services and utilities). A community that does all that AND preserves its natural features will have an edge when it comes to improving its economy.”

Washington State Department of Commerce

The *Growth Management Act (GMA)* addresses the concerns of “uncoordinated and unplanned growth that potentially pose a threat to the environment, sustainable economic development, and the health, safety and high quality of life enjoyed by residents.” An important part of a healthy economy is the quality of the environment.

The Economic Element of the *Comprehensive Plan* is intended to guide the climate for enterprise and commercial exchange on Bainbridge Island and reinforce the overall vision and values of the *Comprehensive Plan* adopted in 1994, and subsequently updated in 2004, ~~and~~ 2016, and 2024; to steward a sustainable community; to protect the quality of its environment: the water, air and land; and to encourage traditional resource based activities such as *agriculture*. Since 2020 there has been a notable increase in home-based businesses and remote workers living on the Island, which further diversifies the local economy and workforce.

ECONOMIC VISION ~~2036~~ 2044

Bainbridge Island has developed in a manner that is consistent with stewardship of our Island's finite natural resources and the needs of a diverse population. *Affordable housing* is available for much of the local service sector workforce and improvements in communications infrastructure have enabled more successful local enterprises, including home-based businesses.

The economy of Bainbridge Island reaps advantages from proximity to the Seattle area and the Kitsap Peninsula. The Island is a destination for visitors interested in learning about its rich cultural history, sustainability, and resilient community development. Local employment opportunities are diverse, including small manufacturing, artisanal crafts, high tech, e-commerce, arts, and food. Small retailers are thriving by serving the needs of local residents as well as visitors.

Agriculture is a thriving part of the Island's economy: City-owned agricultural lands are being sustainably cultivated and producing seasonal foods for local consumption. The number of *farms* on private acreage has increased and is supplementing the local food supply. To enhance the viability of local *farms*, *affordable housing* for farm workers has been appropriately built on City owned farmland.

Innovative and flexible city programs encourage the real estate market to adapt to trends that favor conservation, efficient use of land and resources, and homes of modest size and price.

Islanders recognize that a sense of community as well as economic value is achieved by neighborly acts. A robust non-profit sector strengthens social capital, provides services and employment opportunities.

GOALS & POLICIES

DIVERSIFIED ECONOMY

GOAL EC-1

Promote economic vitality, growth and stability.

Bainbridge Island has the opportunity to create a robust, resilient and durable economy by demonstrating early leadership and acknowledging the changes that will affect our economy. Planning for these changes and taking actions that support and encourage a local economy will help reduce community vulnerability to issues such as aging demographics, housing availability, transportation constraints, and *climate change*.

By providing enterprises that both serve and employ local residents, Bainbridge Island will be better able to withstand fluctuations in the larger regional economy. In addition, people who live and work in their community are available to invest time and money in their families, organizations, and community life. A key to a healthy, stable and vital economy is to create and undertake business opportunities that anticipate and respond to conditions that affect our community. This would include identifying emerging needs and markets so that Bainbridge Island businesses benefit from being on the leading edge of change.

Policy EC 1.1

Develop and maintain regulations and programs that provide support for our community's businesses.

Policy EC 1.2

The city *should* embrace diverse and innovative business opportunities compatible with community values and develop programs to make Bainbridge Island an attractive location for those businesses.

Bainbridge Island is affected by regional, national, international and global environmental and economic trends and changes in the physical environment. While we cannot control global economic or environmental conditions we can support the local economy by providing *policy* direction and *land use infrastructure* to allow for and encourage robust economic activities that are prepared for and responsive to change.

Policy EC 1.3

Coordinate with local business groups to track commercial activity, identify trends and assess the economic health of the Island. ~~Create an Economic Development Strategy to identify creative and appropriate ways for the City to encourage and stimulate business activity.~~ Create an Economic Development Strategy to identify creative and appropriate ways for the City to encourage and stimulate business activity.

Policy EC 1.4

Support existing and future partnerships of business leaders and community members that work together to enhance the economic vitality of Bainbridge Island.

Policy EC 1.5

Address potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment or market pressure.

Policy EC 1.6 4

Support entrepreneurship by providing adequate *land use* designations in keeping with the character of the Island, while avoiding investment in sectors, activities, or *infrastructure* that will not remain viable in the foreseeable future.

Policy EC 1.7 5

In order to provide opportunities for business enterprise, adequate space must be provided for efficient use of existing developed areas near public transportation (e.g. ferry, bus service) and for growth that recognizes and protects the Island's valued natural amenities, its limits of land and water and the quality of its residential *neighborhoods*.

Policy EC 1.8 6

Coordinate with the business community and others to monitor the Island's business climate and make appropriate adjustments to diversify and make more resilient the economic health of the island, the Economic Development vitality Sstrategy.

Policy EC 1.9

Foster a positive business climate and expand employment opportunities specifically for businesses that provide living wage jobs, are owned locally, are women or minority-owned small businesses, or that support environmental sustainability.

Policy EC 1.10

Encourage diverse local employment opportunities, including home-based and remote employment.

Policy EC 1.11

Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.

INFRASTRUCTURE

GOAL EC-2

Provide sufficient and resilient infrastructure that is supportive of a healthy economy and environment, particularly telecommunications and electrical reliability.

Policy EC 2.1

Identify long-term *infrastructure* needs that support economic *sustainability* and are designed to withstand future conditions.

Policy EC 2.2

Support *infrastructure* enhancement to accommodate new information technology and changing conditions.

Policy EC 2.3

Implement infrastructure and technology improvements around *designated centers* to provide enhanced service and to retain and attract business.

Policy EC 2.4

Utilize Local Improvement Districts and other financial tools or Tax Increment Financing to spur *infrastructure* development.

Policy EC 2.5

Consider the development of a downtown parking structure, possibly through a public/private partnership.

SUSTAINABILITY

GOAL EC-3

Promote business practices that protect the Island's natural beauty, and environmental and public health, and support long-term business success.

Environmental protection is a value expressed in the *guiding principles* that are the foundation of the comprehensive plan. A quality environment incorporates and enhances financial, natural, and social *economic capital* of the community.

Policy EC 3.1

Encourage the use of *green building* materials and techniques in all types of construction, as well as design approaches that are responsive to changing conditions, as outlined in the Buildings section of the Climate Action Plan

Policy EC 3.2

Help businesses find markets for surplus materials, by-products and waste.

Policy EC 3.3

Provide up-to-date information about solid waste management, including the Kitsap County Solid and Hazardous Waste Management Plan, Encourage local enterprises to participate in programs such as the Kitsap County Waste Wise and Green Community Initiative, which recognize and to assist business efforts to protect the environment.

Policy EC 3.4

Encourage public and private sector solid waste reduction, reuse, and recycling; and partner with nonprofit organizations and community led initiatives that advance sustainability, resiliency, and resource sharing goals.

Policy EC 3.5

Encourage existing and new businesses to become part of a linked cooperative whereby the by-products and waste of one enterprise become the raw materials of another.

Policy EC 3.6

Create opportunities to foster green technology and industries, such as energy, waste and information technology, which have the potential to create local, family wage jobs in our community at the same time we are protecting our natural beauty, environmental and economic health.

Policy EC 3.7

Support the development of community-based reuse, repair, and material recovery initiatives that reduce waste, extend product life cycles, and contribute to Bainbridge Island's climate resiliency and sustainability goals.

CIVIC LIFE

GOAL EC-4

Encourage a broad range of civic activities and organizations.

Non-profit organizations are a source of employment and other economic benefits for Islanders and utilize many local commercial and service providers. Volunteers also provide significant contributions to the local economy and provide valuable human resources to the community.

Policy EC 4.1

Support the non-profit sector of human and social service providers.

Policy EC 4.2

Encourage and recognize individuals, organizations, and businesses that volunteer time and skills to the community.

Policy EC 4.3

Encourage local business groups, educational institutions, and other entities to provide continuing education and skills development.

Policy EC 4.4

Promote Bainbridge Island as a family-friendly community with high quality schools, recreational opportunities and a safe, clean environment.

JOBS/HOUSING BALANCE

GOAL EC-5

Provide a variety of *affordable housing* choices so that more people who work on Bainbridge Island can live here.

The Housing Element of the *comprehensive plan* provides several options for the development of *affordable housing* on the Island.

Policy EC 5.1

Continue to monitor the progress in implementing the Housing Element and evaluate new ways of providing *affordable housing*.

Policy EC 5.2

In concert with the Housing Element's Goals and Policies, pursue a housing strategy that seeks to accommodate a wide variety of housing options, both in design and affordability, to meet the demands of the full range of the population including service sector employees, retirees, students, artists, farmers and craftspeople.

DEVELOPMENT IN DESIGNATED CENTERS

GOAL EC-6

As the city's *designated centers* evolve, balance their functions as places of commerce and employment with their roles helping to meet housing needs and provide focal points

for civic engagement and cultural enrichment.

Policy EC 6.1

Enhance the existing *designated centers* to help the Island economy prosper and provide a high quality of life, creating ancillary benefits such as decreasing pollution (including *greenhouse gas emissions*), protecting *open space*, and creating local family wage jobs.

Policy EC 6.2

Utilize urban design strategies and approaches to ensure that changes to the built environment are at a locally appropriate scale and enhance the Island’s unique attributes, in recognition of the economic value of “sense of place.”

Policy EC 6.3

Establish procedures and regulations ~~Develop urban design strategies~~ to ensure that the built environment is prepared appropriate for present and future conditions, including the impacts of *climate change*.

Policy EC 6.4

Ensure the efficient flow of people, goods, services, and information in and throughout the Island with *infrastructure* investments, particularly within and connecting to *designated centers*, to anticipate the needs of the Island’s businesses.

Policy EC 6.5

Promote emerging business sectors such as artisanal and small-scale producers, including *craft food and beverages*, as well as low-impact, specialty manufacturing, including software, electronics and green technology.

Policy EC 6.6

Preserve and enhance activities that feature Bainbridge Island’s history of maritime, agricultural and artistic enterprises.

Policy EC 6.7

Monitor parking requirements in the *designated centers* and revise them as needed to encourage business development, while reasonably accommodating parking demand. This should be done in concert with efforts to increase use of multi-modal transportation options, reduce dependence on automobiles and improve our local environment.

PUBLIC/PRIVATE PARTNERSHIPS

GOAL EC-7

Partner with local businesses and business associations on programs and projects to diversify and grow the City’s economic make-up, reduce sales leakage, attract spending by visitors, enhance local employment, and increase municipal tax revenues to support local services.

Policy EC 7.1

Leverage technology assets, such as existing fiber connections, to support technology- based businesses and potentially to pursue new revenue streams.

Policy EC 7.2

Focus “buy local” community marketing on consumer spending segments in which there is significant “leakage” and also a strong possibility of recapturing spending.

Policy EC 7.3

Support and enhance social, cultural, artistic, nature based recreational and other learning activities for residents, workers and visitors.

Policy EC 7.4

Integrate programs and activities related to economic prosperity with objectives related to environmental *sustainability*, social and political equity, *climate change* adaptation and cultural engagement.

Policy EC 7.5

Continue to support and enhance the arts/culture sector and the visitors that arts and cultural events attract.

Policy EC 7.6

Support and enhance the role of the *craft food and beverage* industry as attractions for residents and visitors alike.

Policy EC 7.7

Support and enhance recreational, nature-based, and other outdoor events that attract visitors.

Policy EC 7.8

Support and make Bainbridge Island a model community for *climate change* preparedness and *sustainability* practices that ensure long-term business viability while attracting and protecting visitors, businesses and residents.

Policy EC 7.9

Support and enhance our waterfront, including docks and maritime services that attract visitors and residents.

Policy EC 7.10

Provide an efficient, timely and predictable regulatory environment within the framework of a strong customer service approach.

Policy EC 7.11

Encourage the private, public, and non- profit sectors to incorporate environmental and social responsibility into their practices.

RETAIL AND SERVICES

GOAL EC-8

Maintain and enhance Winslow as the commercial hub of Bainbridge Island. Position the Neighborhood Centers to provide the opportunities for smaller-scale commercial and service activity.

Policy EC 8.1

Reinforce Winslow as the mixed-use center for commerce and exchange by fully implementing the Winslow Master Subarea Plan.

Policy EC 8.2

Develop Neighborhood Centers at higher residential *densities*, as recommended in the Land Use Element, in order to attract a variety of small-scale retail and service providers.

Policy EC 8.3

Promote locally-owned and independent businesses with standards that foster unique development.

SERVICES SECTOR

GOAL EC-9

Grow a healthy service sector to increase employment opportunities, enhance local revenues, and meet emerging needs of the Island’s changing demographics.

Policy EC 9.1

Increase availability of housing to enable service sector employees to live on the Island.

Policy EC 9.2

Increase access to transportation options that better enable service sector employees who live off-Island to work on-Island.

Policy EC 9.3

Promote an emerging professional services sector that recognizes the Island’s linkage to the Seattle job market for managerial jobs and information-based industries.

Policy EC 9.4

Promote on-Island access to healthcare facilities and medical services, particularly those addressing the needs of the Island’s increasing older population.

BUILDING DESIGN AND CONSTRUCTION SECTOR

GOAL EC-10

Support building design and construction industries to increase employment opportunities, enhance local revenues, and help ensure a built environment that responds to and reflects the Island’s Vision and Guiding Principles.

The professions and trades involved in design, construction, furnishing, renovation and marketing of commercial and residential real estate constitute a large and very important sector of the Island’s economy. Productivity and profits within that sector are crucial factors in the stability and well-being of the entire community. Good development, in a community such as ours, must work within limits and be compatible with the goals of environmental conservation.

Policy EC 10.1

Make the City’s development permit and code enforcement action process timely, fair and predictable.

Policy EC 10.2

Partner with Island architects, landscape architects, builders and related construction professionals to draft development standards and practices that incorporate *green building* practices and *context-sensitive design*.

TOURISM

GOAL EC-11

**Tourism is a key sector of the Island’s economy and needs to be supported. Bainbridge
2016 2024 COMPREHENSIVE PLAN EC-9 ECONOMIC ELEMENT**

Island provides unique opportunities for visitors to experience internationally recognized gardens, cultural centers, parks, and recreational events.

Policy EC 11.1

Improve pedestrian links between the ferry terminal, downtown Winslow, and the harbor. Encourage visitors on foot and bicycle and support public *transit* and shuttle services.

Policy EC 11.2

The predominant focus of downtown Winslow is to serve the commercial and social needs of Island residents. A lively, *pedestrian-oriented* town center that provides a mix of commercial and *residential uses* creates a potential tourist destination.

Policy EC 11.3

Support the Island as a visitor destination by preserving and enhancing the unique qualities of our community.

Policy EC 11.4

Encourage multiple-day stays and participation in selected Island events and destinations by off-Island visitors.

Policy EC 11.5

Encourage bed and breakfasts and other creative tourist accommodations.

Policy EC 11.6

Continue to mMonitor the Island's short-term rentals to gauge their impact on the long-term housing supply and their surrounding neighborhoods community.

Policy EC 11.7 Consider updates to City short-term rental regulations to ensure compliance with any applicable health and safety standards, including requirements of the Kitsap Public Health District.

ARTS

GOAL EC-12

Continue to promote the arts as a significant component of the Bainbridge Island economy.

Policy EC 12.1

Encourage and support the creative and economic contribution of the arts by implementing the *goals* and *policies* of the Cultural Element.

Policy EC 12.2

Promote the arts community within the region as an economic asset of the Island.

HOME-BASED BUSINESSES

GOAL EC-13

Foster home-based businesses as a key to a present and future vital economy.

Nearly half ~~Just over thirty percent~~ of all businesses licensed on Bainbridge Island are reported as home-based. Bainbridge Island allows home-based businesses in all zones; ~~and 16.3% of the Island workforce works from home.~~ Home-based businesses are divided into two categories: minor and major *home occupations*.

Policy EC 13.1

Apply performance standards to limit impacts of home-based businesses in residential *neighborhoods*. Home-based business that do not meet performance standards may qualify as a major *home occupation* and will require a conditional use permit.

Policy EC 13.2

Support home-based businesses through business licensing and other City programs.

AGRICULTURE

GOAL EC-14

Recognize that farming is a part of the Island's heritage and contributes to the island's economy.

The Environmental and Land Use Elements contains several *goals* and *policies* intended to sustain and enhance agriculture.

Policy EC 14.1

Support the market for Island-grown *agriculture* products by:

- Recognizing and supporting the Bainbridge Island Farmers' Market, including permanently dedicating space for the market and enhancing the market area.
- Allowing and promoting roadside stands that sell Island-grown products.
- Promoting and supporting Community Supported Agriculture (CSA).
- Encouraging the development of value-added processing facilities that can be shared by many farmers.
- Encouraging food crops to be planted on public land.

Policy EC 14.2

Support a program that helps working farms through educational, historic, farm stay and tourist visits.

Policy EC 14.3

Support working farms through the creation and sale of locally-constituted, high-grade compost to maintain the fertility of Island soils.

BUSINESS/INDUSTRIAL

GOAL EC-15

The Business/Industrial (B/I) *land use* designation should provide space for job creating enterprises. Island based businesses provide the possibility of living and working in the community. It is the purpose of the B/I *land use* designations to provide opportunities for light industrial and other ~~non-retail~~ commercial activities. The City should be prepared to respond to a changing marketplace and the business opportunities perceived by its citizens, when those opportunities require pre- existing infrastructure and well-designed accommodations in order to flourish.

Policy EC 15.1

Promote manufacturing and business/industrial employment as an important source of family wage jobs on Bainbridge Island.

Policy EC 15.2

New Business/Industrial (B/I) *land use* designations will be considered based on the following:

- Proximity to existing B/I.
- The total amount of and expected need for B/I-zoned land.
- Compliance with ~~all~~ *policies* in the Land Use Element.
- Reasonable proximity to SR-305. Adequate transportation access.
- Availability of public sewer and water, *or* whether permitted uses might safely use wells and septic systems or other alternative systems that are approved by the Kitsap Public Health District.

- Consideration of pollution and *aquifer recharge* concerns.
- Adjacency to non-residential land uses.
- Minimal impact to residential land uses, neighborhoods and open space/conservancy and agriculture areas.

Policy EC 15.3

Conform Business/Industrial development to all Business/Industrial performance standards, the requirements of Site Plan and Design Review, and applicable design guidelines.

ECONOMIC IMPLEMENTATION

To implement the goals and policies in this Element, the City must take a number of actions, including adopting or amending regulations, creating partnerships and educational programs, and staffing or other budgetary decisions. Listed following each action are several of the comprehensive plans policies that support that action.

HIGH PRIORITY ACTIONS

EC Action #1 ~~Adopt and maintain an Economic Development Strategy to~~ **Coordinate public and private efforts to grow and sustain a healthy economy on the Island.**

Policy EC 1.3

Coordinate with local business groups to track commercial activity, identify trends and assess the economic health of the Island. ~~Create an Economic Development Strategy to identify creative and appropriate ways for the City to encourage and stimulate business activity.~~ **Create an Economic Development Strategy to identify creative and appropriate ways for the City to encourage and stimulate business activity.**

Policy EC 1.4

Support existing **and future** partnerships of business leaders and community members that work together to enhance the economic vitality of Bainbridge Island.

Policy EC 1.5

Address potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment or market pressure.

Policy EC 1.8 6

Coordinate with the business community and others to monitor the Island's business climate and make appropriate adjustments to diversify and make more resilient the economic health of the island, the ~~Economic Development~~ vitality Sstrategy.

EC Action #2 **Continue efforts to promote and support agriculture as a component of the Island's economy, landscape and culture.**

Policy EC 14.1

Support the market for Island-grown agriculture products by:

- Recognizing and supporting the Bainbridge Island Farmers' Market, including permanently dedicating space for the market and enhancing the market area.
- Allowing and promoting roadside stands that sell Island-grown products.
- Promoting and supporting Community Supported Agriculture (CSA).

- Encouraging the development of value-added processing facilities that can be shared by many farmers.
- Encouraging food crops to be planted on public land.

EC Action #3 Assure that adequate parking is available to support businesses.

Policy EC 6.7

Monitor parking requirements in the *designated centers* and revise them as needed to encourage business development, while reasonably accommodating parking demand. This should be done in concert with efforts to increase use of multi-modal transportation options, reduce dependence on automobiles and improve our local environment.

EC Action #4 Identify capital projects and streetscape standards to implement Policy EC 11.1, to improve non-motorized facility links between the ferry terminal, downtown Winslow, and the harbor.

Policy EC 11.1

Improve pedestrian links between the ferry terminal, downtown Winslow, and the harbor. Encourage visitors on foot and bicycle and support public transit and shuttles.



**City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026**

Agenda Item: Cancel the June 16, 2026 Study Session and Schedule a Special Business Meeting in its Place

Department: Executive

Agenda Section: Consent Agenda - 6:45 pm

Estimated Time: 0 Minutes

Recommendation:

Cancel the June 16, 2026, study session and schedule a special business meeting in its place.

Narrative:

Council will consider canceling the June 16, 2026, study session and scheduling a special business meeting in its place.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

None



**City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026**

Agenda Item: Receive City Manager's Report

Department: Executive

Agenda Section: City Manager's Report - 6:50 pm

Estimated Time: 5 Minutes

Recommendation:

Information only.

Narrative:

Interim City Manager Schroer will provide an update on upcoming events.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. 2026 Juneteenth Flyer-1
2. 11x17 Poster - Bainbridge Pride
3. Meeting Materials - CMR slides for CC 06092026



JUNETEENTH COMMUNITY EVENTS

FRIDAY JUNE 12 5-7PM TOWN SQUARE/BPA

JUNE 12 ON BAINBRIDGE:

GATHER FOR MUSIC, FOOD,
ART, AND COMMUNITY.

MAKE YOUR SIGN FOR THE
BREMERTON FREEDOM MARCH!

JUNE 13 IN BREMERTON:

FREEDOM MARCH 10AM
AT NORM DICKS CENTER

FREEDOM FESTIVAL 11AM-4PM
AT EVERGREEN PARK

CELEBRATING

**SOLIDARITY IN
RESISTANCE**

FREEDOM

MUTUAL AID



WITH
SUPPORT
FROM:



ROOTED IN PRIDE
JUNE 20TH

BAINBRIDGE



PRIDE

WATERFRONT PARK

A WHOLE DAY OF FUN

LIVE MUSIC + DRAG PERFORMANCES

BEER + WINE
GARDEN

FOOD
TRUCKS

EXPANDED
KIDS AREA

VENDOR
VILLAGE

SILENT
AUCTION

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**CITY OF
BAINBRIDGE ISLAND**

City Manager Report

June 9, 2026



Upcoming Events

JUNETEENTH COMMUNITY EVENTS
FRIDAY JUNE 12 5-7PM TOWN SQUARE/BPA

JUNE 12 ON BAINBRIDGE:
 GATHER FOR MUSIC, FOOD, ART, AND COMMUNITY.
 MAKE YOUR SIGN FOR THE BREMERNTON FREEDOM MARCH!

JUNE 13 IN BREMERNTON:
 FREEDOM MARCH 10AM AT NORM DICKS CENTER
 FREEDOM FESTIVAL 11AM-4PM AT EVERGREEN PARK

CELEBRATING SOLIDARITY IN RESISTANCE

FREEDOM MUTUAL AID

WITH SUPPORT FROM:

- BAINBRIDGE BLACK COMMUNITY
- Bainbridge History Museum
- Living Arts
- KITSAP REGIONAL Library
- B I M A
- BPA BAINBRIDGE PERFORMING ARTS
- MOONLIGHT MARKET
- BARN Bainbridge Adult Resource Network

Save the Date

COMMUNITY OPEN HOUSE:
MEET THE CITY MANAGER
Finalists

Wednesday, June 17
5:30-7:00 p.m.
 City Hall
 280 Madison Ave. N

The event will include a moderated Q&A session and an opportunity to meet the candidates.

ROOTED IN PRIDE
JUNE 20TH

BAINBRIDGE

Pride

WATERFRONT PARK
 A WHOLE DAY OF FUN
 LIVE MUSIC + DRAG PERFORMANCES

BEER + WINE GARDEN FOOD TRUCKS EXPANDED KIDS AREA VENDOR VILLAGE SILENT AUCTION

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EVENT DIAMOND SPONSORS

City Manager Finalist Interview Panels

Community Partners

- Bainbridge Island Fire Department
- Bainbridge Island Metro Park & Recreation District
- Bainbridge Island School District
- Chamber of Commerce
- Helpline House
- Housing Resources Bainbridge
- Multicultural Advisory Committee
- Sustainable Bainbridge

Advisory Groups

- Climate Change Advisory Committee
- Design Review Board
- Environmental Technical Advisory Committee
- Ethics Board
- Mobility Advisory Committee
- Planning Commission
- Race Equity Advisory Committee
- Utility Advisory Committee

City Leadership

- Deputy City Manager
- Finance
- Planning
- Police
- Public Works



Updated/Current Review Schedule

Item	Introduction	Review, Consider Approval		Approved
	First reading; Consider Motions	Regular Business	Consent Agenda w/updates and highlights	For Inclusion in Hearing Draft
Comp Plan – Introduction	May 12		June 9	
Comp Plan – Cultural Element	May 12		June 9	
Comp Plan – Human Services Element	May 12		June 9	
Island-Wide Mobility Plan	May 12		w/TE	
Groundwater Management Plan	May 12	June 23		
Comp Plan – Environmental Element	May 19		June 9	
Comp Plan – Economic Element	May 19		June 9	
Ordinance 2026-08 re: code	May 26			May 26
Comp Plan – Transportation Element	May 26	June 16		
Comp Plan – Water Resources Element	May 26	June 23		
Comp Plan – Housing Element	June 2	June 16		
Comp Plan – Land Use Element	June 2	June 16		
Comp Plan – Capital Facilities Element	June 9			
Comp Plan – Utilities Element	June 9	June 23		
Consider request re: Land Capacity Analysis and Infrastructure capacity at full build out	June 9			
Winslow Subarea Plan	June 16			
Development Regulations (Ord. 2026-04, Ord. 2026-05)	June 16			
All drafts done for Public Hearing	July 9			
Public Hearing	Schedule July 14	Hold July 28		
Adopt Comprehensive Plan Update and Development Regulations	Aug 11			
Joint Hearing with Commerce – tentative	Schedule July 14	Hold July 28		





City Council Regular Business Meeting Agenda Bill Tuesday, June 9, 2026

Agenda Item: (6:55 pm) Confirm selections for “Something New” Art Rotation

Department: Executive

Agenda Section: Regular Business

Estimated Time: 10 Minutes

Recommendation:

I move to accept the recommended artwork for the Something New 2026-2027 rotation and direct the Interim City Manager to prepare and execute necessary agreements and installation plans.

Narrative:

In 2017, the Public Art Committee (PAC), a subcommittee of the Arts and Humanities Bainbridge (AHB) Board, presented the City Council with a proposal for a new public art project titled “Something New.” Since that time, the City has installed five permanent plinths (bases) in the downtown Winslow area which are used to display artwork from various artists on a one-year rotation schedule. In 2022, the display payment to the artists was increased from \$1,000 to \$2,000. The recruitment and selection of artists is the responsibility of AHB, with assistance from PAC. Using a jury process, PAC solicited for and selected artwork pieces, which have been installed annually. Project management for construction and installation of the bases for the artwork is the responsibility of staff in the Public Works Department. The artwork that is part of Something New is located on the south side of Winslow Way at Ericksen, two in Waterfront Park, at City Hall, and at the terminus

of Madison Avenue. PAC has selected the following five artwork pieces for 2026 - 2027. They will be installed in the summer of 2026. The locations will be finalized by PAC and City staff in coming weeks, but are expected to be:

- Winslow/Ericksen - Theme and Variation #2, Lloyd Whannell
- Southern Terminus of Madison - Catch of the Day, Steve Jensen
- City Hall - Edge Effect, Heather Dawn Sparks
- Waterfront Park East - Mobalisk, Kyle Ocean
- Waterfront Park West - AlphaJack, Mark Brody

Fiscal Impact:

\$30,075 is allocated from the Public Art Subfund for Something New IX

Community Engagement and Outreach:

Attachments:

1. 2026 Something New IX Final Choices



**CITY OF
BAINBRIDGE ISLAND**

Prepared for:
*City Council Business
Meeting*

June 9, 2026

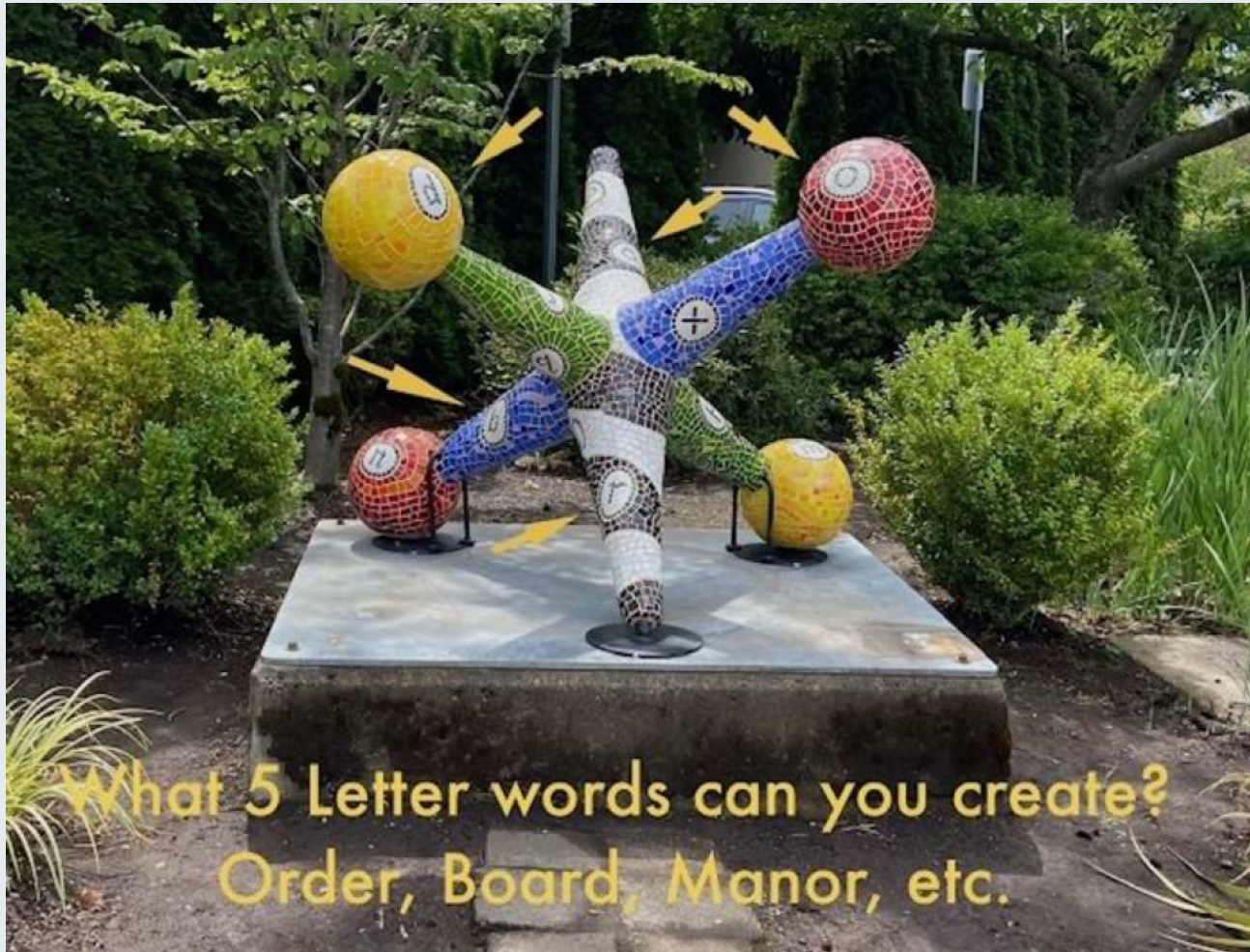
The background image shows the exterior of the Bainbridge Island City Hall building, which has a prominent copper-colored facade. In the foreground, there is a large, abstract sculpture made of copper, featuring two tall, pointed, textured forms. The scene is captured during the golden hour, with warm sunlight illuminating the building and the sculpture. The sky is a clear, pale blue.

2026-2027 Something New IX Final Choices

Background

- Public Art Committee, a subcommittee of Arts & Humanities Bainbridge ran the call for artists and jury
- Locations:
 - South side of Winslow Way at Ericksen
 - Two in Waterfront Park
 - City Hall
 - Terminus of Madison Ave

AlphaJack – Mark Brody



What 5 Letter words can you create?
Order, Board, Manor, etc.



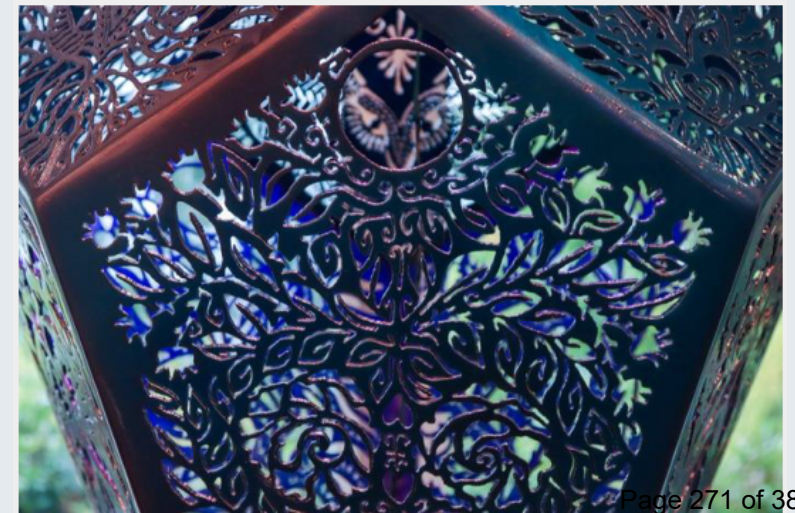
Catch of the Day – Steve Jensen



Mobalisk – Kyle Ocean



Edge Effect – Heather Dawn Sparks



Theme & Variation #2– Lloyd Whannell





June 9, 2026

Requested Action

- Move to accept the recommended artwork for the Something New 2026-2027 rotation and direct the Interim City Manager to prepare and execute necessary agreements and installation plans.



Thank you



**CITY OF
BAINBRIDGE ISLAND**

Submitted by:
Adam Nebenzahl
Executive Department

anebenzahl@bainbridgewa.go

v





City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026

Agenda Item: (7:05 pm) Consider Draft Utilities Element of the Comprehensive Plan

Department: Planning & Community Development

Agenda Section: Regular Business

Estimated Time: 60 Minutes

Recommendation:

I move to forward the Capital Facilities Element of the Comprehensive Plan to a future meeting for further discussion and consideration of approval.

Narrative:

The Growth Management Act requires that all comprehensive plans include a Utilities Element. This element must consist of the general and proposed locations for utilities as well as the capacity of existing and proposed utilities. It was considered by the Planning Commission and approved as presented on February 26, 2026.

Utilities can include but are not limited to services such as water and sewer lines, electrical lines and telecommunication lines. On Bainbridge Island, there are multiple governing districts and providers for utility services. The city of Bainbridge Island provides water and sewer services to a portion of the community. There are other public and privately held water and sewer providers that service other portions of the community. Solid waste disposal and recycling services are provided by a private corporation based on Bainbridge Island. Telecommunication and

electric utilities are served by regional providers.

The proposed discrete updates to the Utilities Element reflect the updated planning period and acknowledge the changing conditions and updated information since 2017. Changes to note include:

- to regularly review City-owned utility rates to ensure equitable and affordable outcomes necessary to meet the needs of all community members
- to implement conservation measures that are consistent with the Water System Plan and the Groundwater Management Plan.
- to monitor Per- and Polyfluoroalkyl Substances (PFAS) and pursue technologies to help remove those chemicals from the waste stream

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Draft Updated UTILITIES ELEMENT
2. Motions from Councilmember Lant - Utilities Element
3. Motions about Utilities Element from CM Nelson for CC Mtg on 6-9-2026
4. Motions by Councilmember Schneider - Utilities Element
5. COBI UAC Comp Plan Recommendation 22 May 2026
6. Meeting Materials - Utilities Element Motions HYTOPOULOS_

UTILITIES ELEMENT

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UTILITIES INTRODUCTION

The *Growth Management Act* requires all comprehensive plans to include a utilities element consisting of the general ~~location~~locations, proposed ~~location~~locations, and capacity of all existing and proposed utilities, including but not limited to water lines, sewer lines, electrical lines, and telecommunication lines, ~~drinking water and sewer lines~~ (RCW 36.70A.070(4)). Contrary to some other cities in Washington State, on Bainbridge Island, these utilities are provided by a combination~~multitude~~ of governmental districts and other providers manage utility services – complicating management issues and the City~~public's understanding~~ of Bainbridge Island, State regulated utilities, federally licensed communications companies and a municipally franchised cable television company~~their service provider network~~.

The City of Bainbridge Island provides ~~some~~water and sewer ~~and water~~ services to portions of the community. Other public and privately held water and sewer purveyors on the Island also provide services to residents of the City. Private households provide ~~for a large~~ percentage of the City's utility infrastructure with individual and on-site wells and septic systems.

A private corporation based on the Island provides solid waste disposal and recycling services to residents and businesses and is regulated by the Washington Utilities and Transportation Commission (WUTC).

Regional telecommunication and electric utilities serve the City of Bainbridge Island. The electric and telecommunication utilities are regulated by the WUTC.

The vision, goals and policies outlined in the Utilities Element are closely related, and in some cases overlap with the Water Resources Element of the Comprehensive Plan.

UTILITIES VISION 2044

In the year 2044, the City of Bainbridge ~~Island has ensured~~Island's vision for utilities is to ensure that all residents have access to reliable electric power, telecommunications services to meet their needs, potable water, solid waste and recycling services, wastewater processing, and stormwater facilities that prevent flooding and erosion, maximize infiltration and eliminate pollutants before the water enters Puget Sound.

Coordinated water and sewer systems serve the more densely populated areas. Some~~In~~ lower density areas, some private homes continue to rely on septic systems, but most are served by water purveyors that cover broad areas of the Island and private wells, but the City has actively worked to connect homes to utility systems wherever possible. The City, working with other water purveyors, coordinates a groundwater monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels for present and future generations.

The Groundwater Management Plan, which is informed by best available science, guides the public and private sector decision-making of water supply and related water-resource issues. Water use is managed to encourage conservation and limit consumption. Sewer systems provide for the reuse of treated water to recharge aquifers, for irrigation and to reduce outflow

February 26, 2026

into Puget Sound. Tertiary treatment has been implemented to improve water quality in Puget Sound.

Materials in the waste stream continue to decline, while composting and recycling are standard practices on the Island. A Bainbridge Island moderate-risk waste facility encourages the proper disposal of materials such as paints, solvents and cleaners. ~~A state-of-the-art telecommunication network has increased cooperation among neighbors and across the Island; it has facilitated ride-sharing and reduced dependence on private automobiles for commuting and daily errands.~~

The telecommunications and broadband network is readily available for all homes and businesses. Persistent gaps in network coverage have been mostly eliminated.

Hardened utility infrastructure serves emergency neighborhood hubs and disaster response facilities, enabling rapid and sustained response to natural disasters, other emergencies, and outages that may interrupt the utility and transportation infrastructure.

Alternate ecological and innovative energy sources now supply much of the Island's electricity, and geo-thermal heating systems have proven their effectiveness in reducing demand for electric power.

GOALS & POLICIES

APPLICABLE TO ALL UTILITIES

GOAL U-1

Ensure that reliable, equitable, adequate, safe, and cost-effective, and sustainable utility services are available to all Bainbridge Island residents, businesses and institutions.

GOAL U-2

Ensure that the utility services are comparable in terms of cost, quality, and technology to services to those available in similar jurisdictions in the Puget Sound region. in terms of cost and technology, and leading other similar jurisdictions in terms of quality of service.

GOAL U-3

Ensure that utility services are adequate to meet current demands, and that utility providers plan for future demands.

GOAL U-4

Ensure that the provision of utility services is environmentally responsible and sustainable, and. Encourage utility services that are to be carbon neutral and ~~do not~~ contribute to climate change.

GOAL U-5

Ensure that new or major renovations to existing utility facilities are designed to minimize adverse impacts on residents and the environment.

GOAL U-6

Ensure that permits and approvals for utility facilities are processed in a fair, timely manner and in accord with development regulations and this Plan.

GOAL U-7

Ensure that all utility providers give timely public notice and solicit community input on the siting of proposed facilities and on any other substantive projects before seeking City approval.

GOAL U-8

Cooperate with other jurisdictions and utility providers in planning and implementing utility-related facility additions, improvements, maintenance, and emergency response, so that such activities are coordinated for maximum efficiency and public benefit.

GOAL U-9

Ensure that sufficient staff and financial City resources are provided to implement the above goals by adopting systems and processes for meaningful and timely review of utility service performance, cost, scope, risk, resilience and opportunity, and by assigning to the Utility Advisory Committee (UAC) or other city organizations the responsibility for advising the City Council on matters regarding all utility services on Bainbridge Island.

GOAL U-10

Ensure regular and routine reviews of City-owned utility rates, with a specific focus on equitable outcomes and affordability programs as necessary to meet the needs of all community members.

GOAL U-11

Exercise the use of the City's Equity Toolkit evaluation and community engagement process as part of the development and implementation of utility projects and programs to ensure equitable outcomes for customers and the community.

POTABLE WATER

Currently, potable water is provided to citizens of Bainbridge Island by the City, Kitsap County Public Utility District, private for-profit water companies, not-for-profit companies or homeowner associations, and private wells. - approximately 75% of customers are served by Group A and Group B water systems. All water providers must comply with a variety of federal and state laws and regulations.

GOAL U-4012

Ensure that ~~city-managed and to the extent possible, non-city managed utility services, are sufficient~~ adequate, cost effective, ~~and~~ reliable, and that ~~safe~~, equitable and sustainable water ~~utility~~ service is provided. to those areas of Bainbridge Island served by public water systems and designated in the Water System Plan for future public water service.

GOAL Policy U-41 12.1

Require ~~utilities~~ water utility managers and purveyors to operate in a manner that preserves and protects the water resources of the Island. Lead and inspire those entities to cooperate in a manner that recognizes water resources as a public necessity.

Policy U 412.24

~~Map~~ Maintain maps of public water ~~systems~~ system service areas and evaluate modifications to their system boundaries based on maintaining sufficient and sustainable capacity to meet the present and future needs of the service ~~area~~ areas.

Policy U 412.32

~~As an~~ Evaluate becoming a state approved Satellite System Management Area (SMA), so the City may elect to provide water system management services to other utility providers.

Policy U 412.43

Encourage new development in previously unserved water service areas to connect to existing public water systems. ~~The City, at its discretion, may Require~~ New water systems may be dedicated to the City, at its discretion.

Policy U 412.54

Require engineering specifications for new public water systems and expansions or improvements to existing public water systems that are to be located within the City's rights-of-way to ~~meet~~ ensure standards set forth by the City are met.

Policy U 412.5

~~Adopt standards that differentiate between urban and non-urban density fire flow requirements. A differential policy is needed to promote cost-effective water system upgrades by the many small water systems on the Island.~~

Policy U-12.6 41.6

Encourage and support water utilities to enter into cooperative activities, such as jointly managed operations, shared storage, and construction of interties, to manage water resources and systems more efficiently, economically, and safely, and devote resources to implementation of this policy.

Policy U 41.7 12.76

Encourage ~~and~~, facilitate, and devote resources to consolidation of water systems, with ~~particular~~ emphasis on mergers of contiguous and small systems, to manage water resources and systems more efficiently, economically, and safely.

February 26, 2026

Policy U ~~41.8~~12.8

~~Conduct a study~~ Study how City, regional, and private water purveyors can best coordinate and partner for services on Bainbridge Island. Pursue management and ownership models that maximize opportunities for water conservation measures and enforcement. ~~of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of larger water systems.~~

Policy U ~~41.9~~12.98

Implement conservation measures through education and regulation with emphasis on limiting and reducing demand consistent with the Water System Plan and the Groundwater Management Plan.

PUBLIC SEWER

Currently, there are two public sanitary sewer systems on Bainbridge Island. One, owned by the City of Bainbridge Island, serves the Winslow area and the Rockaway Beach, Pleasant Beach, and Lynwood areas (“the Southend System.”) The other, owned and managed by the Kitsap County Sewer Public Utility District #7 (KPUD) serves the Fort Ward area.

The service area for the Winslow Public Sewer System is designated in the City’s General Sewer Plan. Treatment for this part of the system occurs at the Winslow Wastewater Treatment Plant. The sewer service area for the Southend System is also designated in the City’s General Sewer Plan. Treatment for ~~this~~ the Southend System occurs at the Kitsap County Sewer District #7 KPUD wastewater treatment plant pursuant to an interlocal agreement.

GOAL U-4213

Ensure that adequate, cost effective, ~~and~~ reliable, safe, equitable, and sustainable sewer service is provided to those areas of Bainbridge Island served by public sewer systems and designated in the General Sewer Plan for future public sewers.

Policy U ~~42~~13.1

Emergency service or other minor modifications to sewer service areas may be allowed with approval by the City Council via resolution so long as there is sufficient sewer facility capacity, and, with regard to the Southend System, sewage quality meets the standard outlined in the interlocal agreement with Kitsap County Sewer Public Utility District #7.

Policy U ~~42~~13.2

Within public sewer system service areas, new construction should provide for eventual connection to public sewer systems.

Policy U ~~42~~13.3

Sewer connections will not be required where septic systems are fully functional and maintained, except as provided by law.

Policy U ~~42~~13.4

In planning and establishing a service area for a new public sewer facility, or major expansion of an existing public sewer facility, service area boundaries ~~will~~ should be evaluated ~~taking the~~

following into with consideration: of impacts to the environment, support for existing development and the expansion of affordable housing options.

- ~~a. Areas that have an environmental need for sewer due to 1) a group of documented failing septic systems; or 2) proximity to sensitive bodies of water that are unsuitable for on-site septic systems according to the Kitsap County Health District.~~
- ~~b. Areas used or planned for development that serve a public need, such as a public school.~~
- ~~c. Areas designated for commercial and mixed use.~~
- ~~d. Areas designated for residential use at densities of four units to the acre (R4) or greater.~~
- ~~e. Areas planned for an increase in density through a special planning area process.~~

Policy U ~~42~~13.5

When utilities plan, renovate, or build treatment facilities, ~~require~~ utilities ~~to~~should consider constructing facilities that facilitate the re-use of treated wastewater for irrigation, recharge, and other non-potable uses. Require that facilities be consistent with health and safety considerations and consider financial impacts to ratepayers and taxpayers.

Policy U ~~42~~13.6

Improve the quality and reduce the quantity of effluent discharged to Puget Sound.

Policy U ~~42~~13.7

Adopt a pre-treatment policy that responds to the specific characteristics of the Island's sewer collection and treatment system and results in the reduction or postponement of large-scale centralized treatment capacity upgrades.

Policy U ~~13~~ 8

Investigate the development of tertiary ~~sewer and sewer greywater systems~~wastewater treatment and the beneficial re-use of wastewater.

Policy U ~~42-8~~13.9

Study ~~cooperation (such as shared operations) or consolidation of sewer systems owned by the~~ how the City and Kitsap County Sewer District #7KPUD can best coordinate and partner for services provided to the City by the Fort Ward Wastewater Treatment Plant.

Policy U ~~13~~ 10

Monitor PFAS and pursue technologies to remove forever chemicals from the waste stream and encourage the same for non-city owned systems.

STORM AND SURFACE WATER

~~The City of Bainbridge Island operates a storm and surface water utility for the purposes stated in BIMC Section 13.24.010.~~

The City of Bainbridge Island operates a City-wide storm and surface water utility that is regulated though the State of Washington's National Pollutant Discharge and Elimination System (NPDES) municipal stormwater permit. The revenue collected from all owners of developed property pay a fee to the City to contribute to the system operations and maintenance, including minimizing property damage, promoting and protecting public health, safety, and welfare, minimizing water quality degradation by preventing siltation, contamination

[and erosion of the city's waterways, protecting aquifers, and ensuring the safety of city roads and rights-of-way.](#)

GOAL U-~~13~~14

Manage stormwater runoff to protect life, property and habitat from flooding and erosion; to channel runoff to minimize impacts to daily activities; to protect the quality of groundwater, surface water, and the waters of Puget Sound; and to provide recharge of groundwater where appropriate.

Policy U ~~13~~14.1

~~Maintain a comprehensive storm drainage plan that identifies~~ [Follow the guidance outlined in the Stormwater System Plan when identifying](#) problems, ~~proposes~~ [proposing](#) solutions, ~~provides~~ [providing](#) a strategy for implementation and funding, and ~~establishes~~ [establishing](#) design and development guidelines.

Policy U ~~13~~14.2

Require new development to provide both on-site and off-site improvements necessary to avoid adverse water quality and quantity impacts.

Policy U ~~13~~14.3

Use *low impact development* standards wherein infiltration of stormwater is preferred over surface discharge to downstream systems, so as to encourage the return of uncontaminated precipitation to the soil at natural rates near where it falls through the use of detention ponds, grassy swales, and infiltration facilities.

Policy U ~~13~~14.4

Design and construct stormwater systems that provide for removal of pollutants and sediment through bio-filtration or other means.

Policy U ~~13~~14.5

Minimize disruption and/or degradation of natural drainage systems, minimize impervious areas by restricting site coverage, and encourage site permeability by retaining natural vegetation and buffers, and specifying use of permeable materials.

Policy U ~~13~~14.6

Manage ~~surface water in~~ [stormwater through implementation of](#) a ~~manner which~~ [source control program that](#) prevents pollutants from industrial, commercial, and agricultural land uses from entering ground or surface waters.

Policy U ~~13~~14.7

Consider a program of retrofitting existing roads with water quality and quantity stormwater system improvements in order to minimize pollution from runoff from roadways to natural drainage systems and the waters of Puget Sound.

[Policy U 14.8](#)

[Continue to expand a program of identifying, funding and implementing critical fish passage improvements.](#)

ELECTRICAL

The City is currently served by Puget Sound Energy (PSE), which provides electricity generation sources, transmission, distribution and maintenance of electrical facilities throughout the island. PSE is regulated by the Washington Utilities and Transportation Commission (WUTC.) It is the commission's responsibility to ensure regulated companies provide safe and reliable service to customers at reasonable rates, while allowing them the opportunity to earn a fair profit.

GOAL U-1415

Ensure adequate, cost effective, reliable, safe , equitable and sustainable ~~environmentally responsible~~ electric service to the citizens of Bainbridge Island.

Policy U ~~14~~15.1

~~Develop a plan together~~Maintain regular communications with ~~the~~ electric service provider to ~~undertake energy efficiency improvements and other alterations of~~ensure information needed by the City to achieve the goals of this comprehensive plan is available.

Policy U 15.2

~~Ensure electric utility facilities to provider actions requiring permits or other approvals from the City go through an equity evaluation consistent with the City and the provider's equity policies and practices, as appropriate.~~

Policy U 15.3

~~Ensure adequate public outreach is conducted by electric provider for projects that will relocate, expand or provide capacity for future growth, new electrical infrastructure and ensure outreach is provided to all neighborhoods compliant with the City and the provider's equity policies, as appropriate.~~

Policy U ~~14.2~~15.4

~~Encourage the conservation of electrical energy, especially during periods of peak usage, and encourage energy saving building code strategies, local renewable energy, and other cost effective approaches to meeting the island's energy needs, Increase public awareness of existing conservation programs including distributed energy systems, energy audits, discounts, tax credits, etc. offered by the energy provider or government agencies.~~

Policy U ~~14.3~~15.5

Encourage the electric service provider to improve reliability, with particular attention to adding transmission redundancy and mitigating impacts on service from storms or other natural events.

Policy U ~~14.4~~15.6

~~Study strategies to require~~Encourage undergrounding new and existing electric transmission and distribution power lines to reduce wildfire risk and power outages, ~~and~~Encourage the electric energy provider to develop a long-term strategy for future undergrounding, ~~to include~~including maximizing opportunities with new construction, ~~and prioritizing the work that affects the greatest number of households and businesses.~~

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Policy U ~~44.5~~15.7

Encourage the electric service provider and electricity users to use carbon neutral electricity generation, local electricity generation, [solar](#), and innovative technologies such as [solar power distributed energy systems](#) that are reliable, cost effective, preserve resources, provide minimal environmental impact, and do not contribute to [global warmingclimate change](#).

Policy U ~~44.6~~15.8

~~Periodically undertake comparative evaluations of electric service reliability, cost, and environmental impact, customer service and customer support and evaluate opportunities to provide improved and less costly electrical service from alternative service providers.~~

Policy U 44.7 ~~15.9~~

~~New taxpayer-funded buildings shall use carbon neutral energy for heating, cooling, and operational use.~~[Incorporate energy conservation measures for new construction or significant remodels of taxpayer-funded buildings](#) to the maximum extent practical within site specific and existing technology limitations.

Policy U ~~44.8~~15.10

Encourage new development to integrate environmentally responsible and innovative energy systems.

Policy U ~~44.9~~15.11

~~Explore ways to obtain 100% green electricity including investing in new renewable energy projects. Work with electricity provider to ensure [disaster and climate resiliency](#) is being addressed for electrical equipment and infrastructure on the Island.~~

Policy U 15.12

Pursue City-owned renewable energy generation to minimize City facility energy costs and/or mitigate green house gas emissions.

Policy U 15.13

Support expansion and improvements to electrical infrastructure to support ferry electrification and an increase in EV charging.

SOLID WASTE DISPOSAL, RECYCLING AND COMPOSTING

Currently, Bainbridge Disposal, Inc., a private corporation based on the Island, is the exclusive provider of solid waste [disposal and recyclingcollection](#) services to City, [and the owner of the waste transfer center](#). Bainbridge Disposal is regulated by the Washington Utilities and Transportation Commission (WUTC), which is charged with ensuring the utility provides reliable, safe and economical service.

GOAL U-~~45~~16

Ensure adequate, [convenient](#), cost effective, reliable, [safe , equitable](#) and [sustainable environmentally responsible](#) solid waste, recycling and composting service to the citizens of Bainbridge Island.

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Policy U ~~45~~16.1

Seek a method to provide on-island collection site for moderate risk waste or common household hazardous waste ~~including oil based paints, stains, adhesives, aerosols, paint thinner, corrosive cleaners, yard chemicals, and pool/spa chemicals~~ and a means for transferring these substances in a timely manner to the Kitsap County site.

Policy U ~~45~~16.2

Encourage solid waste collection policies and practices, including development requirements, that require and ensure the proper space planning for recycling and yard waste/composting options for all multi-family residential properties.

Policy U 16.3

Support ~~non-governmental organizations that provide~~ outreach and education to citizens to ensure that the populace is informed about the latest waste reduction, composting, recycling and hazardous waste practices.

Policy U ~~45-3~~16.4

~~In addition to WUTC regulation, the City should~~ Perform periodic reviews to ensure that Bainbridge Disposal is providing safe, reliable, cost effective and responsive solid waste, compost and recycling collection. Evaluate opportunities to provide improved and cost-effective services from alternative providers.

Policy U ~~45-4~~16.5

Coordinate with Bainbridge Disposal and the County to improve access to updated information on solid waste, recycling and composting collection and disposal services. Obtain information from Bainbridge Disposal regarding where collected material is sent for recycling and reuse rates for recyclable materials. Increase visibility and outreach for special events for hard-to-recycle materials such as hazardous waste or polystyrene foam.

Policy U ~~45-5~~16.6

Consider methods to reduce the amount of solid waste ~~disposed~~ disposal, e.g. material bans, composting or compaction, or by the conversion of solid waste to energy, ~~e.g. using a~~ biodigester.

TELECOMMUNICATION

Telecommunication is the technology of communication at a distance by electronic transmission of alphanumeric, audio, video and other data over wired and wireless delivery systems. On Bainbridge Island, telecommunication utilities provide telephone, television, and internet services.

Telephone utilities are regulated by the WUTC. The Federal Communications Commission (FCC) regulates wireless service providers.

Comcast (d.b.a Xfinity) and CenturyLink are the largest telecommunication service providers on Bainbridge Island.

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KPUD ~~also provides a public wi-fi~~ broadband services to a growing service in Winslow area on Bainbridge Island.

GOAL U-~~46~~17

Ensure adequate, cost effective, reliable, safe , equitable and sustainable ~~environmentally responsible~~ telecommunication service to the citizens of Bainbridge Island.

Policy U ~~46~~17.1

Encourage shared use of facilities and the use of existing utility corridors, public rights-of-way and city-owned properties.

Policy U ~~46~~17.2

Require the placement of cellular and/or wireless communication facilities in a manner that minimizes the adverse impacts on adjacent and surrounding land uses.

Policy ~~U46~~U17.3

Encourage major telecommunication utility providers to work with the City to identify potential sites for infrastructure and facility expansion to address future growth and development and meet the demands for additional utility service.

Policy U ~~46~~17.4

Encourage all providers to serve all parts of the City equally- well, including providing options for telecommunications that retain service during power outages.

Policy U ~~46~~17.5

~~The City expects all providers to~~ Evaluate the capacity of their facilities regularly to ensure that new facilities are installed in a timely basis to meet new and future demand. Providers are expected to provide facilities to accommodate growth within the City.

Policy U ~~46~~17.6

Pursue internet and cellular service of the highest standards for governmental and educational institutions, business and commerce and personal use.

Policy U ~~46~~17.7

Require new development to have underground conduits suitable for existing and foreseeable new utilities such as cable and broadband.

Policy U ~~46~~17.8

Ensure that emergency communication services are universally available to assist residents in emergencies. Work with cell phone providers to ensure more robust coverage at all emergency neighborhood hubs and emergency response facilities.

Policy U ~~46~~17.9

~~In addition to WUTC regulation, the City should~~ Perform periodic reviews to ensure that various telecommunication providers are providing safe reliable, cost effective, and responsive telecommunication services. During such reviews, ~~the City should~~ evaluate opportunities to obtain improved and cost-effective services from alternative providers.

Policy U 16.10

~~Conduct a study to support the creation of an Island-wide high-speed internet service.~~

UTILITIES IMPLEMENTATION

To implement the goals and policies in this Element over the 10-year period leading up to the next Comprehensive Plan update, the City must take a number of actions, including adopting or amending regulations, creating partnerships and educational programs, and developing staffing or other budgetary decisions, plans and budgets. Listed following each action are several of the comprehensive plan policies that support that action – some actions are identified as “high” priorities.

HIGH PRIORITY ACTIONS

U Action #1 ~~Develop a (HIGH)~~ – Utilize the equity and climate lens “toolkits” on relevant projects and programs and engage the Utility Advisory Committee in the evaluation process for periodic review of Island and decision-making.

GOAL U-1

Ensure that reliable, equitable, adequate, safe, cost-effective, and sustainable utility services are available to all Bainbridge Island residents, businesses and institutions.

GOAL U-5

Ensure that new or major renovations to existing utility facilities are designed to minimize adverse impacts on residents and the environment.

U Action #2 (HIGH) – Fund and prepare a utility rate study every 3-5 years in accordance with the City’s financial policies and engage the Utility Advisory Committee in the evaluation process and decision-making.

GOAL U-9

Ensure that sufficient staff and financial City resources are provided to implement the above goals by adopting systems and processes for meaningful and timely review of utility serviceservice performance, cost, scope, risk, resilience and opportunity, and by assigning to the Utility Advisory Committee (UAC) or other city organizationorganizations the responsibility for advising the City Council on matters regarding all utility services on Bainbridge Island.

U Action #2 ~~Support3 (HIGH)~~ – Fund the developmentaction items identified in the Water System Business Plan and the Groundwater Management Plan that advance the coordination and consolidation of sewer tertiary treatment and sewer greywaterwater systems.

Policy U 12.1

Maintain maps of public water systems service areas and evaluate modifications to their system boundaries based on maintaining sufficient and sustainable capacity to meet the present and future needs of the service areas.

Policy U 12.2

Evaluate becoming a state approved Satellite System Management Area (SMA), so the City may elect to provide water system management services to other utility providers.

Policy U 12.6

Encourage, facilitate, and devote resources to consolidation of water systems, with emphasis on mergers of contiguous and small systems, to manage water resources and systems more efficiently, economically, and safely.

Policy U 12.7

Conduct a study of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of water systems under City management or ownership.

U Action #4 – Fund the completion of the preliminary and final design of the Wastewater Beneficial Re-use project.

Policy U 13.5

When utilities plan, renovate, or build treatment facilities, require utilities to consider constructing facilities that facilitate the re-use of treated wastewater for irrigation, recharge, and other non-potable uses. Require that facilities be consistent with health and safety considerations and consider financial impacts to ratepayers and taxpayers.

Policy U 13.6

Improve the quality and reduce the quantity of effluent discharged to Puget Sound.

U Action #3 – Facilitate cooperation among or Policy U 13.9

Study cooperation (such as shared operations) or consolidation of sewer systems owned by the City and Kitsap County Sewer District #7 KPUD can best coordinate and partner for services provided to the City by the Fort Ward Wastewater Treatment Plant.

Policy U 11.6

Encourage and support water utilities to enter into cooperative activities, such as jointly managed operations, shared storage, sewer collection and construction of interties, to manage water resources and systems more efficiently, economically, and safely.

U Action #4 – Continue the investigation of the creation of an Island-wide high-speed internet service.

Policy U 16.10

Conduct a study to support the creation of an Island-wide high-speed internet service.

MEDIUM PRIORITY ACTIONS

U Action #5 – Proactively encourage, study, and facilitate consolidation of water systems to manage water resources and systems more efficiently, economically and safely.

Policy U 11.7

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~~Encourage and facilitate consolidation of water systems, with particular emphasis on mergers of contiguous and small systems, to manage water resources and systems more efficiently, economically, and safely.~~

Policy U 11.8

~~Conduct a study of consolidation of watertreatment systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of larger water systems KPUD. Develop timeframes for a joint ownership agreement of the Fort Ward Wastewater Treatment Plant.~~

U Action #5 – Implement the recommendations in the Stormwater System Plan.

Policy U 14.1

Follow the guidance outlined in the Stormwater System Plan when identifying problems, proposing solutions, providing a strategy for implementation and funding, and establishing design and development guidelines.

U Action #6 – Continue organizing annual, or more regular, coordination meetings between the City and Puget Sound Energy in accordance with the Memorandum of Understanding.

Policy U 15.1

Maintain regular communications with electric service provider to ensure information needed by the City to achieve the goals of this comprehensive plan is available.

Motion from Councilmember Lant - Utilities Element

Utilities Vision 2044 – 2nd Paragraph

Coordinated water and sewer systems serve the more densely populated areas. ~~Some~~In lower density areas, some private homes continue to rely on septic systems, ~~but most are served by water purveyors that cover broad areas of the Island and private wells, but the City has actively worked to connect homes to utility systems wherever possible.~~ The City, working with other water purveyors, coordinates a groundwater monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels for present and future generations.

I move to change paragraph #2 in Utilities Vision 2044 to the original Utility Advisory Committee recommendation of No Change to the existing policy:

Coordinated water and sewer systems serve the more densely populated areas. Some private homes rely on septic systems, but most are served by water purveyors that cover broad areas of the Island. The City, working with the other water purveyors, coordinates a monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels for present and future generations.

- *There are no policies that call for the City to connect “rural” homes to City water and sewer. As most private wells and septic systems are scattered widely around the Island, any future cost to connect to City water and sewer would be extraordinarily expensive and cost prohibitive. Neither the City or property owners could realistically incur those costs. As most private wells are in the shallowest aquifers, septic tanks provide recharge to those same aquifers. Diverting septic tanks to a sewer systems removes that recharge.*

Potable Water Goal - Policy U-12.8

Policy U ~~11.8~~12.8

~~Conduct a study~~Study how City, regional, and private water purveyors can best coordinate and partner for services on Bainbridge Island. Pursue management and ownership models that maximize opportunities for water conservation measures and enforcement.~~of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of larger water systems.~~

I move to change Policy U 12.8 to the original Utility Advisory Committee recommendation:

Conduct a study of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of water systems under City management or ownership.

- *Long-term consolidation of larger water systems will improve resiliency, efficiency, sustainability, and reliability. Bainbridge Island is hyper-focused on protecting and preserving island-wide water resources and is the logical owner/manager of such a system. If ultimately implemented and over time, the City would manage water serving approximately 70% of Bainbridge Island residents.*

Public Sewer – Policy 13.9

Policy U ~~12.8~~13.9

Study ~~cooperation (such as shared operations) or consolidation of sewer systems owned by the~~ how the City and Kitsap County Sewer District #7KPUD can best coordinate and partner for services provided to the City by the Fort Ward Wastewater Treatment Plant.

I move to change Policy U 13.9 to the original Utility Advisory Committee recommendation:

Study and advance consolidation or joint ownership of collection and treatment systems owned by the City and KPUD. Develop timeframes for a joint ownership agreement of the Fort Ward Wastewater Treatment Plant.

- *There is a sewer system on Bainbridge Island that serves approximately 700 customers but is operated by two separate governments. The Ft Ward Treatment Plant is owned by KPUD and serves approximately 310 customers. Approximately 390 current sewer customers are in COBI's South Island Sewer System, which pumps effluent to the Ft Ward Treatment Plant via an interlocal agreement. COBI has more customers, not including reserved future connections than KPUD and therefore the UAC believes COBI should have an ownership interest in the treatment plant to ensure long-term availability and viability. It is likely that the City having an ownership interest will be beneficial to the plant as it seeks future improvements and operations.*

Solid Waste, Disposal and Recycling

Goal U-16

Ensure adequate, convenient, cost effective, reliable, safe, equitable, and sustainable solid waste, recycling, and composting service to the citizens of Bainbridge Island.

I move to change Goal U-16 as follows:

Ensure adequate, ~~convenient~~, cost effective, reliable, safe, equitable, and sustainable solid waste, recycling and composting service to the ~~citizens~~ residents of Bainbridge Island.

- *Remove “convenient” as a goal – it’s very subjective. For example, source separation can be a little inconvenient sometimes but is the best practice by far. Remove “citizens” and replace with residents.*

Policy U 16.2

Encourage solid waste collection policies and practices, including development requirements that require and ensure the proper space planning for recycling and yard waste/composting options for all multi-family residential properties.

I move to insert “source-separated” into Policy U 16.2:

Encourage ~~source-separated~~ solid waste collection policies and practices, including development requirements that require and ensure the proper space planning for recycling and yard waste/composting options for all multi-family residential properties.

Policy U 16.3

Support non-governmental organizations that provide outreach and education to citizens to ensure that the populace is informed about the latest waste reduction, composting, recycling, and hazardous waste practices.

I move to change Policy U 16.3 as follows:

Support ~~non-governmental organizations that provide~~ outreach and education to residents to ensure that the populace is informed about the latest waste reduction, ~~source separation~~, composting, recycling, and hazardous waste practices.

Policy U 16.5

Coordinate with Bainbridge Disposal and the County to improve access to updated information on solid waste, recycling and composting collection and disposal services. Obtain information from Bainbridge Disposal regarding where collected material is sent for recycling and reuse rates for recyclable materials. Increase visibility and outreach for special events for hard-to-recycle materials such as hazardous waste or polystyrene foam.

I move to change Policy U 16.5 as follows:

Coordinate with Bainbridge Disposal and the County to improve access to updated information on solid waste, recycling and ~~composting~~ **organics** collection and disposal services. Obtain information from Bainbridge Disposal regarding where collected **recyclable and organic** material is sent ~~for recycling~~ and reuse rates for recyclable **and organic materials; information can also include known recoverable materials that are being landfilled.** Increase visibility and outreach for special events for hard to recycle materials such as hazardous waste or polystyrene foam.

- *Organics is a key word change. Organics refers to biodegradable materials from plants and animals. Compost is a process or a product.*

Policy U 16.6

Consider methods to reduce the amount of solid waste disposal, e.g.: material bans, composting or compaction, or by the conversion of solid waste to energy.

I move to change Policy U 16.6 as follows:

Consider methods to reduce the amount of solid waste disposal, e.g.: material bans, composting or compaction, ~~or by~~ the conversion of solid waste to energy, **updating city ordinances, updating accepted materials lists, and review and implementation of best practices for source separation at the generator level**

Mike Nelson

Utilities Element

Utilities Vision 2044

Motion: I move to strike the second paragraph in “Utilities Vision 2044” and add the following in its place:

“Coordinated water and sewer systems serve the more densely populated areas. Some private homes rely on septic systems, but most are served by water purveyors that cover broad areas of the Island. The City, working with other water purveyors, coordinates a monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels for present and future generations.”

Redline:

“Coordinated water and sewer systems serve the more densely populated areas. ~~In lower density areas, s~~ Some private homes ~~continue to~~ rely on septic systems, **but most are served by water purveyors that cover broad areas of the Island.** ~~and private wells, but the City has actively worked to connect homes to utility systems wherever possible.~~ The City, working with other water purveyors, coordinates a groundwater monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels for present and future generations.”

- This motion is to restore the Utility Advisory Committee’s original recommendation. It should not be our policy to actively work to connect all homes in the Conservation Area to sewer wherever possible. What we learned from the Groundwater Management Plan is that septic systems are an important source of aquifer recharge. My understanding is that if we were to eliminate all septic return flow, aquifer recharge would be reduced by approximately 8-10%.

Policy U 12.8

Motion: I move to strike the language in Policy 12.8 and add in its place the following:

“Conduct a study of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of water systems under City management or ownership.”

- This motion is to restore the Utility Advisory Committee’s original recommendation.

Policy U 13.8

Motion: I move to strike "Investigate the development of" and add "Implement" at the beginning of Policy U 13.8.

Redline:

~~“Investigate the development of~~ **Implement** tertiary wastewater treatment and the beneficial re-use of wastewater.”

- The purpose of this motion is to strengthen this policy to make clear that our intention is to move forward with wastewater beneficial re-use, which can help with both aquifer recharge and reducing the amount of effluent going into Puget Sound.

Policy U 13.9

Motion: I move to strike the language in Policy U 13.9 and add in its place the following:

“Study and advance consolidation or joint ownership of sewer collection and treatment systems owned by the City and KPUD. Develop timeframes for a joint ownership agreement of the Fort Ward Wastewater Treatment Plant.”

- This motion is to restore the Utility Advisory Committee’s original recommendation.

Policy U 16.4

Motion: I move to strike the following sentence from Policy 16.4:

"Evaluate opportunities to provide improved and cost-effective services from alternate providers."

Redline:

“Perform periodic reviews to ensure that Bainbridge Disposal is providing safe, reliable, cost effective and responsive solid waste, compost and recycling collection. **Evaluate opportunities to provide improved and cost-effective services from alternative providers.**”

- Bainbridge Disposal does an excellent job, and I see no reason why our policy should be to look for other service providers.

Motions by Councilmember Schneider

UTILITIES ELEMENT

Utilities Vision, 2nd paragraph

DRAFT with language added since the 2016 version:

Coordinated water and sewer systems serve the more densely populated areas. In lower density areas, some private homes continue to rely on septic systems and private wells, but the City has actively worked to connect homes to utility systems wherever possible. The City, working with other water purveyors, coordinates a groundwater monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels for present and future generations.

This proposed draft statement implies that the vision for the city is to connect homes in low-density areas to both water and sewer systems "wherever possible." This statement has big implications that probably were not intended, and are not supported with additional policy or actions further on in the Element. Therefore,

I move to change the Utilities Element Vision, 2nd paragraph to:

Coordinated water and sewer systems serve the more densely populated areas. In lower density areas, many private homes continue to rely on septic systems and private wells, but the When requested, the City has worked to connect homes to utility systems where feasible. The City, working with other water purveyors, coordinates a groundwater monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels for present and future generations.

Clean version:

Coordinated water and sewer systems serve the more densely populated areas. In lower density areas, many private homes rely on septic systems and private wells. When requested, the City has worked to connect homes to utility systems where feasible. The City, working with other water purveyors, coordinates a groundwater monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels for present and future generations.

Policy U 12.8

DRAFT with changes since the 2016 version:

Study how City, regional, and private water purveyors can best coordinate and partner for services on Bainbridge Island. Pursue management and ownership models that maximize opportunities for water conservation measures and enforcement. of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of larger water systems.

I move to change the Utilities Element Policy U 12.8 to:

Study opportunities for the City, Kitsap Public Utility District, and private water purveyors to cooperatively support water conservation, aquifer protection, and system resilience. In long term plans, explore options for consolidating larger water systems to improve efficiency, strengthen local stewardship, and ensure reliable service equitably across the island.

COBI Utility Advisory Committee Recommendation re: 2026 Update to Utilities Element of Comprehensive Plan

RECOMMENDATION

The UAC recommends that its original language be adopted by the City Council in the final Comprehensive Plan in three areas as described below.

BACKGROUND

As requested by the City Council, the Utility Advisory Committee (UAC) prepared the initial draft of the Utilities Element of the 2026 Update to the COBI Comprehensive Plan. After fifteen meetings during 2024-26 devoted in part to this topic, the UAC formally approved its recommended Utilities Element on 2/5/26.

The Planning Commission reviewed the UAC's proposed Utilities Element on 2/26/26 and made a number of revisions. The UAC has no objection to almost all of the changes but disagrees with three of them. Therefore, the UAC recommends that its proposed language for the below three items be adopted by the City Council in the final Comprehensive Plan.

POTABLE WATER POLICY U 11.8 (renumbered as U 12.8) – this deals with long term consolidation of large water systems.

Current Comp Plan

Policy 11.8

Conduct a study of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of larger water systems.

UAC 2/5/26 Recommendation

Policy U 11.8

Conduct a study of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of water systems under City management or ownership.

Planning Commission 2/26/26 Change (although the UAC's recommended language in included as U 12.7 in the Utilities Implementation section)

Policy U 12.8 (renumbered)

Study how City, regional, and private water purveyors can best coordinate and partner for services on Bainbridge Island. Pursue management and ownership models that maximize opportunities for water conservation measures and enforcement.

All potable water on Bainbridge Island comes from ground water in four non-continuous aquifer layers, is extracted from approximately 1700 wells on the Island, and provided to citizens by many service providers. The result is that our Island water resource suffers from fragmented planning, management, and operations.

The City and KPUD are the largest water providers, by far, and each serves approximately 35% of the residents of Bainbridge Island in its four separate water systems (COBI's Winslow-Fletcher Bay and Rockaway Beach systems and KPUD's North Bainbridge and South Bainbridge systems).

The UAC believes that, in the future and likely over the long term, the COBI and KPUD systems should be consolidated under City ownership and management. Consolidation will help remedy the lack of redundancy within independent water systems (“silos”); permit more careful and conservative management of the Island’s water resource and thus reduce the likelihood of overuse of wells; allow for more efficient operation; eliminate duplication of governmental bodies, staffing, and equipment; and allow for more efficient and economical planning and construction of infrastructure.

Consolidation is the norm in the water utility industry because of the financial benefit of economies of scale and the operational benefit of shared resources. In fact, both the current KPUD and COBI systems are the result of consolidation of smaller separate water systems over many decades.

COBI has a well-functioning water system, devotes its entire attention to Bainbridge Island, is hyper-focused on protecting and preserving its island-wide water resources and is the logical owner/manager for the largest island water purveyor. If ultimately implemented, COBI would manage water serving approximately 70% of the residents of Bainbridge Island.

Therefore, the UAC recommends adopting its proposed language in the final Comprehensive Plan.

PUBLIC SEWER POLICY 13.9 – this deals with Ft. Ward Treatment Plant

Current Comp Plan

Policy U 12.8

Study cooperation (such as shared operations) or consolidation of sewer systems owned by the City and Kitsap County Sewer District #7.

UAC 2/5/26 Recommendation

Policy U 13.9

Study and advance consolidation or joint ownership of collection and treatment systems owned by the City and KPUD. Develop timeframes for a joint ownership agreement of the Fort Ward Wastewater Treatment Plant.

Planning Commission 2/26/26 Change

Policy U 13.9

Study how the City and KPUD can best coordinate and partner for services provided to the City by the Fort Ward Wastewater Treatment Plant.

There is a sewer system on Bainbridge Island that serves approximately 700 customers but is operated by two separate governments. Approximately 310 customers and the Ft. Ward Treatment Plant (FWTP) are owned by KPUD after its purchase of the former Kitsap County Sewer District No. 7 sewer system. Approximately 390 current sewer customers are in COBI’s South Island Sewer (SIS) System, which pumps effluent to FWTP pursuant to an interlocal agreement. (COBI also operates a sewage system in Winslow serving approximately 2300 customers with treatment at the Winslow Wastewater Treatment Plant.)

As COBI has 55-60% percentage (and likely growing due to reserved future connections in the Lynwood area) of the customers served by FWTP, the UAC believes COBI should have an ownership interest in the FWTP to insure its long-term availability and viability to serve COBI’s SIS customers. One logical way to do that is to consolidate the two systems in the future. Because of the recent change in ownership of the system, the UAC believes at this point joint ownership of the

FWTP should be pursued. It is likely that the City having an ownership interest will be beneficial to the plant as it seeks future improvements and operations.

Therefore, the UAC proposes utilizing its recommended language in the final Comprehensive Plan.

“UTILITIES VISION 2044” SECTION – that portion dealing with private wells in “rural” (lower density) areas in the second paragraph.

Current Comp Plan

Utilities Vision 2036, 2nd paragraph

Coordinated water and sewer systems serve the more densely populated areas. Some private homes rely on septic systems, but most are served by water purveyors that cover broad areas of the Island. The City, working with other water purveyors, coordinates a monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels for present and future generations.

UAC 2/5/26 Recommendation

Utilities Vision 2044, 2nd paragraph

No change.

Planning Commission 2/26/26 Changes

Utilities Vision 2044, 2nd paragraph

Coordinated water and sewer systems serve the more densely populated areas. In lower density areas, some private homes continue to rely on septic systems, but most are served by water purveyors that cover broad areas of the Island and and private wells, but the City has actively worked to connect homes to utility systems wherever possible. The City, working with other water purveyors, coordinates a groundwater monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels for present and future generations.

The Planning Commission made the changes highlighted in yellow above. The UAC has several problems with this change. First, there are no policies in the draft Utility Element anywhere, either in portable water or public sewer, that calls for the City to work to connect “rural” homes to City water and sewer. Without a Comprehensive Plan policy, this vision statement is not meaningful.

Second, as the private wells and septic systems are scattered widely around the island, any future cost to connect them to City water and sewer would be extraordinarily expensive and cost prohibitive. Neither the City or the property owners could realistically incur those costs. Third, the wide-spread construction necessary for this effort would significantly disturb the natural environment. And last, the owners of those “rural” homes likely have septic tanks as well as private wells. As most private wells are in the shallowest aquifers (perched and sea level), the septic tanks provide some recharge to those same shallow aquifers. Diverting those septic tanks to a sewer system removes that recharge.

Thus, the UAC recommends utilizing its proposed language in the final Comprehensive Plan and not adopting the language in yellow highlight above.

Approved 22 May 2026 by Utility Advisory Committee

DRAFT UPDATE TO UTILITIES ELEMENT
Councilmember Hytopoulos Motions
For June 9, 2026, Study Session

RESERVATION OF SEWER CAPACITY FOR AFFORDABLE HOUSING

MOTION 1:

In order to ensure that market rate development does not consume all or most of the limited remaining capacity of the wastewater treatment plant before affordable projects have a chance to be developed:

I move that the Utilities Element be amended to include the follow Action Item: “The City shall reserve a defined allocation of sewer ERUs for housing projects affordable to 80% AMI and below, with the specific reservation amount to be established through the General Sewer Plan update process”

DISCUSSION:

Bainbridge Island's wastewater treatment plant operates under finite capacity constraints. Even with planned upgrades, the total available ERUs between now and full buildout are limited — and once allocated, they cannot be recovered.

Sewer capacity is allocated on a first-come, first-served basis. Without an explicit reservation, *market-rate development — which moves faster and faces fewer financing barriers — will consume available ERUs before affordable housing projects can secure them.* Affordable housing projects typically have longer development timelines due to tax credit applications, funding assembly, and regulatory approvals.

The concern is that by the time affordable projects are ready to connect, the capacity they need may already be committed to market-rate development. The city would then face a choice between denying affordable housing connections or funding expensive system upgrades on an accelerated timeline – *if such upgrades have not already been exhausted at that time.*

Reserving ERUs for affordable housing is a low-cost policy mechanism that ensures infrastructure capacity is available when these projects are ready to build and demonstrates the sincerity of our commitment to fulfill our 1220 obligation and our own housing goals.



City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026

Agenda Item: (8:05 pm) Consider Capital Facilities Element of the Comprehensive Plan

Department: Planning & Community Development

Agenda Section: Regular Business

Estimated Time: 60 Minutes

Recommendation:

I move to forward the Capital Facilities Element of the Comprehensive Plan to a future meeting for further discussion and consideration of approval.

Narrative:

The Capital Facilities element is a required element under the Growth Management Act. It was considered by the Planning Commission and approved as presented on March 26, 2026.

Capital Facilities are the public facilities that we use on a daily basis. They are our streets, sidewalks, our City park and agricultural properties. Capital Facilities are our public buildings, like City Hall, the police and municipal court building, public water systems that deliver the drinking water and sanitary sewer systems that collect wastewater for treatment and safe disposal. Capital Facilities does not cover routine maintenance but does include renovation or major repair/reconstruction of damaged or deteriorating facilities. The Growth Management Act requires a Capital Facilities Plan. As part of the GMA requirements, the Capital Facilities element must contain a six-year financing plan, known as a Capital Improvement Plan, that

identifies the type and location of expanded or new capital facilities and the sources of funding that will be used to pay for them. The Capital Improvement Plan is an important ongoing part of the City's overall management process, ensuring that new information, grant-making and evolving priorities have a continual review.

The proposed discrete updates to the Capital Facilities Element reflect the updated planning period and acknowledge the changing conditions and updated information since 2017. Changes to note include:

- Ensuring that capital improvement projects are affordable and equitably accessible to all residents. (CF 1.4)

A summary of the updates to the Capital Facilities Element is included in the attached memorandum from former Public Works Director Chris Wierzbecki.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Draft Updated CAPITAL FACILITIES ELEMENT Memo and Ref Materials for CC 06092026
2. CFP Element Update Summary Memo
3. Motions about Capital Facilities Element from CM Nelson for CC Mtg on 6-9-2026
4. Meeting Materials - CFE slides for CC 06092026
5. Meeting Materials - Memo to Council 06 09 2026 HYTOPOULOS
6. Meeting Materials - Capital Facilities Element Motions HYTOPOULOS_

CAPITAL FACILITIES ELEMENT

NOTE: PAGE NUMBERS TO BE UPDATED AT LATER DATE
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CAPITAL FACILITIES INTRODUCTION

What Are *Capital Facilities* and Why Do We Need to Plan for Them?

Capital facilities are all around us. They are the *public facilities* we all use on a daily basis. They are our public streets and sidewalks, our City park and agriculture properties, our public buildings such as City Hall, the library, fire and police stations, our public water systems that bring us pure drinking water, and the sanitary sewer systems that collect our wastewater for treatment and safe disposal. Even if you don't reside within the City, you use *capital facilities* every time you drive, eat, shop, work, or play here.

While a *Capital Facilities Plan (CFP)* does not cover routine maintenance, it does include renovation and major repair or reconstruction of damaged or deteriorating facilities. *Capital facilities* do not usually include furniture and equipment. However, a capital project may include the furniture and equipment clearly associated with a newly constructed or renovated facility.

The planning period for a [Capital Improvement Plan \(CIP\)](#) is six years. Expenditures proposed for years one and two of the program are incorporated into the City's Biennial Budget as the Capital Budget.

The [CIP](#) process is an important ongoing part of the City's overall management process. New information, grant-making and evolving priorities require continual review. Each time the review is carried out, it must be done comprehensively.

All of these facilities should be planned for years in advance to assure they will be available and adequate to serve all who need or desire to utilize them. Such planning involves determining not only where facilities will be needed, but when, and not only how much they will cost, but how they will be paid for. It is important to note that the *CFP* is a planning document that includes timeline estimates based on changing dynamics related to growth projections, project schedules, or other assumptions.

Capital Facilities Plans are required under State law to identify *capital facility* deficiencies needed to serve our existing population, plan for capital facility improvements to meet the needs of our future population, and ensure that local governments have the fiscal capacity to afford to construct and maintain those capital facilities.

The *Capital Facilities Plan* includes summary details of the major capital projects of the City and a financial capacity analysis. As the general purpose government on Bainbridge Island, the City is required to analyze and integrate the *capital facilities plans* from special purpose districts (Schools, Parks, Fire, etc) into its *Capital Facilities Plan*. The City and the special purpose districts shall work together to integrate their capital planning efforts to provide a more even tax impact and to prioritize their projects while still providing quality facilities and services for the

citizens they serve. This is consistent with *Guiding Principle #9* and its supporting policies 89.1, 89.2, 9.3, 89.4, 89.5, 89.6.

Growth Management Act Requires a Capital Facilities Plan

This *Capital Facilities Element* update has been developed in accordance with the RCW 36.70A.070, the *Growth Management Act (GMA)*, and WAC 365-196, the Procedural Criteria. This *Capital Facilities Plan*, and other City plans adopted by reference, support the Land Use, Housing, and Economic Elements by utilizing the same ~~2036~~ 2044 population and employment forecasts.

This *Capital Facilities Plan* is the product of many separate but coordinated planning documents and planning bodies. Each special purpose district (Schools, Parks, Fire, etc.) has its own Capital Facility Plan, Strategic Plan, and/or budget. In this *Capital Facilities Plan*, the City adopts these special purpose district planning documents by reference. The City's adopted functional plans are adopted by reference in this *Capital Facilities Element*, including an Island-wide ~~Transportation~~ Mobility Plan, Water System Plan, a Sewer System Plan, a Storm and Surface Water Management Program, and a Pavement Management System Plan – each operational plan providing an inventory of existing facilities, an analysis of deficiencies and future demand, and recommendations for capital improvements.

The *GMA* requires that the *Capital Facilities Element* contain a six-year financing plan, known as a *Capital Improvement Plan (CIP)* that identifies the type and location of expanded or new *capital facilities* and the sources of funding that will be used to pay for them.

Relationship of Capital Facilities Plan to the Budget

The *Capital Facilities Plan* and the City's budget serve different but related purposes. The budget authorizes the amount to be spent during the coming biennium; whereas the *Capital Facilities Plan* identifies needed capital facilities over a six-year period. A requirement of the *Capital Facilities Plan* is that it show how the needed facilities will be paid for during at least a six-year period (*Capital Improvement Plan*). Because State law requires that no money can be spent on capital projects which are not shown in the *Capital Facilities Plan*, it is important that the budget authorize spending only on *capital facilities* in the Plan.

Concurrency and Levels of Service (LOS)

The *Growth Management Act* requires jurisdictions to have *capital facilities* in place and readily available when new development occurs. This concept is known as concurrency. Specifically, this means that:

1. All public facilities needed to serve new development and/or a growing service area population must be in place at the time of initial need. If the facilities are not in place, a financial commitment must have been made to provide the facilities within six years of the time of the initial need; and

2. Such facilities must be of sufficient capacity to serve the service area population and/or new development without decreasing service levels below locally established minimum standards, known as *level of service*.
3. In the allocation of funds for *capital facilities*, choices will be made. The *CFP* may facilitate some forms of development while constraining other forms.

Levels of service (LOS) are usually quantifiable measures of the amount and/or quality of public facilities or services that are provided to the community and are usually expressed as a ratio of amount of service to a selected demand unit. For example, sewer *LOS* is expressed as 100 gallons per capita per day, public school *LOS* may be expressed as the number of square feet available per student or as the number of students per classroom. Police or Fire protection may be expressed as the average response time for emergency calls. Factors that influence local standards are citizen and City Council recommendations, national standards, federal and state mandates, and the standards of neighboring jurisdictions.

CAPITAL FACILITIES VISION ~~2036~~ 2044

Capital facilities planning has kept up with changes in the natural and built environments, meeting the needs of a population that expects a high level of service. The City's *Capital Improvement Plans* were coordinated with the strategic plans and budgets of the special purpose districts (e. g., Schools, Parks and Fire).

Planning and budgeting for facilities has been concurrent with subarea planning for the *designated centers*, and to a large extent, recent population growth and commerce have been concentrated in and near those centers. Planning and budgeting has kept pace with maintenance and expansion of recreational facilities and public lands preserved for agriculture or conservation.

Over the past twenty years, Capital Improvement Plans have responded to anticipated impacts of climate change and sea level rise. New construction and retrofits have made public buildings energy efficient and models of low impact design.

GOALS & POLICIES

GOAL CF-1

The Capital Facilities Element and *Capital Improvement Plan (CIP)* provides the public facilities needed to support orderly compact urban growth, protect and support public and private investments, maximize use of existing facilities, promote economic development and redevelopment, increase public well-being and safety, and implement the *Comprehensive Plan*.

Policy CF 1.1

Biennially review, update and amend a six-year *CIP* that:

- Is subject to review and adoption by the City Council.
- Is consistent with the *Comprehensive Plan*, functional plans and adopted capital and operating budgets.
- Defines the scope and location of capital projects or equipment;
- States why each project is needed and its relationship to established *levels of service*.
- Includes costs of property acquisition, if any, project construction costs, timing, funding sources, and projected operations and maintenance impacts.

Policy CF 1.2

Coordinate with other *capital facilities* service providers to keep each entity current, maximize cost savings, and schedule and upgrade facilities efficiently. In general, it is the policy of the City to transfer parklands to the Park District whenever desirable and practical.

Policy CF 1.3

Evaluate and prioritize proposed *capital improvement* projects using the following long-term financial strategy principles and guidelines:

- Preserve and maintain physical infrastructure.
- Use an asset management approach to the City's capital facilities.
- Use unexpected one-time revenues for one-time costs or reserves.
- Pursue innovative approaches.
- Maintain capacity to respond to emerging community needs.
- Address unfunded mandates.
- Selectively recover costs.
- Recognize the connection between the operating and capital budgets.
- Utilize partnerships wherever possible.
- Remain committed to City *goals* over the long run.
- Anticipate and respond to the impacts of *climate change*, including sea level rise.

Policy CF 1.4

Ensure that capital improvement projects are:

- Financially feasible.
- Consistent with planned growth patterns provided in the *Comprehensive Plan*
- Consistent with State and Federal law.
- Compatible with plans of state agencies.
- Sustainable within the operating budget.
- Affordable and equitably accessible to all residents.

Policy CF 1.5

Give priority consideration to projects that:

- Are required to comply with State or Federal law.
- Implement the *Comprehensive Plan*.
- Are needed to meet concurrency requirements for growth management.
- Are already initiated and to be completed in subsequent phases.
- Renovate existing facilities to remove deficiencies or allow their full use, and preserve the community's prior investment or reduce maintenance and operating costs.

- Replace worn-out or obsolete facilities.
- Are substantially funded through grants or other outside funding.
- Address public hazards.

Policy CF 1.6

Adopt each update of the *Capital Facilities Plan* as part of the *Comprehensive Plan*.

Policy CF 1.7

Recognize that the year in which a project is carried out, or the exact amounts of expenditures by year for individual facilities, may vary from amounts stated in the *Capital Facilities Plan* due to:

- Unanticipated revenues or revenues that become available to the City with conditions about when they may be used,
- Change in the timing of a facility to serve new development that occurs in an earlier or later year than had been anticipated in the *Capital Facilities Plan*,
- The nature of the *Capital Facilities Plan* as a multi-year planning document. The first year or years of the Plan are consistent with the budget adopted for that financial period. Projections for remaining years in the Plan may be changed before being adopted into a future budget.

GOAL CF-2

Provide the *capital facilities* needed to direct and serve future development and redevelopment.

Policy CF 2.1

When planning for public facilities, consider expected future land use activity.

Policy CF 2.2

Capital facilities planning is an essential component of subarea planning and promoting development in *designated centers*.

Policy CF 2.3

Require new development to fund the *capital facilities* needed to serve the development.

GOAL CF-3

Prudently manage fiscal resources to provide needed *capital facilities*.

Policy CF 3.1

Ensure a balanced approach to allocating financial resources among:

- Maintaining existing facilities and eliminating existing *capital facility* deficiencies, and
- Providing new or expanding facilities to serve development and encourage redevelopment.

Policy CF 3.2

Use the *CIP* to integrate all of the community’s capital project resources (grants, bonds, city funds, donations, *impact fees*, and any other available funding).

Policy CF 3.3

Allow developers who install infrastructure with excess capacity to use *latecomer’s agreements* wherever reasonable.

Policy CF 3.4

Assess the additional operations and maintenance costs associated with acquisition or development of new *capital facilities*. If accommodating these costs places a financial burden on the operating budget, consider adjusting the capital plans.

Policy CF 3.5

Achieve more efficient use of capital funds through joint use of facilities and services by utilizing measures such as interlocal agreements, regional authorities, and negotiated use of privately and publicly owned land.

Policy CF 3.6

Consider potential new revenue sources for funding capital facilities, such as:

- Growth-induced tax revenues.
- Additional voter-approved revenue.
- Impact Fees.
- Benefit Districts.
- Local Improvement Districts.

Policy CF 3.7

Choose among the following available contingency strategies should the City be faced with capital facility funding shortfalls:

- Increase general revenues, rates, or user fees; change funding source(s).
- Decrease level of service standards in the Comprehensive Plan and reprioritize projects to focus on those related to concurrency.
- Change project scope to decrease the cost of selected facilities or delay construction.
- Decrease the demand for the public services or facilities by placing a moratorium on development, developing only in served areas until funding is available, or changing project timing and/or phasing.
- Use Local Improvement Districts; or surplus City-owned assets.

Policy CF 3.8

Secure grants or private funds, when available, to finance capital facility projects when consistent with the Comprehensive Plan.

GOAL CF-4

Public facilities constructed on Bainbridge Island meet appropriate safety, construction, energy conservation, durability and *sustainability* standards.

Policy CF 4.1

Adhere to the City's Engineering Development and Design Standards when constructing utility and transportation related facilities.

Policy CF 4.2

Regularly update the Engineering Development and Design Standards, and ensure that the Standards are consistent with the *Comprehensive Plan*.

Policy CF 4.3

Apply value engineering approaches on major projects in order to use resources efficiently and meet community needs.

Policy CF 4.4

Require public facilities to incorporate energy generation when and where possible.

CAPITAL FACILITIES INVENTORY

The following is the City's *capital facilities* property inventory. The inventory is organized by category and includes a current inventory of facilities, a narrative providing a general background of the planning activities and some discussion of future plans, and a discussion of *level of service (LOS)*, if applicable. Inventories of public roads, water utility, and sewer utility *infrastructure* are found in the following functional plans (hyperlinked):

- [Island-wide ~~Transportation~~ Mobility Plan](#)
- [City General Sewer Plan](#)
- [City Water System Plan](#)
- [City Stormwater Management Program Plan](#)
- [City Stormwater System Plan](#)

City Offices, Facilities, and Undeveloped Land

City offices are located at several sites due to space constraints at City Hall. Additional City buildings and facilities provide a variety of functions, including public works operations, police and municipal court, and ~~house~~ cultural and social services.

Table CF-1: City Land and Office Facility Inventory

Building and Location	Land Area		Building Area		Owned or Leased	Uses
City Hall 280 Madison Ave. N	1.92	Ac	24,107	Sq Ft	Owned	Administration, Finance, Planning, & Engineering
Police Station 625 Winslow Way E	0.82	Ac	7,000	Sq Ft	Owned	Police
Municipal Court 10255 NE Valley Rd.	NA		2,289	Sq Ft	Leased	Municipal Court
Ted Spearman Justice Center 8804 Madison Avenue N.	<u>2.95</u>	<u>Ac</u>	<u>19,007</u>	<u>Sq Ft</u>	<u>Owned</u>	<u>Police and Municipal Court</u>
Subtotal Staff Office Space	<u>2.74</u> <u>4.87</u>	Ac	<u>33,396</u> <u>43,114</u>	Sq Ft		
Bainbridge Island Commons 223 Bjune Ave.	0.38	Ac	4,975	Sq Ft	Owned	Social Services & Public Meetings
Bainbridge Performing Arts (land only) 200 Madison Ave N	2.45	Ac	NA		Owned	Land leased to BPA for \$1/yr through May 2081
Bainbridge History Museum (land only) 215 Ericksen Ave NE	<u>0.6</u>	<u>Ac</u>	<u>3,643</u>	<u>Sq Ft</u>	<u>Owned</u>	<u>Land leased to BHM for 1% of gross income/yr through 2031</u>
Public Works Facility 7305 NE Hidden Cove Rd	12.62	Ac	22,712	Sq Ft	Owned	O&M Offices, Shop, Covered Equipment Storage
Public Works Facility 7305 NE Hidden Cove Rd	Included Above		1,524	Sq Ft	Owned	Covered Storage
Public Works Facility 7305 NE Hidden Cove Rd	Included Above		NA		Owned	Fueling Facility
Land with City-owned utilities	15.42	Ac	NA		Owned	Wells, pump stations, etc.
<u>180 Olympic Drive</u>	<u>0.11</u>	<u>Ac</u>	<u>1,125</u>	<u>Sq Ft</u>	<u>Owned</u>	<u>Building rented to tenant for \$4,156.25 per month through October 2026.</u>
<u>Stan Pocock Rowing Center (land only)</u> <u>281 Brien Drive SE</u>	<u>Included in Table CF-3</u>		<u>11,660</u>	<u>Sq Ft</u>	<u>Owned</u>	<u>Within Waterfront Park; Land leased to BI Rowing for in kind services through August 2044.</u>
<u>Share #48 in Islander Mobile Home Park</u>	<u>0.05</u>	<u>Ac</u>	<u>1,073</u>	<u>Sq Ft</u>	<u>Owned</u>	<u>City owned mobile home to be rented to City employee.</u>
<u>Share #1 in Islander Mobile Home Park (land only)</u>	<u>0.1</u>	<u>Ac</u>	NA		<u>Owned</u>	<u>Mobile home to be removed when current tenant vacates.</u>
Total	<u>34.68</u> <u>36.6</u>	Ac	<u>67,007</u> <u>89,826</u>	Sq Ft		

Table CF-2: City Public Works Facilities Inventory

Facility	Floor Area		Function
Portable office trailers (3)	2,520	Sq Ft*	Storage, safety & future parks buildings
Steel shop building	2,400	Sq Ft	Storage - holds telemetry
PW Facility - Wood Building	100	Sq Ft	Wellhouse
PW Facility - Shop	7,776	Sq Ft*	Mechanics Shop/Equipment Maintenance
PW Facility - Covered Equipment Storage	11,520	Sq Ft*	Covered Equipment Storage
PW Facility - Office Trailer	1,792	Sq Ft*	O & M Office
Fueling Facility			Vehicle Fueling inside covered equipment storage building
Total	26,108	Sq Ft	

*These facilities are also counted in the main office inventory above.

Table CF-3: City Undeveloped/Open Space Land Inventory

Location / Description	Land Area		Owned or Leased	Uses
High School Rd. near Madison	1.42	Ac	Owned	Proposed surplus property
Head of the Bay Wellhead	31.82	Ac	Owned	Wellhead protection
Head of the Bay	2.00	Ac	Owned	Proposed surplus property
Head of the Bay	6.00	Ac	Owned	Proposed surplus property
Suzuki Property	13.83	Ac	Owned	Potential Surplus property
Johnson Farm	14.51	Ac	Owned	Agricultural/Open space
Suyematsu Farm	15.00	Ac	Owned	Agricultural land
Lovgreen Pit	15.54	Ac	Owned	Land Reclamation/Spoils Disposal
Vincent Road Landfill	34.15	Ac	Owned	Public Works Facility
Manitou Beach Property	*1.36	Ac	Owned	Transferring to Park District
M & E Tree Farm	13.00	Ac	Owned	Open space/Agricultural
Morales Property	4.74	Ac	Owned	Agricultural land
Crawford Property	2.30	Ac	Owned	Agricultural land
Ft. Ward Wetlands – 8 lots	2.63	Ac	Owned	Open space
Lot Next to Parade Ground Ave.	0.04	Ac	Owned	Adjacent to Right-of-way
Lost Valley	13.57	Ac	Owned	Open space
Waypoint Park	1.03	Ac	Owned	Open space
Waterfront Park	5.76	Ac	Owned	Shoreline park
Strawberry Plant	4.20	Ac	Owned	Shoreline restoration and park
Bentryn Property	11.50	Ac	Owned	Agricultural land
Pritchard Park	27.18	Ac	Owned	Transferring to Park District (except Point area)
<u>625 Winslow Way East</u>	<u>0.82</u>	<u>Ac</u>	<u>Owned</u>	<u>Vacant</u>
Misc. unimproved land	2.24	Ac	Owned	No use specified
Total	223.82	Acres		
	224.64			
City Open Space/Park Land (including transfer to BIMPRD)	83.24	Acres		

*Not including tidelands

Parks & Trails

Most of the parks and recreational trails on Bainbridge Island are owned and managed by the Bainbridge Island Metropolitan Park and Recreation District. The City has a few parks which are generally maintained (with the exception of Waterfront Park) by the Park District under contract to the City. ~~During the past 10-15 years, the City has acquired or helped the Park District acquire a large amount of open space and park lands. A number of these parcels are being transferred to the Park District based on Resolution Number 2011-16.~~ The City adopts by reference [the 2014-2020 2026 Bainbridge Island Park and Recreation District Comprehensive Plan](#) (and any subsequent update), which establishes *levels of service* for park and recreation facilities for the Island.

Transportation Facilities (Roads, Bike Lanes, Sidewalks, Trails)

Of the many types of *capital facilities* that are constructed, operated and maintained by the City, the most familiar to citizens are the transportation facilities. Where there are facility needs that involve SR305 or the ferries, the Washington State Department of Transportation (WSDOT) is responsible for planning and improvements. For non-motorized and other desired facilities, the City may elect to plan and implement additional improvements. This may be accomplished by participating/funding elements in WSDOT projects or by undertaking City projects and obtaining the necessary permits and approvals from WSDOT. Kitsap Transit pays for facilities that support transit service.

A complete inventory of the Island's transportation facilities is contained in the [Island-wide Transportation Mobility Plan](#).

Drinking Water

Domestic drinking water is supplied by the City of Bainbridge Island, Kitsap County P.U.D. No. 1, numerous smaller public water systems (2 or more hookups), and over 1,000 private single-dwelling wells. The *levels of service* for water systems on Bainbridge Island are the minimum design standards and performance specifications provided in the [2005 Kitsap County Coordinated Water System Plan](#). Fire flow requirements are regularly updated by the City, in coordination with the Bainbridge Island Fire Department, most recently adopted by Ordinance 2016-13 and are tiered based on zoning and type of construction. Residences can satisfy deficiencies by installing individual sprinkler systems. *Levels of service* for the City water system are identified in the [City Water System Plan Update](#).

The Kitsap Public Health District records indicate approximately 170 water systems on the Island that have 2 or more households connected. The number of Group A & B systems are listed below and following is a summary of systems with more than 100 connections.

Table CF-4: Group A & B Water Systems

Group A systems	(15 or more connections)	39 <u>32</u>
Group B systems	(under 15 connections)	145 <u>126</u>

Table CF-5: Water Systems with over 100 Connections (2016)

System	# Connections	Capacity		Storage
		(ERU)	(MGD)	Volumes (gal)
PUD #1 Island Utility (Eagledale)	197	455	0.43	400,000
PUD #1 North Island	1767	2,028	0.365	825,105
PUD #1 Fletcher Bay	102	Unspecified	Unspecified	0
Meadowmeer (MWSA)	306	335	.45	225,000
North Bainbridge Water Sys.	<u>1,842</u>	Unspecified	Unspecified	<u>842,400</u>
PUD #1 South Bainbridge Water Sys.	1,244 <u>1,595</u>	1,416 Unspecified	0.90 Unspecified	807,000 <u>1,275,000</u>
Winslow (City)	2,428 <u>2,787</u>	Unspecified	Unspecified	2,800,000
Total	<u>6,041 6,530</u>	Unspecified	Unspecified	<u>5,107,105</u> <u>5,142,400</u>

Most existing water systems were established under state and local guidelines and generally provide high quality water at an adequate pressure and flow rate for residential use. However, because of the number of systems on the Island, there are systems that may not be in compliance with Department of Health water quality requirements and may not meet minimum requirements of pressure and reliability. It is also likely that most of the smaller systems have poor or nonexistent fire protection designed into their systems due to the cost of providing large diameter pipes and storage tanks.

Winslow Water System

The Winslow Water System is owned and operated by the City of Bainbridge Island under the direction and control of the Department of Public Works. It serves an area similar to the historic Winslow city limits plus Fletcher Bay and Rockaway Beach. The system gets all of its water from the eleven wells owned by the City. Water is pumped into the distribution system both directly from the well pumps and by booster pump stations. A detailed inventory and capacity analysis is provided in the [City of Bainbridge Island Water System Plan](#), which was accepted by the City Council in ~~2016~~ 2017, and updated in 2019 and 2023.

Sanitary Sewage Disposal

The City of Bainbridge Island provides for the collection, treatment, and disposal of effluent in the Winslow service area. The ~~Kitsap County Sewer District #7~~ Kitsap County Public Utility District treatment plant north of Fort Ward Park serving customers within the District's service area in Fort Ward and the City's sewer service areas in the Emerald Heights, Point White, North Pleasant Beach, and Rockaway Beach neighborhoods and Blakely School. All other residents not within the service areas of the above districts rely upon on-site septic systems that require approval from the Kitsap Public Health District.

Levels of service for wastewater treatment systems are typically expressed as the number of gallons of flow per capita per day and the level of treatment provided by the treatment plant. The current and proposed level of service for the Winslow service area follow the Department of Ecology guidelines of 100 gallons per capita per day (flow) and secondary treatment. In areas

not served by treatment plants, on-site septic systems must be built to Kitsap Public Health District standards that consider combinations of lot size, soil type, infiltration capacity, depth to hardpan, and proximity to surface water among others.

The Winslow sanitary sewer system consists of two separate parts: the collection system, and the treatment plant. The City completed the update to the [General Sewer Plan](#) in 2015. The updated plan documents the inventory of the existing system and needs for new facilities and replacement or upgrading existing facilities during the coming decade.

Storm and Surface Water Management

In the Winslow urban area and a few smaller areas, stormwater is managed by a combination of piped collectors, roadside ditches and natural stream channels. All other watersheds and sub-basins on the Island are drained by natural streams and roadside ditches only. The existing natural drainage system consists of wetlands, streams, springs, ditches, and culverts under roadways. Storm and surface water is managed by the City as a utility. [Ongoing surface and stormwater system evaluations are used to identify future capital projects](#). In addition, the City places priority on the improvement and restoration of stream channels, particularly undersized or perched culverts, for the improvement of fish passage and fish habitat.

CITY FUNCTIONAL PLANS ADOPTED BY REFERENCE

In planning for future *capital facilities*, several factors have to be considered. Many are unique to the type of facility being planned. The process used to determine the location of a new water line is very different from the process used to determine the location of a new bike lane. Many sources of financing can only be used for certain types of projects. Therefore, this Capital Facilities Element and Plan is actually the product of many separate but coordinated functional planning documents, each focusing on a specific type of facility. These plans utilize the same year 2036-2044 population forecast that the Land Use Element of this *Comprehensive Plan* accommodates. These functional plans are therefore adopted by referenced. They are listed (and hyperlinked) below.

- [Island-wide ~~Transportation~~ Mobility Plan](#)
- [City General Sewer Plan](#)
- [City Water System Plan](#)
- [City Stormwater Management Program Plan](#)
- [City Stormwater System Plan](#)
- [City Groundwater Management Plan](#)
- [March 2026 Capital Facilities Plan Update Memo and Reference Materials](#)

SPECIAL PURPOSE DISTRICT PLANS ADOPTED BY REFERENCE

In addition to planning for capital facilities and projects such as public buildings, bike lanes and sewer infrastructure, the GMA requires that jurisdictions plan public capital projects, such as for parks, fire and schools. The City has several special districts that serve the entire Island (e.g. B.I. Fire Department) and some that serve certain geographical areas, but not the entire Island (e.g. Kitsap County Sewer District 7). The City coordinates with these other special districts to ensure that they are using the same land use designations and population forecasts. These special district plans are therefore adopted by reference. They are listed (and hyperlinked) below.

- [Bainbridge Island Municipal Parks & Recreation District 2014-2026 Comprehensive Plan](#)
- [Bainbridge Island School District 2014-2020 Capital Facilities Plan 2024 Long-Range Strategic Facilities Plan and Sustainability Framework](#)
- [Bainbridge Island Fire Department 2013-2022 2026-2028 Strategic Plan](#)
- [Kitsap Public Utility District 2011 Water System Plan](#)
- ~~[Kitsap County Sewer District #7](#)~~
- [Washington State Ferries 2040 Long Range Plan](#)
- ~~[Kitsap Regional Library Vision 2020-2024-2029 Strategic Direction Plan](#)~~

SIX-YEAR CAPITAL IMPROVEMENT PLAN

The [Six-Year Financial Capacity Analysis and Capital Improvement Plan \(CIP\)](#) for the City of Bainbridge Island is updated each year as part of the City's biennial budget process. This [CIP](#) list shows the anticipated expense and timing of each project and contains a project description, if available and *level of service (LOS)* deficiency analysis. The [CIP](#) lists for the special districts on Bainbridge Island are adopted by reference. The City conducts a financial capacity analysis in order to evaluate the City's ability to fund capital expenditures along with general operations. The financial capacity analysis is integrated into the [CIP](#). Funding for the projects needed to meet LOS standards will come from a combination of local, State, and federal sources. ~~The Wyatt Way Reconstruction project will be funded with significant support from a State grant. In the next six years, given the past history of federal grant funding, it can be reasonably anticipated that grant funding can be secured for the Sportsman's Club/New Brooklyn Intersection Improvement project.~~ In summary, ~~the~~ City is well positioned to address projects to maintain LOS standards over the next six years, well before the 20-year planning horizon of this Comprehensive Plan.

CAPITAL FACILITIES IMPLEMENTATION

To implement the goals and policies in this Element, the City must take a number of actions, including adopting or amending regulations, creating partnerships and educational programs, and staffing or other budgetary decisions. Listed following each action are several of the comprehensive plans policies that support that action.

HIGH PRIORITY ACTIONS

CFE Action #1 Implement the priorities in the Capital Facilities Element through the adopted Capital Improvement Program

GOAL CF-1 The Capital Facilities Element and Capital Improvement Plan (CIP) provide the public facilities needed to promote orderly compact urban growth, protect investments, maximize use of existing facilities, encourage economic development and redevelopment, promote private investment, increase public wellbeing and safety, and implement the Comprehensive Plan.

Policy CF 1.1

Biennially review, update and amend a six-year Capital Improvement Program that:

- Is subject to review and adoption by the City Council.
- Is consistent with the *Comprehensive Plan*, functional plans and adopted capital and operating budgets.
- Defines the scope and location of capital projects or equipment;
- States why each project is needed and its relationship to established levels of service.
- Includes costs for property acquisition, if any, project construction costs, timing, funding sources, and projected operations and maintenance impacts.

CFE Action #2 Coordinate the City's plans and capital investment programs with those of other jurisdictions responsible for providing and maintaining capital facilities on the Island.

Policy CF 1.2 Coordinate with other capital facilities service providers to keep each other current, maximize cost savings, and schedule and upgrade facilities efficiently. In general, it is the policy of the City to transfer parklands to the Park District whenever desirable and practical.

GOAL CF-2 As growth occurs, provide the capital facilities needed to direct and serve future development and redevelopment.

MEDIUM PRIORITY ACTIONS

CFE Action #3 During the review of the Land Use Code, identify and adopt amendments that will facilitate achieving the objectives of both the City and the utility service providers.

GOAL CF-4 Public facilities constructed on Bainbridge Island meet appropriate safety, construction, durability and sustainability standards.

Policy CF 4.2 Regularly update the Engineering Development and Design Standards, and ensure that the Standards are consistent with the Comprehensive Plan.



DEPARTMENT OF PUBLIC WORKS MEMORANDUM

Date: March 20, 2026
To: Comprehensive Plan Update File
From: Christopher Wierzbicki, PE, Public Works Director
Subject: **2024-2044 Water and Sewer Utility Capital Facilities Plan Summary**

Purpose

The purpose of this memo is to supplement the 2024-2044 Capital Facilities Element of the updated Comprehensive Plan with references and supporting materials for the City's Water and Sewer Utility Infrastructure.

Background

The Water System Plan (2017, updated 2019) and the General Sewer Plan (2015) serve as the primary references for water and sewer utility infrastructure analysis in the current Capital Facilities Element of the Comprehensive Plan. Both plans evaluate the need for infrastructure through the year 2035. The Public Works Department plans to formally update both plans in the 2027-28 biennium following the completion and the performance evaluation of the two major system capacity upgrades currently under construction, the Winslow Water Tank and the Wastewater Treatment Plant Capacity Upgrades.

In the interim, a Capital Facilities Plan for the Water and Sewer Utility (Attachment A) was developed through 2044 using materials and analysis recently developed as part of ongoing system planning, as well as utility analysis performed for the Environmental Impact Statement (EIS) and other planning work associated with the Comprehensive Plan update.

The following list of reference materials is appended to this memo:

- Attachment A – 2031-2044 Water and Sewer Capital Facilities Plan
- Attachment B – Sewer Utility Technical Memo Prepared by BHC (2024)
- Attachment C – Winslow Sub-Area Water and Sewer Analysis Memo (2023)
- Attachment D – Wastewater Treatment Plant Population Projection Memo (2023)

Water Utility Summary

With the ongoing and planned improvements and upgrades, the Winslow Water System is adequate to serve the future projected population of the Winslow area. As identified in the Winslow Sub-Area Water and Sewer Analysis Memo, the demand for water service has not been growing as rapidly as anticipated in the 2017 Water System Plan. With the construction of the new Winslow

Water Tank, which will correct existing system deficiencies related to water pressure and storage, the water system is expected to be able to serve an increase in population of 6,600 people, which is almost double the projected Winslow area population (3,352) included in the Planning Commission's expected recommendation. Additionally, in 2025, the City was exercising less than half of the water rights currently allocated to the primary well sources. The surplus in capacity and supply is sufficient to also address the increases in commercial uses, the impact from which are less predictable than the impacts from residential uses. The draft Groundwater Management Plan is expected to recommend that exploring intertie connections with Kitsap Public Utility District Water System will allow for access to existing and new production wells that will relieve pressure and extend the life of aquifer systems. The 2031-2044 Water and Sewer Capital Facilities Plan identifies projects associated with those improvements.

Sewer Utility Summary

With the ongoing and planned improvements and upgrades, the Winslow Sewer Collection System is adequate to serve the future projected population of the Winslow area. As part of the preparation of the Environmental Impact Statement for the 2024 Winslow Subarea Plan Update, the City contracted with BHC Consultants to model the impacts of future population growth on the sewer collection system. The resulting technical memo analyzed a maximum Winslow population of 6,397 people by 2044, almost double the projected Winslow area population (3,352) included in the Planning Commission's expected recommendation. The surplus in capacity and supply is sufficient to also address the increases in commercial uses, the impacts from which are less predictable than the impacts from residential uses. The planned improvements and upgrades identified in the memo have been included in the 2031-2044 Water and Sewer Capital Facilities Plan, although depending on the rate of population growth, not all of the projects will be required within the 20-year timeframe.

Wastewater Treatment Plant Capacity Summary

The Winslow Wastewater Treatment Plant can be upgraded within the existing plant footprint to meet future population demand, but the timing of the upgrades are dependent on the pace of growth and the balance of uses (single family, multi-family, commercial). As identified in the Wastewater Treatment Plan Population Projection Memo, there are at least two capacity upgrade projects that could be implemented within the footprint of the existing plant, providing an ultimate capacity of 2,110 equivalent residential units (ERUS), which translates to a conservative residential population of 5,064 (using 2.4 people per unit). This is approximately 1.5 times the projected Winslow area population (3,352) included in the Planning Commission's expected recommendation. The surplus in capacity and supply is sufficient to also address the increases in commercial uses, the impacts from which are less predictable than the increases from residential uses. The first capacity upgrade is expected to be completed in 2027. The second upgrade is planned in the 2031-2044 Water and Sewer Capital Facilities Plan for implementation in 2040, in alignment with the population projection memo. Depending on the pace of growth, particularly the rate and types of commercial growth, the second capacity upgrade project may need to be implemented sooner than planned.

Attachment A - 2031-2044 Water and Sewer
Capital Facilities Plan

2031-2044 Water/Sewer Utility Capital Facilities Plan

Project / Location	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total
Sewer Projects															
Village Pump Station Upgrade(0)	900	2,400													3,300
Hawley Pump Station Upgrade*	230		800												1,030
Ferry Terminal Pump Station Relocation ¹⁶		250		1,200											1,450
Ferriff Avenue Conveyance Upgrades*						1,285									1,285
Hildebrand Sewer Main Upgrade*	250		800												1,050
Wyalake Sewer Main Upgrade (1)								1,100							1,100
WWTP Misc. Upgrades*		320				340		380		400					2,660
WWTP Capacity Upgrades**								800		3,250					7,300
Rockaway Pump Station Rehabilitation (1:1)							750								750
Sakai Village Pump Station Rehabilitation (2)											800				800
Lynwood Center Pump Station Rehabilitation (3)									775						775
Old Treatment Plant Pump Station Upgrade (4)												3,000			3,000
Sunday Cove PS Pump Station Upgrade (5)													800	2,450	3,250
Sunday Cove Force Main Upgrade (5:1)														494	494
Ill Source Reduction***										500					1,500
South Island Sewer Force Main Upgrades***													500		1,000
Lynwood Center Sewer Pump Station Rehabilitation (6)					423										423
WWTP Inflow Pipe Upgrade (7)	1,400	2,970	1,600	1,540	1,423	1,645	1,250	1,180	1,875	4,432	4,050	3,420	1,300	3,384	31,469
Water Projects															
Public Water System Coordination Projects - Moran (8)	800		1,000												1,800
Public Water System Coordination Projects - Mandul Olsen (9)		800													1,800
Private Water System Main Extension Projects***	1,000								1,200				1,400		4,700
Head of the Bay Wall Site Main Replacement***		200	750												950
Head of the Bay Wall Site Variable Frequency Drive (VFD) Upgrade***					150										750
Sands Wall Site VFD Upgrade***					600										750
Water Main Replacement/Upgrade Projects - Grow Avenue (10)					150	600									750
Water Main Replacement/Upgrade Projects - Shepard Way (11)						528									430
Water Main Replacement/Upgrade Projects - Winslow Way West (12)				100											430
Water Main Replacement/Upgrade Projects - Erickson Avenue (13)					150			500							1,000
Water Main Replacement/Upgrade Projects - Cave Avenue and Hawley Way (14)								524							650
Byron Water Main Extension (15)		250													524
Fletcher Bay Main Extension (16)						1,100									250
Fletcher Bay Storage/Upgrade Improvements***							4,000								1,100
Rockaway Storage/Relief Improvements***											1,000				4,000
High School Tank 2 Demolition***										450					450
TOTALS	1,800	1,780	1,750	2,250	2,000	1,628	4,000	524	1,200	450	1,000	3,000	1,400	500	23,282

* CIP Out Years (Beyond 6 Year Planning Horizon)

** Per WWTP Capacity Analysis Memo

*** Staff Recommendation

- (0) 1, 4, 5, 5.1, 7) - Per BHC Memo
- (1) 1) - Rockaway Pump Station Rehabilitation: Long-Term Recommendation from General Sewer Plan (GSP)
- (2) - Sakai Pump Station Rehabilitation: Long-Term Recommendation from GSF
- (3) - Lynwood Center Pump Station Upgrades: Long-Term Recommendation from GSF
- (6) - Lynwood Center Pump Station Rehabilitation: Long-Term Recommendation from GSF
- (8) - Dart Water System Business Plan
- (9) - Dart Water System Business Plan
- (10) - Grow Avenue (Water System Plan (WSP) Projects P1-A & B
- (11) - Shepard Way (WSP Projects P1-D & P-3
- (12) - Winslow Way West (WSP Project P4-A)
- (13) - Erickson Avenue (WSP Project P4-C
- (14) - Cave Avenue and Hawley Way (WSP Projects P1-G & F
- (15) - Byron Main Extension (WSP Project P-2C
- (16) - Fletcher Bay Main Extension (WSP Project P-2B

Attachment B - Sewer Utility Technical
Memo Prepared by BHC Consultants



TECHNICAL MEMORANDUM

Date: July 2, 2024
To: Peter Corelis, P.E., City of Bainbridge Island
From: Kevin Cook, P.E.; Sudip Gautam, PHD, EIT., BHC Consultants, LLC
Subject: Capacity Analysis and Capital Improvement Project Identification

1. Introduction and Purpose

The City of Bainbridge Island (City) is conducting a sewer collection capacity analysis to support the City's Winslow Subarea Plan and Comprehensive Plan. This update to the Winslow Subarea Plan will incorporate subsequent planning efforts including the Sustainable Transportation Plan, the Housing Action Plan, and the Climate Action Plan with additional land use and transportation policy recommendations in coordination with the 2024 update to the Comprehensive Plan.

The last general sewer plan (GSP) for the City was prepared in 2015 to document the status of the City's sewer system and analyze the capacity of the system to accommodate future demands. The City has been using the GSP as a guide for operation, maintenance, and expansion of the sewer system since then. Since the 2015 GSP, the City has seen an increase in development activities creating capacity issues in pump stations and straining the capacity of the wastewater treatment plant. In response, the City conducted the New Brooklyn Sewer Basin Study in 2021, which provided four pump station design alternatives to improve the sewer capacity in the basin.

The purpose of this analysis is to gather information on the existing sewer collection system for the Winslow Subarea Plan Update 2024 to study a "no-action" alternative and compare the "no-action" alternative to two "action" alternatives that are anticipated to provide capacity for increased residential and commercial development within the existing service area. This analysis will focus on the "no-action" and "action" alternatives and identify potential capacity deficiencies within the City's collection system as well as develop recommendations for improvements, including sewer main extensions and upgrades, pump station capacity improvements, additional pumping systems, and other improvements. This analysis will help identify the impacts of increased flows, due to increased development, to the City's wastewater treatment plant via hydraulic modeling analysis. Figure 1 shows the Winslow Subarea and sewer collection system.



P:\Maping\Mapx_General\Bainbridge\24-10533_202500 - Documentation & Reports\mapx\Mapx.aprx 7/1/2024 dsajnt

Legend

- Model Outfall to WWTP
- PS Pump Station
- Gravity Main
- Force Main
- Sewer Service Area

This map is a geographic representation based on information available. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.



Study Area
 Winslow SubArea Plan
 City of Bainbridge Island
 July 2024

Figure
1

2. Model Development

As a part of the 2015 GSP, hydraulic models of the sewer collection system within the City’s sewer service area were developed. The 2015 models, created using InfoSWMM, were converted into the PCSWMM modeling software for update and further analysis. The model scenarios included in the 2015 GSP included the baseline/existing year (2013), short-term planning year (2025), and long-term planning year (2035). All these model scenarios were converted to PCSWMM models, and the model performance was validated to the previously simulated results. The baseline model was updated to reflect the current (2024) conditions to incorporate the hydraulic changes since the 2015 GSP. The following information was obtained and used to perform the hydraulic updates and update the model to reflect existing conditions:

- New Brooklyn Sewer Basin Study – Preliminary Design Report (2021)
- Coppertop North Addition Grinder Pump Station (2015)
- Madison Avenue Nonmotorized Improvements – SR 305 to Winslow Way (2023)
- West Eagle Harbor Pump Station Improvements (2024)
- Wintergreen Lane – Visconsi Masterplan (2014)
- Model hydraulic features validation with the City staff – updates to pipe GIS data (2024)

3. Flow Development

Flow assumptions from the 2015 GSP were used as a reference to ensure that similar assumptions were used such that flow projections were consistent and suitable for this analysis. Table 1 shows the flows from the 2015 GSP as a point of comparison.

Table 1
2015 GSP Table of Flows

Scenario	Dry Weather Flow (MGD)	Wet Weather Flow (MGD)	Peak Flow (MGD)
Existing (2013)	0.43	1.47	1.90
Short-term Planning Year (2025)	0.58	1.81	2.39
Long-term Planning Year (2035)	0.70	1.87	2.57

After incorporating and updating the model hydraulics and updating flows to represent current conditions (2024), the peak flow calculated in the system was computed to be 2.29 million gallons per day (MGD), which consists of 0.48 MGD of the dry weather flow and 1.81 MGD of the wet weather flow. This is similar to the 2015 GSP published values corresponding to the 2025 planning year.



For the alternatives, the “no-action” alternative (Alternative 1 – no action) and two additional land-use “action” alternatives (Alternative 2 – dense centers, and Alternative 3 – distributed density) from the Winslow Subarea Plan Update 2024 were used to develop estimated flows through the system.

Population, land use, and employment data for the alternatives were obtained from the City and projected flows for the alternatives were calculated based on the assumptions below.

- Alternative 1 is projected to add 592 dwelling units and 86 jobs,
- Alternative 2 is projected to add 2,868 dwelling units and 927 jobs, and
- Alternative 3 is projected to add 2,386 dwelling units and 689 jobs in the Winslow Subarea over current conditions.

Using this data, additional flows were computed and were distributed over the collection system that lies within the study area based on their assumed connection into the collection system based on the respective alternative. The Washington State Department of Ecology Orange Book (Publication # 98-37 WQ) was used to estimate the unit flows (including normal infiltration) and compute total flows corresponding to the additional population and jobs associated with the alternatives.

Wet weather flows were calculated for the 2044 planning horizon, consistent with the methodology outlined by the 2015 GSP. This included degradation of existing infrastructure contributing to increases in wet weather inflow and infiltration (I/I) as well as additional I/I due to development. Flows for the alternatives are higher given the additional degradation due to I/I, the assumptions regarding development for the alternatives, as well as inclusion of additional data and studies. The calculated flows as part of this analysis are higher than the 2015 GSP flows. A summary of flows simulated for the three alternatives is provided in Table 2.

Table 2
Summary of Flows for Alternatives Analysis

Alternative	Dry Weather Flow (MGD)¹	Wet Weather Flow (MGD)²	New Development Wet Weather Flow (MGD)³	Peak Flow (MGD)⁴
Alternative 1 – no action	0.62	1.95	1.58	4.15
Alternative 2 – dense centers	1.17	1.95	1.58	4.70
Alternative 3 – distributed density	1.04	1.95	1.58	4.57

Notes:

- 1) Represents average use over the course of a single day and does not consider diurnal pattern peaking factors based on usage through the course of a day.
- 2) Inflow and infiltration projections for future planning years consistent with previous degradation factors from 2015 General Sewer Plan. Representative of instantaneous peak I/I rate for existing areas.
- 3) Considers additional I/I from new developments, which are dependent on development size and intensity. Distribution of new development wet weather flow is dependent on locations where development is expected to occur for this analysis. A consistent value of the new development wet weather flow expected from development was used for all the alternatives to provide a conservative assumption for the analyses. In practical application, it is possible that existing Wet Weather flows due to I/I may be reduced due to infrastructure improvement and more or less New Development Wet Weather Flow is observed based on development type.
- 4) Peak flows representative of the sum of average daily dry weather, peak hourly wet weather inflow for existing areas, and peak hourly wet weather flow due to development. This is intended for relative comparison and peak flows may be slightly higher or lower due to timing of peaks and diurnal usage.

4. Capacity Analysis - Deficiencies

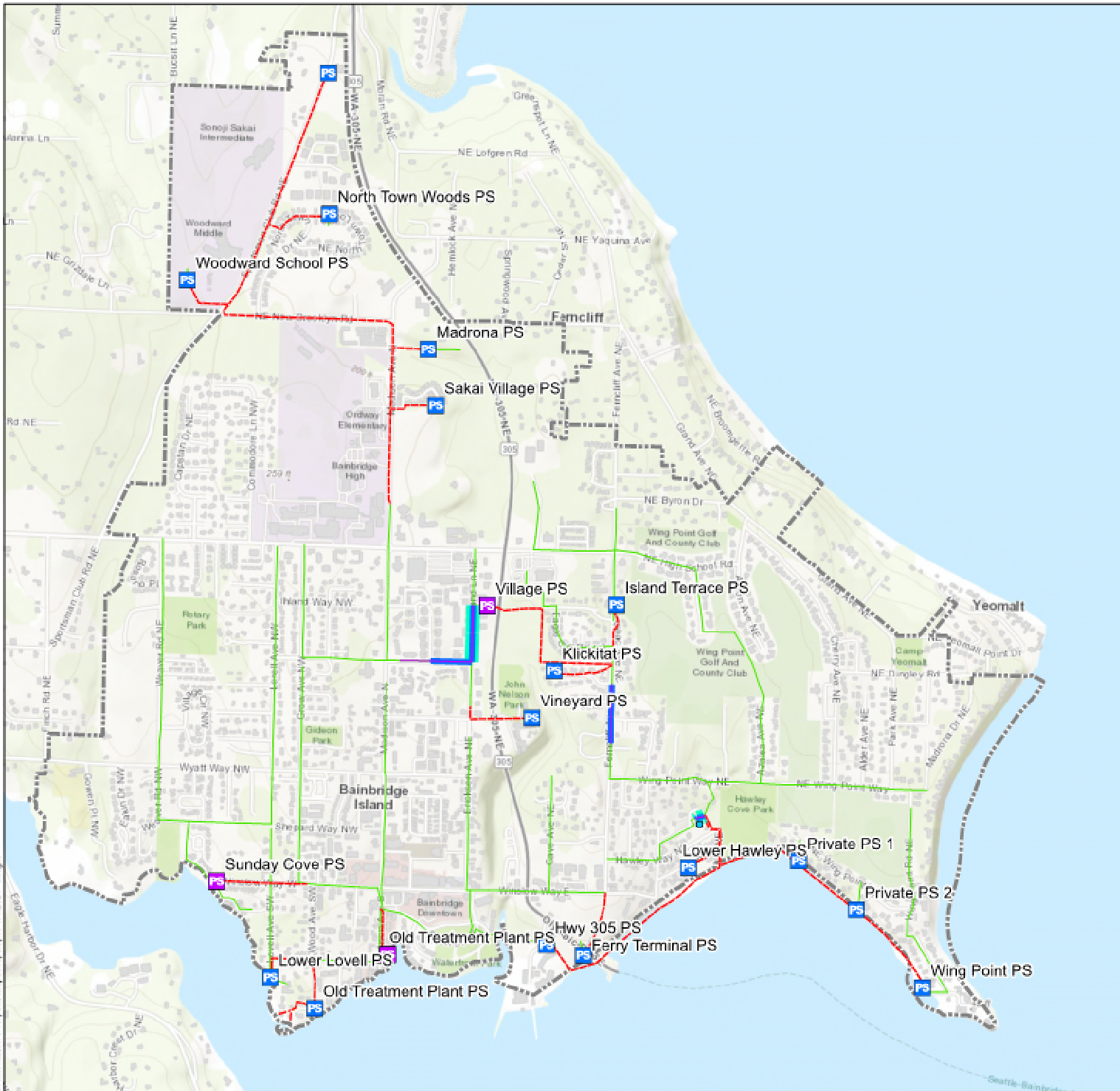
Model simulations representing the “no-action” alternative (Alternative 1 – no action) and two additional “action” alternatives (Alternative 2 – dense centers and Alternative 3 – distributed density) were run and the conveyance system deficiencies were identified based on further analysis of model results. To determine the location of capacity issues within the collection systems for each alternative, the following guidelines were observed:

- Gravity Pipe Segments: the flow depth is equal to or greater than the pipe diameter ($d/D > 1$).
- Manholes: the manhole is flooding, leading to sewer overflow.
- Pump Stations: the rated capacity is exceeded.

A comparative summary of the sewer deficiencies in the three alternatives modeled is provided in Table 3. Alternative 1 has four unique deficiency areas, whereas Alternative 2 and Alternative 3 both exhibit six unique deficiency areas, which include both pipe capacity and pump capacity issues. Alternative 2 has the longest length of pipes exceeding $d/D > 1$, indicating more extensive collection system deficiencies compared to Alternative 3, which has a slightly lower total length. Figure 2 shows the comparison and spatial distribution of deficiencies identified for the three alternatives modeled. In general, deficiencies between the alternatives are consistent with location and distributed density amongst the alternatives.

Table 3
Comparison of Deficiencies Between Alternatives

Alternative	Count of Unique Deficiency Areas	Length of Pipe Exceeding $d/D > 1$, ft	Count of Pump Stations Over Capacity
Alternative 1 – no action	4	724	3
Alternative 2 – dense centers	6	2,280	3
Alternative 3 – distributed density	6	1,890	3



Legend

- Model Outfall to WWTP
- PS Pump Station
- PS Pump Station (Capacity Limited)
- Gravity Main (d/D>1) - Alt 1
- Gravity Main (d/D>1) - Alt 3
- Gravity Main
- Gravity Main (d/D>1) - Alt 2
- Gravity Main (d/D>1) - Alt 3
- Gravity Main
- Force Main
- Sewer Service Area

County of Kitsap, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

This map is a geographic representation based on information available. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.



Sewer Deficiencies
 Winslow SubArea Plan
 City of Bainbridge Island
 July 2024

Figure
2

Deficiencies for the alternatives were disaggregated into individual project areas to further differentiate simulated capacity issues between alternatives. Table 4 provides a summary of the identified project areas, including a brief description of the issues identified and their status under the three alternatives. In summary, five pipe capacity projects and three pump capacity projects have been identified.

While all alternatives demonstrate deficiencies in pipe capacity and pump station capacity in the future, the nature and extent of these deficiencies vary. For example, Alternative 2 (Dense Centers) shows the most extensive pipe capacity issues, particularly in terms of length, while Alternative 3 (Distributed Density) shows a slightly reduced length of pipe issues but similar pump station deficiencies. Alternative 1 (No Action) shows fewer deficiencies overall but still suffers from critical pump station capacity problems, similar to Alternatives 2 and 3.

Table 4
Summary and Comparison of Deficiencies for Alternatives

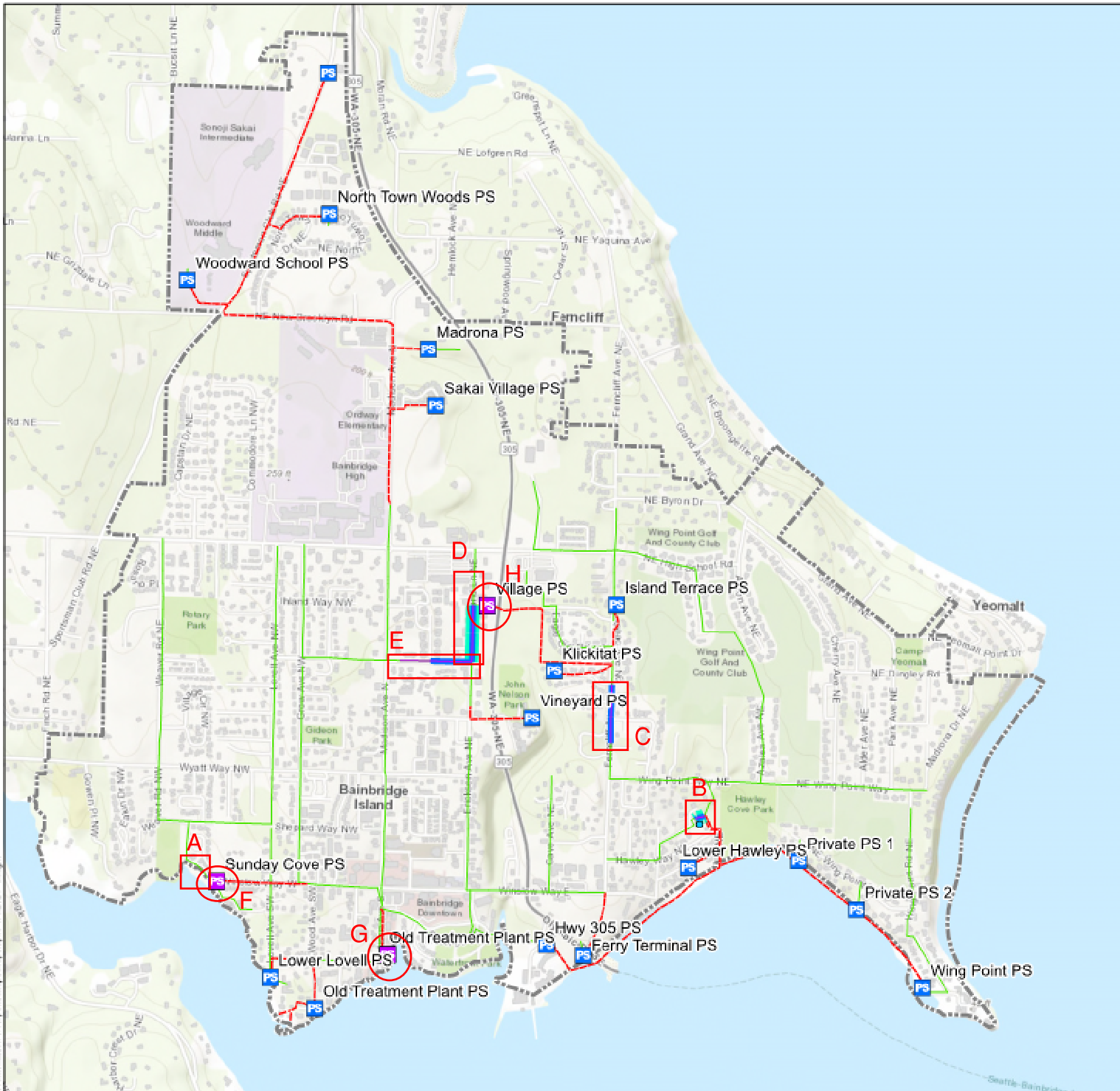
Project Area	Description	Alternative 1 – No Action	Alternative 2 – Dense Centers	Alternative 3 – Distributed Density
A	Pipe capacity limited due to small diameter/shallow slope	No Deficiency	Surcharging	No Deficiency
B	Pipe capacity limited due to small diameter	Surcharging	Surcharging	Surcharging
C	Pipe capacity limited due to small diameter/shallow slope	No Deficiency	Surcharging	Surcharging
D	Pipe capacity limited due to small diameter/shallow slope	Surcharging	Surcharging gets worse in depth of surcharge	Surcharging
E	Pipe capacity limited due to small diameter	No Deficiency	Surcharging gets worse in depth of surcharge and extent	Surcharging
F	Sunday Cove PS over capacity	Pump over capacity	Pump over capacity and backwater issue	Pump over capacity
G	Old Treatment Plant PS over capacity	Pump over capacity	Pump over capacity	Pump over capacity
H	Village PS over capacity	Pump over capacity	Pump over capacity	Pump over capacity

5. Capacity Analysis – Improvements

The deficiency modeling effort identified areas in the model where capacity issues were simulated under each of the alternatives. Additional modeling was completed to identify improvements to resolve existing deficiencies, as well as identify new potential deficiencies that could be simulated because of removing upstream restrictions. This was done in an iterative fashion, by increasing the pipe diameter in conformance to industry standard pipe diameters, as well as increasing lift station capacity, as necessary. This helped to identify the minimum required capacity improvements to alleviate the deficiency in the model, with the understanding that the purpose of this analysis was to compare relative differences between alternatives, and that final recommendations from pre-design through construction activities may warrant changes to the improvements. Table 5 provides a summary of the sewer improvements identified for the project areas for all the alternatives, and Figure 3 shows the location of the improvements.

**Table 5
Summary and Comparison of Capacity Improvements for Alternatives**

Project Area	Description	Alternative 1 – No Action	Alternative 2 – Dense Centers	Alternative 3 – Distributed Density
A	Pipe capacity limited due to small diameter/shallow slope	No Improvement	Upsize/replace 260-ft of pipe from 10-in to 12-in	No Improvement
B	Pipe capacity limited due to small diameter	Upsize/replace 107-ft of pipe from 16-in to 18-in	Upsize/replace 107-ft of pipe from 16-in to 18-in	Upsize/replace 107-ft of pipe from 16-in to 18-in
C	Pipe capacity limited due to small diameter/shallow slope	No Improvement	Upsize/replace 926-ft of pipe from 10-in to 12-in	Upsize/replace 926-ft of pipe from 10-in to 12-in
D	Pipe capacity limited due to small diameter/shallow slope	Upsize/replace 794-ft of pipe from 10-in to 12-in	Upsize/replace 794-ft of pipe from 10-in to 15-in	Upsize/replace 794-ft of pipe from 10-in to 15-in
E	Pipe capacity limited due to small diameter	No Improvement	Upsize/replace 838-ft of pipe from 8-in to 10-in	Upsize/replace 482-ft of pipe from 8-in to 10-in
F	Sunday Cove PS over capacity	Increase the firm capacity of the pump from 484-gpm to 650-gpm	Increase the firm capacity of the pump from 484-gpm to 650-gpm	Increase the firm capacity of the pump from 484-gpm to 650-gpm
G	Old Treatment Plant PS over capacity	Increase the firm capacity from 256-gpm to 400-gpm	Increase the firm capacity from 256-gpm to 400-gpm	Increase the firm capacity from 256-gpm to 400-gpm
H	Village PS over capacity	Increase the firm capacity from 614-gpm to 870-gpm	Increase the firm capacity from 614-gpm to 870-gpm	Increase the firm capacity from 614-gpm to 870-gpm



Legend

- Model Outfall to WWTP
- Pump Station
- Pump Station (Capacity Limited)
- Gravity Main (d/D>1) - Alt 1
- Gravity Main (d/D>1) - Alt 2
- Gravity Main (d/D>1) - Alt 3
- Gravity Main
- Force Main
- Sewer Service Area

County of Kitsap, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

This map is a geographic representation based on information available. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.



Sewer Improvements
 Winslow SubArea Plan
 City of Bainbridge Island
 July 2024

Figure
3

6. Discussion

The comparative capacity analysis simulated deficiencies across all alternatives, primarily in pipe and pump station capacities. Both Alternatives 2 and 3 pose higher risks of service disruptions due to additional pipe capacity issues, with Alternative 2 facing additional challenges likely due to high-density urban development. Alternative 2 emerged with the most extensive simulated pipe capacity issues, evidenced by the longest length of pipes exceeding critical surcharge thresholds ($d/D > 1$). Alternative 3, while showing slightly reduced pipe capacity stresses compared to Alternative 2, presents similar challenges in pump station capacities. This was consistent with the simulated improvements, where Alternatives 2 and 3 would likely require more substantial investments in pipe capacity upgrades and operational improvements compared to Alternative 1.

Alternative 1, despite fewer identified deficiencies overall, simulated critical pump station capacity problems similar to Alternatives 2 and 3. This underscores the potential need for proactive measures to avoid service disruptions and maintain system integrity, regardless of changes to future population and land use.

7. Limitations and Sources of Uncertainty

The baseline hydraulic model was updated to reflect the current sewer collection in the Winslow Subarea based on the previously constructed model and newly available data. Judgment was used to fill in data gaps and make assumptions where necessary. Performance of the physical system for both existing and future conditions may differ than simulated results due to limitations and uncertainty, such as distribution and timing of dry weather flows within the system, distribution of inflow and infiltration within the system, etc. Industry standard efforts were made through internal quality assurance and quality control (QA/QC) of results to ensure that the model provided reliable information for use in deficiency identification and capital improvement project (CIP) development.

The model was used in conjunction with engineering practices and understanding of the system to review simulated results and qualify areas in the system as either CIP or Watch List project areas based on the deficiency criteria. The identification of CIP and Watch List areas is intended to provide planning level information to support City's efforts, such as financial outlay planning and areas of investigation for City staff. Planning year horizons are intended to provide a relative comparison based on the land use alternatives and potential degradation of the system and do not represent a deadline for planning purposes.

The identified CIPs were developed to provide preliminary opinions of probable construction costs, and their use in pre-design efforts should be supplemented with further field investigation and analysis.



TECHNICAL MEMORANDUM

Date: October 9, 2024
To: Peter Corelis, PE, City of Bainbridge Island
From: Kevin Cook, PE and Sudip Gautam, PHD, EIT, BHC Consultants, LLC
Subject: Addendum to Capacity Analysis and Capital Improvement Project Identification
Technical Memorandum

1. Introduction and Purpose

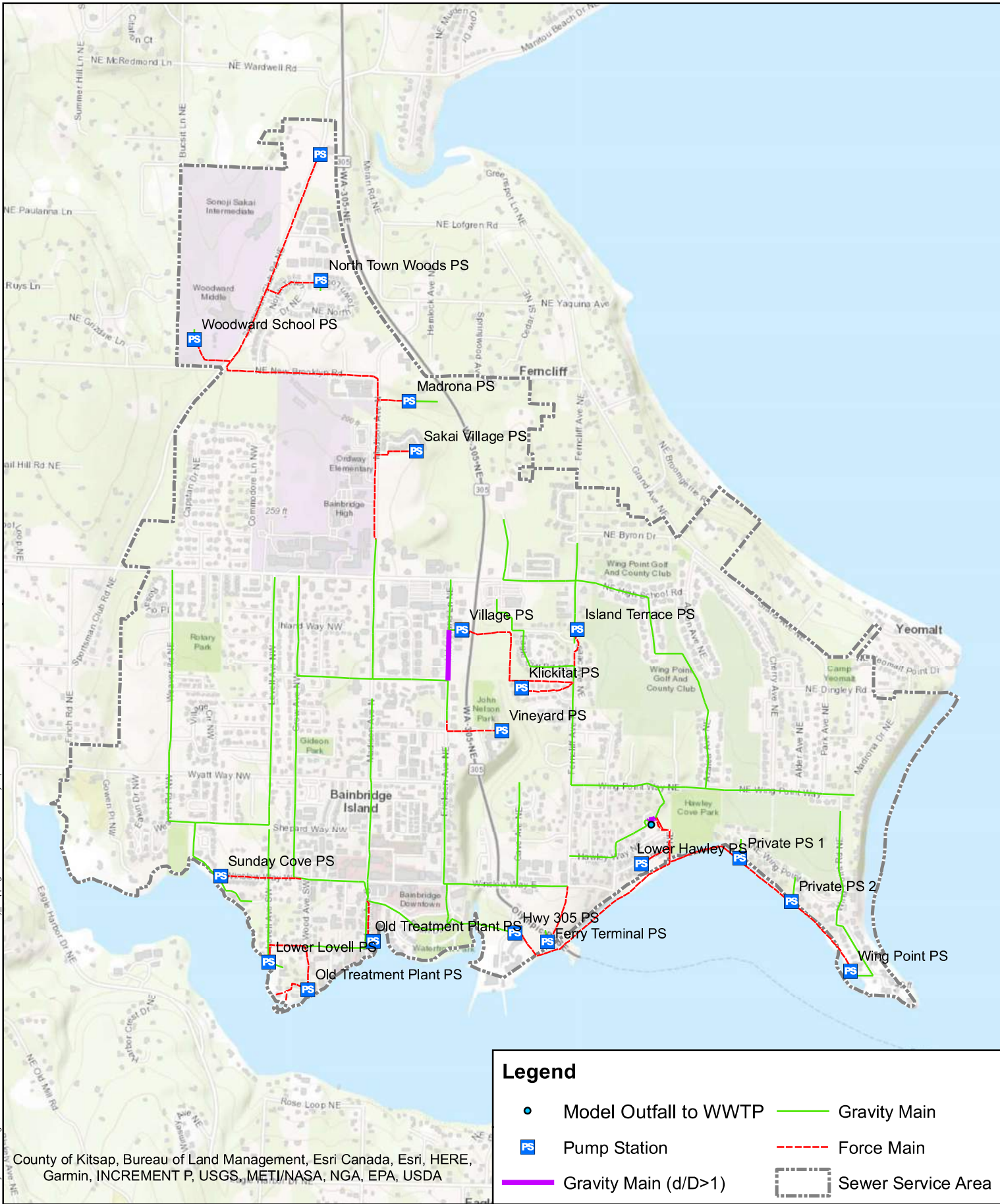
This Technical Memorandum (TM) serves as an addendum to the Capacity Analysis and Capital Improvement Project Identification TM for the capacity analysis and capital improvement project identification conducted to support the City of Bainbridge Island's (City) Winslow Subarea Plan and Comprehensive Plan update. This addendum covers the cost estimate for the capacity improvement projects (CIP) identified in the TM corresponding to the "no-action" alternative (Alternative 1 – No Action) and two additional land-use "action" alternatives (Alternative 2 – Dense Centers, and Alternative 3 – Distributed Density) from the Winslow Subarea Plan Update 2024. Details regarding the model development and capacity analysis can be found in the TM. Additionally, this TM also includes discussion on how these three alternatives differ from the current (baseline) conditions.

2. Model Results for the Baseline Conditions

The baseline (current) conditions model was run to identify any conveyance system deficiencies. Dry weather flow of magnitude 0.48 million gallons per day (MGD) and wet weather flow of magnitude 1.81 MGD were distributed over the collection system following the same methodology as the alternative scenarios models.

The baseline model showed two unique deficiency areas, both related to pipe capacity. The total length of pipes exceeding $d/D > 1$ for the baseline condition is 724 feet (ft), which is the same as Alternative 1. This suggests that the additional pipe deficiencies seen in Alternatives 2 and 3 might be due to the increased flow from additional development. Figure 1 shows the spatial distribution of deficiencies identified for the baseline condition modeled. It is to be noted that the pump station over-capacity issues observed in the three alternatives were not present in the baseline conditions.

T:\Projects\Bainbridge Island\24-10933.00 - Winslow SubArea Plan\GIS\Deficiency_Mapping\WinslowSewerDeficiencyMap-Baseline.mxd 7/30/2024 S.Gautam

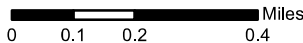


County of Kitsap, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

Legend

- Model Outfall to WWTP
- Gravity Main
- PS Pump Station
- Force Main
- Gravity Main (d/D>1)
- Sewer Service Area

This map is a geographic representation based on information available. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.



Sewer Deficiencies - Baseline
 Winslow Subarea Plan
 City of Bainbridge Island
 July 2024

Figure
1



3. Cost Estimate for the CIPs

Opinions of Probable Project Costs (OPPC) were prepared for all the CIPs identified in the TM. Documentation for these OPPCs can be found in the Attachment A. The level of analysis performed is assumed to be sufficient to support developing planning level OPPCs. These projects will require further definition and design refinement as part of the design process. Each OPPC includes 9.2% Washington State sales tax (WSST) for Kitsap County, 30% construction contingency, and allied costs of 5% for planning, 15% for design and permitting, and 15% for engineering services during construction including inspection and observation services. Several unit price items were used to determine the cost estimates. Quantities were estimated for each item and unit prices were estimated from recent bid results in the Puget Sound area and Means “Estimating Guide.” Certain assumptions needed to be made in terms of quantities and unit prices. Those assumptions are presented below in Table 1.

Table 1
Basis of Project Cost Estimates

Construction Estimate Category	Cost	Notes
Mobilization	10% of Construction Costs	-
Traffic Control	4% of Construction Costs of Mainline Sewer	-
Trench Dewatering	\$15/LF	-
Sheeting, Shoring, Bracing	\$10/LF	-
Saw Cutting	Included in Pavement Removal Cost	Required for the entire length of the mainline sewer.
Pavement Removal	\$250/Ton	Limited to a trench width of 60 inches, plus 12 inches on both sides, total width of 84 inches.
Temporary Sewer Bypass	\$5,000/Week	For all open cut installations.
Import Trench Backfill	Included in Pipe Costs	100% of all excavation will require imported material. Maximum width 60 inches, average depth of 10.67 feet.
Crushed Surfacing, Base Course	\$50/Ton	Assumed to be 6 inches deep and a maximum pay width of 84 inches.
Crushed Surfacing, Top Course	\$50/Ton	Assumed to be 6 inches deep and a maximum pay width of 84 inches.
Hot Mix Asphalt (HMA)	\$250/Ton	Maximum thickness of 3 inches applied over a width of 84 inches for the entire length of all mainline sewers or where patching is required.

Construction Estimate Category	Cost	Notes
Restoration	2% of Construction Costs	-
Lift Station Rehabilitation	Assumed in Construction Costs	Assumes no excavation needed and the needed increase in capacity can be accomplished with pump and motor changes, and electrical revisions.
Allied and Other Costs – Assumptions		
Construction Contingency	30% of Estimated Construction Costs	-
State Sales Tax	9.2% of Estimated Costs	-
Engineering Design, Survey, Geotechnical Investigation, Permits	15% of Estimated Costs	-
Construction Services	15% of Estimated Costs	-
Planning	5% of Estimated Costs	-

Project costs are calculated based on current dollars and do not reflect future considerations for inflation with respect to the applicable future planning alternatives. Each project was considered equal with regards to complexity with no adjustments made for site specific constructability or other mitigating factors that would impact a project construction, design, or permitting costs for this level of planning. Table 2 provides a summary of the costs associated with linear improvements for all the individual CIP projects.

Table 2
Summary of Linear Improvement OPCC

Project Area	CIP Name	Description	Existing Diameter (in)	Proposed diameter (in)	Length (ft)	Total Opinion of Probable Construction Cost	Total Opinion of Probable Allied Cost	Total Estimated Project Cost
A	PR-A-2	Project Area A, Alternative 2	10	12	260	\$ 294,000	\$ 200,000	\$ 494,000
B	PR-B-123	Project Area B, All Alternatives	16	18	107	\$ 182,000	\$ 100,000	\$ 282,000
C	PR-C-23	Project Area C, Alternatives 2 and 3	10	12	926	\$ 885,000	\$ 400,000	\$ 1,285,000
D	PR-D-1	Project Area D, Alternative 1	10	12	794	\$ 752,000	\$ 300,000	\$ 1,052,000
D	PR-D-23	Project Area D, Alternatives 2 and 3	10	15	794	\$ 770,000	\$ 300,000	\$ 1,070,000
E	PR-E-2	Project Area E, Alternative 2	8	10	838	\$ 782,000	\$ 300,000	\$ 1,082,000
E	PR-E-3	Project Area E, Alternative 3	8	10	482	\$ 459,000	\$ 200,000	\$ 659,000



Detailed project cost estimates were not provided for lift station improvements given the uncertainty related to the need for large scale upgrades including but no limited to firm capacity, mechanical, electrical, force main, and site-specific details. The total estimated project cost shown in Table 3 represents a planning level comparative estimate based on firm capacity.

Table 3
Summary of Lift Station Improvement OPCC

Project Area	Lift Station Name	Existing Firm Capacity (gpm)	Increased Firm Capacity (gpm)	Total Estimated Project Cost
F	Sunday Cove PS	484	650	\$3,250,000
G	Old Treatment Plant PS	256	400	\$3,000,000
H	Village PS	614	870	\$3,500,000

Table 4 provides a summary of the estimated costs for the three future alternative conditions and the baseline condition.

Table 4
Comparison of the Estimated Costs Between Alternatives

Alternative	Count of Linear Projects	Count of Lift Station Projects	Sum of Linear Projects Cost	Sum of Lift Station Projects Cost	Sum of Total Estimated Costs
Baseline Condition	2	0	\$ 1,334,000	\$ 0	\$ 1,334,000
Alternative 1 – No Action	2	3	\$ 1,334,000	\$ 9,750,000	\$ 11,084,000
Alternative 2 – Dense Centers	5	3	\$ 4,213,000	\$ 9,750,000	\$ 13,963,000
Alternative 3 – Distributed Density	4	3	\$ 3,296,000	\$ 9,750,000	\$ 13,046,000

4. Discussion

Alternative 1, while showing fewer deficiencies overall compared to the other future options, simulated capacity issues at critical pump stations, likely requiring major investments in operational upgrades. Alternatives 2 and 3 carry a greater risk of service disruptions due to problems related to additional pipe capacity. Alternative 2, in particular, faces extra challenges stemming from high-density urban development. Overall, both Alternatives 2 and 3 would likely require additional investments for improvements compared to Alternative 1.

ATTACHMENT A

Opinion of Probable Project Costs

City of Bainbridge Island, WA
 Capital Improvement Project Identification
 Planning Level Opinion of Probable Project Costs

PR-A-2

Prepared by: SG
 Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total
1	Mobilization	\$17,300	1	LS	\$17,300
2	Temporary Erosion & Sediment Control	\$7,000	1	LS	\$7,000
3	Dewatering	\$3,900	1	LS	\$3,900
4	12-inch PVC Gravity Sewer	\$367	260	LF	\$95,420
5	48-inch Manhole	\$12,000	3	EA	\$36,000
6	HMA Trench Patch	\$250	50	TN	\$12,500
7	HMA Grind & Overlay	\$350	30	TN	\$10,500
8	HMA Sawcut and Seal	\$30	260	LF	\$7,800
9	Crushed Surfacing	\$50	50	TN	\$2,500
10	Sheeting, Shoring, Bracing	\$10	260	LF	\$2,600
11	Bypass	\$1,300	1	LS	\$1,300
12	Traffic Control	\$7,000	1	LS	\$7,000
13	General Restoration	\$3,500	1	LS	\$3,500
Construction Costs Subtotal					\$207,320
Construction Contingency		30%			\$62,196
Sales Tax		9.2%			\$24,795
Total Opinion of Probable Construction Cost					\$294,000
Allied Costs					
Planning		5%			\$14,700
Design and Permitting		15%			\$44,100
Services During Construction		15%			\$44,100
Total Opinion of Probable Allied Cost					\$200,000
TOTAL ESTIMATED PROJECT COST					\$494,000
Assumptions, Notes					
1. Import backfill assumed to be 100% 2. Foundation Gravel assumed to be 100% 3. Mobilization assumed to be 10% of construction costs 4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs 5. Traffic Control assumed to be 4% of construction costs 6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul 7. Costs are in 2024 dollars <i>The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.</i>					

City of Bainbridge Island, WA
 Capital Improvement Project Identification
 Planning Level Opinion of Probable Project Costs

PR-B-123

Prepared by: SG

Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total
1	Mobilization	\$10,700	1	LS	\$10,700
2	Temporary Erosion & Sediment Control	\$4,300	1	LS	\$4,300
3	Dewatering	\$1,605	1	LS	\$1,605
4	18-inch PVC Gravity Sewer	\$398	107	LF	\$42,586
5	48-inch Manhole	\$12,000	4	EA	\$48,000
6	HMA Trench Patch	\$250	20	TN	\$5,000
7	HMA Grind & Overlay	\$350	10	TN	\$3,500
8	HMA Sawcut and Seal	\$30	107	LF	\$3,210
9	Crushed Surfacing	\$50	20	TN	\$1,000
10	Sheeting, Shoring, Bracing	\$10	107	LF	\$1,070
11	Bypass	\$535	1	LS	\$535
12	Traffic Control	\$4,300	1	LS	\$4,300
13	General Restoration	\$2,200	1	LS	\$2,200
Construction Costs Subtotal					\$128,006
Construction Contingency					30%
					\$38,402
Sales Tax					9.2%
					\$15,310
Total Opinion of Probable Construction Cost					\$182,000
Allied Costs					
Planning					5%
					\$9,100
Design and Permitting					15%
					\$27,300
Services During Construction					15%
					\$27,300
Total Opinion of Probable Allied Cost					\$100,000
TOTAL ESTIMATED PROJECT COST (ROUNDED UP TO NEAREST \$1,000)					\$282,000
Assumptions, Notes					
1. Import backfill assumed to be 100%					
2. Foundation Gravel assumed to be 100%					
3. Mobilization assumed to be 10% of construction costs					
4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs					
5. Traffic Control assumed to be 4% of construction costs					
6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul					
7. Costs are in 2024 dollars					
<p><i>The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.</i></p>					

City of Bainbridge Island, WA
 Capital Improvement Project Identification
 Planning Level Opinion of Probable Project Costs

PR-C-23

Prepared by: SG

Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total	
1	Mobilization	\$52,000	1	LS	\$52,000	
2	Temporary Erosion & Sediment Control	\$20,800	1	LS	\$20,800	
3	Dewatering	\$13,890	1	LS	\$13,890	
4	12-inch PVC Gravity Sewer	\$367	926	LF	\$339,842	
5	48-inch Manhole	\$12,000	4	EA	\$48,000	
6	HMA Trench Patch	\$250	160	TN	\$40,000	
7	HMA Grind & Overlay	\$350	80	TN	\$28,000	
8	HMA Sawcut and Seal	\$30	926	LF	\$27,780	
9	Crushed Surfacing	\$50	160	TN	\$8,000	
10	Sheeting, Shoring, Bracing	\$10	926	LF	\$9,260	
11	Bypass	\$4,630	1	LS	\$4,630	
12	Traffic Control	\$20,800	1	LS	\$20,800	
13	General Restoration	\$10,400	1	LS	\$10,400	
Construction Costs Subtotal					\$623,402	
Construction Contingency					30%	\$187,021
Sales Tax					9.2%	\$74,559
Total Opinion of Probable Construction Cost					\$885,000	
Allied Costs						
Planning					5%	\$44,300
Design and Permitting					15%	\$132,800
Services During Construction					15%	\$132,800
Total Opinion of Probable Allied Cost					\$400,000	
TOTAL ESTIMATED PROJECT COST (ROUNDED UP TO NEAREST \$1,000)					\$1,285,000	
Assumptions, Notes						
1. Import backfill assumed to be 100% 2. Foundation Gravel assumed to be 100% 3. Mobilization assumed to be 10% of construction costs 4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs 5. Traffic Control assumed to be 4% of construction costs 6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul 7. Costs are in 2024 dollars						
<i>The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.</i>						

City of Bainbridge Island, WA
 Capital Improvement Project Identification
 Planning Level Opinion of Probable Project Costs

PR-D-1

Prepared by: SG

Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total	
1	Mobilization	\$44,200	1	LS	\$44,200	
2	Temporary Erosion & Sediment Control	\$17,700	1	LS	\$17,700	
3	Dewatering	\$11,910	1	LS	\$11,910	
4	12-inch PVC Gravity Sewer	\$367	794	LF	\$291,398	
5	48-inch Manhole	\$12,000	3	EA	\$36,000	
6	HMA Trench Patch	\$250	140	TN	\$35,000	
7	HMA Grind & Overlay	\$350	70	TN	\$24,500	
8	HMA Sawcut and Seal	\$30	794	LF	\$23,820	
9	Crushed Surfacing	\$50	140	TN	\$7,000	
10	Sheeting, Shoring, Bracing	\$10	794	LF	\$7,940	
11	Bypass	\$3,970	1	LS	\$3,970	
12	Traffic Control	\$17,700	1	LS	\$17,700	
13	General Restoration	\$8,900	1	LS	\$8,900	
Construction Costs Subtotal					\$530,038	
Construction Contingency					30%	\$159,011
Sales Tax					9.2%	\$63,393
Total Opinion of Probable Construction Cost					\$752,000	
Allied Costs						
Planning					5%	\$37,600
Design and Permitting					15%	\$112,800
Services During Construction					15%	\$112,800
Total Opinion of Probable Allied Cost					\$300,000	
TOTAL ESTIMATED PROJECT COST (ROUNDED UP TO NEAREST \$1,000)					\$1,052,000	
Assumptions, Notes						
1. Import backfill assumed to be 100% 2. Foundation Gravel assumed to be 100% 3. Mobilization assumed to be 10% of construction costs 4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs 5. Traffic Control assumed to be 4% of construction costs 6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul 7. Costs are in 2024 dollars						
<i>The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.</i>						

City of Bainbridge Island, WA
 Capital Improvement Project Identification
 Planning Level Opinion of Probable Project Costs

PR-D-23

Prepared by: SG

Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total	
1	Mobilization	\$45,200	1	LS	\$45,200	
2	Temporary Erosion & Sediment Control	\$18,100	1	LS	\$18,100	
3	Dewatering	\$11,910	1	LS	\$11,910	
4	15-inch PVC Gravity Sewer	\$380	794	LF	\$301,720	
5	48-inch Manhole	\$12,000	3	EA	\$36,000	
6	HMA Trench Patch	\$250	140	TN	\$35,000	
7	HMA Grind & Overlay	\$350	70	TN	\$24,500	
8	HMA Sawcut and Seal	\$30	794	LF	\$23,820	
9	Crushed Surfacing	\$50	140	TN	\$7,000	
10	Sheeting, Shoring, Bracing	\$10	794	LF	\$7,940	
11	Bypass	\$3,970	1	LS	\$3,970	
12	Traffic Control	\$18,100	1	LS	\$18,100	
13	General Restoration	\$9,100	1	LS	\$9,100	
Construction Costs Subtotal					\$542,360	
Construction Contingency					30%	\$162,708
Sales Tax					9.2%	\$64,866
Total Opinion of Probable Construction Cost					\$770,000	
Allied Costs						
Planning					5%	\$38,500
Design and Permitting					15%	\$115,500
Services During Construction					15%	\$115,500
Total Opinion of Probable Allied Cost					\$300,000	
TOTAL ESTIMATED PROJECT COST (ROUNDED UP TO NEAREST \$1,000)					\$1,070,000	
Assumptions, Notes						
1. Import backfill assumed to be 100% 2. Foundation Gravel assumed to be 100% 3. Mobilization assumed to be 10% of construction costs 4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs 5. Traffic Control assumed to be 4% of construction costs 6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul 7. Costs are in 2024 dollars						
<i>The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.</i>						

City of Bainbridge Island, WA
 Capital Improvement Project Identification
 Planning Level Opinion of Probable Project Costs

PR-E-2

Prepared by: SG

Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total	
1	Mobilization	\$45,900	1	LS	\$45,900	
2	Temporary Erosion & Sediment Control	\$18,400	1	LS	\$18,400	
3	Dewatering	\$12,570	1	LS	\$12,570	
4	10-inch PVC Gravity Sewer	\$358	838	LF	\$300,004	
5	48-inch Manhole	\$12,000	3	EA	\$36,000	
6	HMA Trench Patch	\$250	150	TN	\$37,500	
7	HMA Grind & Overlay	\$350	80	TN	\$28,000	
8	HMA Sawcut and Seal	\$30	838	LF	\$25,140	
9	Crushed Surfacing	\$50	140	TN	\$7,000	
10	Sheeting, Shoring, Bracing	\$10	838	LF	\$8,380	
11	Bypass	\$4,190	1	LS	\$4,190	
12	Traffic Control	\$18,400	1	LS	\$18,400	
13	General Restoration	\$9,200	1	LS	\$9,200	
Construction Costs Subtotal					\$550,684	
Construction Contingency					30%	\$165,205
Sales Tax					9.2%	\$65,862
Total Opinion of Probable Construction Cost					\$782,000	
Allied Costs						
Planning					5%	\$39,100
Design and Permitting					15%	\$117,300
Services During Construction					15%	\$117,300
Total Opinion of Probable Allied Cost					\$300,000	
TOTAL ESTIMATED PROJECT COST (ROUNDED UP TO NEAREST \$1,000)					\$1,082,000	
Assumptions, Notes						
1. Import backfill assumed to be 100% 2. Foundation Gravel assumed to be 100% 3. Mobilization assumed to be 10% of construction costs 4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs 5. Traffic Control assumed to be 4% of construction costs 6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul 7. Costs are in 2024 dollars						
<i>The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.</i>						

City of Bainbridge Island, WA
 Capital Improvement Project Identification
 Planning Level Opinion of Probable Project Costs

PR-E-3

Prepared by: SG

Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total
1	Mobilization	\$27,000	1	LS	\$27,000
2	Temporary Erosion & Sediment Control	\$10,800	1	LS	\$10,800
3	Dewatering	\$7,230	1	LS	\$7,230
4	10-inch PVC Gravity Sewer	\$358	482	LF	\$172,556
5	48-inch Manhole	\$12,000	2	EA	\$24,000
6	HMA Trench Patch	\$250	90	TN	\$22,500
7	HMA Grind & Overlay	\$350	50	TN	\$17,500
8	HMA Sawcut and Seal	\$30	482	LF	\$14,460
9	Crushed Surfacing	\$50	80	TN	\$4,000
10	Sheeting, Shoring, Bracing	\$10	482	LF	\$4,820
11	Bypass	\$2,410	1	LS	\$2,410
12	Traffic Control	\$10,800	1	LS	\$10,800
13	General Restoration	\$5,400	1	LS	\$5,400
Construction Costs Subtotal					\$323,476
Construction Contingency					30%
					\$97,043
Sales Tax					9.2%
					\$38,688
Total Opinion of Probable Construction Cost					\$459,000
Allied Costs					
Planning					5%
					\$23,000
Design and Permitting					15%
					\$68,900
Services During Construction					15%
					\$68,900
Total Opinion of Probable Allied Cost					\$200,000
TOTAL ESTIMATED PROJECT COST (ROUNDED UP TO NEAREST \$1,000)					\$659,000
Assumptions, Notes					
1. Import backfill assumed to be 100%					
2. Foundation Gravel assumed to be 100%					
3. Mobilization assumed to be 10% of construction costs					
4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs					
5. Traffic Control assumed to be 4% of construction costs					
6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul					
7. Costs are in 2024 dollars					
<p><i>The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.</i></p>					

Attachment C - Winslow Sub-area Water
and Sewer Analysis Memo



DEPARTMENT OF PUBLIC WORKS MEMORANDUM

Date: March 14, 2023

To: Winslow Sub-Area Plan Team; File

From: Christopher Wierzbicki, Public Works Director
Peter Corelis, City Engineer

CC: Paul Nylund, Development Manager

Subject: Winslow Sub-Area Plan Sewer and Water Capacity Analysis

Executive Summary

This memo provides an analysis of the city's sewer and water service capacity for the purpose of informing the Winslow Sub-Area Plan process. In summary:

- With the planned upgrades to the wastewater treatment plan (WWTP), the city's sewer utility will have the capacity to serve a residential population of approximately 10,500 (an increase of approximately 2,700) in or around the Winslow sewer service area if carefully balanced out by commercial growth. The planned upgrades, which are currently underway, will allow the WWTP to meet existing regulations, and must be completed independent of planned future growth.

Additionally, within the existing footprint of the WWTP, the facility could be further upgraded to serve a greater population, the details of which will be determined later this year.

- With the planned upgrades to the Winslow Water Tank, the city's water utility will have the capacity to serve a population of approximately 17,600 (an increase of approximately 6,600) inside the Winslow water service area boundary, an area that includes the Winslow subarea, and in addition, the New Brooklyn Road corridor, Fletcher Bay, and Upper Ferncliff. The planned tank upgrades, which are currently underway, will allow the utility to meet both existing and future system requirements and standards.

Population/Development Background Information

The following population background information was used to inform the sewer and water service area capacity analysis:

- In 2005, the city documented residential population growth in a study titled “Population Allocation Study for Year 2005 Preliminary Report” which estimated the Winslow Study Area at approximately 5,800 residents. The study predicted a 20-year average annual residential growth rate of 2.4%.
- The 2020 census population numbers for greater Winslow (census tracts 909.01 and 909.02, which combined is slightly larger than the Winslow Study area) add up to 7,967 people, which represents an actual average annual residential growth rate between 2005 and 2020 of 2.2%.
- Assuming the actual 2.2% average annual growth rate, the 2022 population of the Winslow Study Area is approximately 8,321 people. The sewer population – which is less than the overall population due to some houses still being served by septic systems - is approximately 7,769.
- The 2021 Buildable Lands Report (BLR) estimated that the maximum residential population capacity in Winslow in 2020 - under the current development regulations - was an additional approximately 1,000 residents (144 single-family units, and 258 multi-family units.) Therefore, assuming the 2019 population was 7,795 (7,967 in 2020 minus 2.2%), then the current maximum population in Winslow according to the BLR would be approximately 8,795, or an additional 474 residents.
- The 2005 population study referenced earlier estimated a 1.4% annual increase in commercial growth between 2005 and 2025. An analysis using commercial sewer and water usage rates indicates that the actual increase in commercial growth since 2005 was close to zero. Estimating the capacity for commercial growth in the future is a challenging exercise, as many commercial zoning districts allow mixed-uses and therefore need to be analyzed for capacity on a parcel-by-parcel basis to effectively measure capacity. However, the BLR estimated that there are currently 36 acres of commercial development remaining, which equates to about 14% of the total acreage (261) that allows commercial uses. Therefore, this analysis assumes a relatively low rate of commercial growth in the future, absent significant zoning changes.
- The Winslow water service area is larger than the sewer service area – the latter of which largely mimics the Winslow Study Area – and includes the New Brooklyn Road corridor, Fletcher Bay, and Upper Ferncliff. The number of Equivalent Residential Units (ERU) currently served (an approximation of single-family, multi-family, and commercial water connections in terms of single-family households) is approximately 4,775 ERUs, which equates to approximately 11,000 residents currently being served with water (assuming an average of 2.3 people per household/ERU.)

Sewer Service Analysis

The following analysis of the sewer system is based on a technical memo prepared by Tetra Tech entitled “TM1 – Analysis of Treatment Plant Flows and Loads” dated October 3, 2022.

The city's sewer service area mostly mimics the Winslow Study area, despite being slightly smaller, and includes some residences that are still served by septic systems. As mentioned previously, the system serves approximately 7,769 residents and also commercial establishments. The Tetra Tech report analyzed the sewer service area using the capacity of the wastewater treatment plant as the limiting factor on serving new growth. The plant capacity was analyzed from the perspective of both flows (volume) and loads (concentration). The plant loading is considered to be the limiting factor for serving new growth.

From a *flow* perspective, based on the trending data from 2017 to 2022, the annual average flow is projected to remain steady, with limited increases. This is due to larger commercial service areas being largely built-out – as mentioned previously, only about 14% of commercially zoned land is available for new development. Additionally, residential water consumption per capita flows are likely dropping as older fixtures and appliances are upgraded with new low-flow fixtures.

From a *loading* perspective, despite low commercial growth (commercial development contributes to higher loads than residential,) loads measured at the plant have been steadily increasing. Some of this increase is likely the result of discharges to the sewer system from commercial winery and brewery establishments. The Tetra Tech report projects that based on current trends, the plant loading will likely reach capacity by mid-year 2026 (2,642 lbs/day of biological oxygen demand (BOD)). To meet current state regulations and best serve the existing customer base, the city is currently planning near-term operational and capital upgrades that will likely increase the plant capacity by about 25% (to 3,200 lbs/day BOD). These upgrades will also serve a 25% increase in the customer base.

In terms of population growth, at current trends, the current configuration of the WWTP can be expected to serve a sewered population of 8,475 (a population increase of 706 from the time of this memo), increasing to sewered population of approximately **10,500** (a population increase of 2,700). This includes new growth, and potential new connections from existing residences in the sewer service area currently served by septic.

Sewer Service Capacity Context

For context, the growth target for the entire island over the next 20 years is estimated to be an increase of around 4,500. If one goal of the Winslow Sub-Area plan is to accommodate a majority of that growth in Winslow, *the city can only expect to serve about half of that population in the sewer service area with the planned upgrades to the treatment plant.* Larger, long-term expansions of the treatment plant capacity are also possible, and capacity forecasts are currently being developed by the city's design team. More information on the maximum capacity of the plant within the current footprint will be developed later this year.

Another factor for consideration includes any potential increases in commercial development, which have remained flat for the last several years, but which absorb treatment plant capacity more quickly than residential development. Planned expansions for commercial development in Winslow must be carefully considered in the future capacity analysis along with residential population growth.

Water Service Analysis

The Winslow water service area includes the Winslow Subarea, in addition to New Brooklyn Road corridor, Fletcher Bay, and Upper Ferncliff areas. The service area is documented in the 2017 Water System Plan, prepared by Carollo Engineers, Inc., without providing an account of system customers in the Subarea only, therefore, this capacity analysis applies to the larger service area.

The System Plan predicted water use demand in 2021 at 5,312 equivalent residential units (ERUs), which equates to 12,218 residents (assuming 2.3 people per household/ERU to estimate equivalent residents.) However, in reviewing the City's actual annual well production data from 2021, the Winslow Water System is actively supplying only 4,775 ERUs, or approximately 11,000 residents. This decrease in expected demand may have resulted from a number of factors, such as a lack of commercial businesses expansions, conditions related to the COVID-19 epidemic, inflationary pressures on construction, or the slow production of new housing stock.

To serve existing and new customers, the city is planning to replace the two existing water storage tanks serving the system with a new elevated tank in 2024. The Winslow Water Tank project addresses several system deficiencies as well as managing projected customer growth. The system deficiencies include excessive dead storage in the current tanks due to their minimal height, resulting in water quality issues, over-cycling of well-site booster pumps, limitations on serving existing high elevation customers with adequate pressure, system fire flows, and seismic resiliency of the tanks – the latter of which is a critical public safety issue. The city is temporarily addressing some of these deficits by augmenting the reservoir levels to operate in a much narrower band (i.e. maintaining higher water levels and replenishing them more often) but this configuration is not sustainable in the long-term as it creates a dead-storage column of water in the tanks that is mostly useless for daily system needs. The deficiencies have led to a reduction in estimated capacity to 5,200 ERUs (or 11,960 residents.)

With regards to customer growth, there is currently a surplus of connections totaling approximately 425 ERUs (5,200 ERUs of capacity minus 4,775 served,) which is capable of serving approximately another 1,000 residents. Accounting for 182 ERUs worth of binding reservations for water service that are not yet connected to the system, it is estimated that only 243 of the 425 total ERUs are available, which equates to an additional 559 residents. Therefore, if the population growth continues at a rate of 2.2% annually, the remaining ERUs will run out in early to mid-2024, just in time for the completion of the tank project. The new tank, which will replace 2.5M gallons of ground-tank storage with 2.0M gallons of elevated storage, will correct existing system deficiencies and add 2,866 ERUs to the system capable of serving a population of 17,600 (an increase of 6,600 residents.)

Other limiting factors on the Winslow water system include well capacity and/or the well pump's ability to deliver water from the wells; the instantaneous or total water withdrawals permitting as determined by the system's water rights; and, the volume of groundwater supply. In review of the former two factors, the city's infrastructure and available water rights are mostly sufficient to meet the system capacity that will be available when the new water tank comes online in 2024. Small deficits in infrastructure capacity will be addressed in the coming years through planned capital improvements such as well rehabilitations and booster pump upgrades. Water rights currently

exceed the needs of the planned capacity upgrades, and the availability of groundwater supply was confirmed in the city's 2016 evaluation of the groundwater model. The model is being updated and re-evaluated as part of the ongoing development of the Groundwater Management Plan.

Water Service Capacity Context

In the context of planned population growth, *the existing Winslow water system with planned improvements will be able to serve the estimated growth target for the entire island over the next 20 years*, which is estimated to be an increase of around 4,500 residents (1,953 ERUs.) Additionally, the system will also have the capacity to serve an excess population of approximately 2,100 residents (913 ERUs.) In the short-term, prior to the planned improvements, the Winslow water system can support an additional population growth of approximately 559 residents (243 ERUs).

Attachment D - Wastewater Treatment Plant
Population Projection Memo



DEPARTMENT OF PUBLIC WORKS MEMORANDUM

Date: April 7, 2023

To: City Manager
City Council

From: Christopher Wierzbicki, Public Works Director

Subject: Council Request: House Bill 1220 (Housing Needs) Sewer Assessment

Background

At the Regular Meeting of March 21, 2023, the City Council was presented with an overview of a draft housing allocation process under House Bill 1220, which requires Comprehensive Plans to plan for housing for all income levels. The Council requested input from the staff on the City's capacity for serving the housing allocation with sewer in advance of the Kitsap Regional Coordinating Council's adoption of the allocation into the Countywide Planning policies.

Housing Allocation Summary

At the above-mentioned Council meeting, staff presented a chart that outlined the draft 20-year housing allocation. The chart is reproduced below as Figure 1.

		Permanent Housing Unit Needs by Income Level(% of Area Median Income)							
		0-30%							
		Total Units	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%
City of Bainbridge Island	Estimated Housing Supply (2020)	11,251	331	0	331	788	1,150	2,073	6,578
	Allocation Method A (2020-2044)	1,977	377	166	324	272	140	138	560
		1,139 Multi-Family Units in Winslow							

Figure 1 – House Bill 1220 Housing Draft Housing Allocation for the City of Bainbridge Island

The chart indicates that the draft 20-year housing allocation would require zoning capacity for 1,139 multi-family (MF) units to serve between 0 and 80% of area median income, which are presumed to be located in the Winslow subarea. According to the 2019 Buildable Lands Report, the Winslow subarea already has capacity for 258 MF units, as well as 144 single-family units. Therefore, the total number of planned housing units to be accommodated for sewer capacity in Winslow is 1,283 units.

Sewer Population Capacity

As outlined in in Figure 2 below, with the upgrades planned in the 2023-28 Capital Improvement Plan, the Wastewater Treatment Plant (WWTP) can accommodate approximately 85% of the current and future housing allocated for the Winslow sewer service area (this area closely, but not exactly mimics the Winslow subarea boundary.) The capacity of the WWTP is measured in equivalent residential units, or ERUs, which is calculated by multiplying the number of housing units by the number of members in each house (the average for Bainbridge Island is 2.48 per household.)

Assuming a steady annual trend in housing, future upgrades to the plant would need to be designed in 2038 for implementation in 2040. The future upgrades would include new capital infrastructure within the existing footprint of the plant site and would conservatively accommodate an additional increase in housing up to 2,110 units.

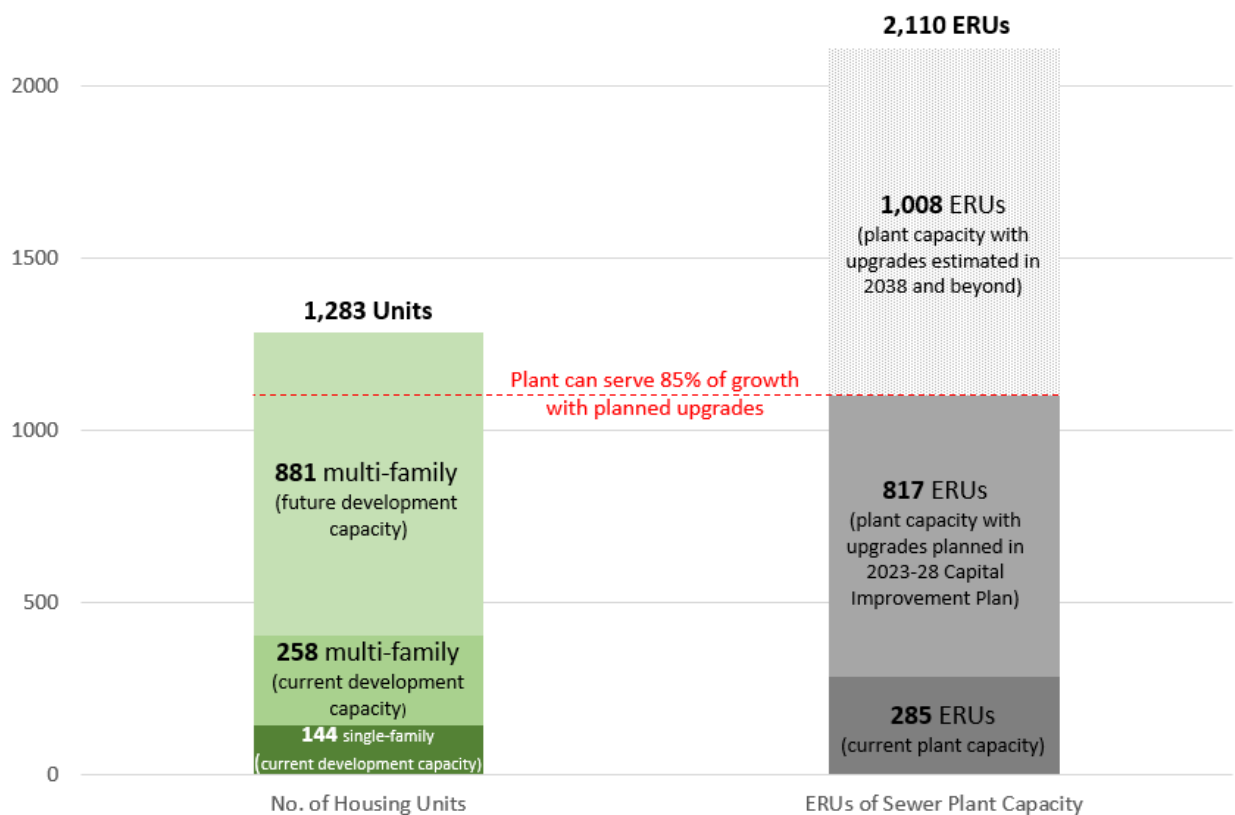


Figure 2 –Current/Planned Housing Units in Winslow Compared with Sewer Utility Capacity

Other Factors for Consideration

- Consideration should be made for any potential increases in *commercial* development, which has remained flat for the last several years, but which absorb treatment plant capacity more quickly than residential development. Planned increases in commercial development in the Winslow sewer service area must be carefully balanced along with residential population growth and reflected in future evaluations of the plant capacity.

- Within the Winslow sewer service area, the sewer population is approximately 200 housing units (500 persons) *less* than the overall population due to some houses still being served by septic systems. Some accommodation for the connection of existing homes to the sewer system should be considered as part of the analysis.
- Multifamily housing has a lower household occupancy level (2.3) for multi-family housing than average (2.48). Therefore, the analysis provided in this memo can be considered conservative on the order of 8-10%.
- Lastly, for context, the planned upgrades to the Winslow Water Tank will provide the city's water utility the capacity to serve approximately 2,600 new ERUs inside the Winslow water service area boundary, an area that closely mimics the Winslow subarea, and also includes the New Brooklyn Road corridor, Fletcher Bay, and Upper Ferncliff.



DEPARTMENT OF PUBLIC WORKS MEMORANDUM

Date: March 20, 2026
To: Planning Commission
From: Christopher Wierzbicki, PE, Public Works Director
Subject: **Summary of Updates to the Capital Facilities Plan Element of the Comprehensive Plan**

Purpose

The purpose of this memo is to provide the Planning Commission with a summary of proposed updates to the Capital Facilities Plan Element of the Comprehensive Plan. A copy of the strike and underline version of the Element is attached this memo.

High-Level Summary of Capital Facilities Plan Element Updates

Overall, very few updates were required for this Element. Capital facility inventories and projected needs are included in the referenced plans. Water and Sewer capital facility needs are documented in the referenced plans, and in a supplemental memo prepared by City staff and attached to this memo.

- References to the Islandwide Transportation Plan were revised in all places to reflect the Islandwide Mobility Plan.
- The referenced plans were updated in the Capital Facilities Inventory.
- The tables listing City-owned buildings and land were updated to reflect the demolition of the old police station, the construction of the Ted Spearman Justice Center, and the purchase of 180 Olympic Drive.
- The Table of Group A and B water systems were updated.
- References to the Kitsap County Sewer District #7 were removed or revised to Kitsap Public Utility District.
- The Stormwater System Plan, Groundwater Management Plan and Capital Facilities Plan Update Memo were added to the plans adopted by reference.
- Functional and inventory plans from partners agencies such as the State Department of Transportation are still being collected for reference in the plan.
- Special Purpose District plans were revised to reflect the most recent documents.

Mike Nelson

Capital Facilities Element

Page CF-2 – Second Full Paragraph

Motion: I move to insert “a Groundwater Management Plan,” after “Water System Plan,” in the second full paragraph on page CF-2.”

Redline:

“The City’s adopted functional plans are adopted by reference in this *Capital Facilities Element*, including an Islandwide Mobility Plan, Water System Plan, **a Groundwater Management Plan**, a Sewer System Plan, a Storm and Surface Water Management Program, and a Pavement Asset Management Plan – each operational plan providing an inventory of existing facilities, an analysis of deficiencies and future demand, and recommendations for capital improvements.”

- The Groundwater Management Plan should also be adopted by reference here.

Page CF-10 – First Sentence under “Drinking Water”

Motion: I move to strike “over 1,000” and insert “approximately 1,700” in the first sentence under “Drinking Water” on page CF-10.

Redline:

“Domestic drinking water is supplied by the City of Bainbridge Island, Kitsap County P.U.D. No. 1, numerous smaller public water systems (2 or more hookups), and ~~over 1,000~~ **approximately 1,700** private single-dwelling wells.”

- The Groundwater Management Plan says that there are approximately 1,700 private wells on the Island.

Page CF-11 – First Paragraph, Last Sentence

Motion: I move to strike “It is also likely that most of the smaller systems have” and insert “Some of the smaller systems may also have” in the last sentence of the first paragraph on page CF-11.

Redline:

~~“It is also likely that most of the smaller systems have~~ Some of the smaller systems may also have poor or nonexistent fire protection designed into their systems due to the cost of providing large diameter pipes and storage tanks.”

- Do we have any basis for the statement that it is “likely” that “most of” the smaller systems have poor or nonexistent fire protection?

Page CF-12: First Paragraph under “Special Purpose District Plans Adopted By Reference,” Parenthetical at the End of Second Sentence

“The City has several special districts that serve the entire Island (e.g. B.I. Fire Department) and some that serve certain geographical areas, but not the entire Island (e.g. **Kitsap County Sewer District 7**).”

Question: Is the reference to “Kitsap County Sewer District 7” still accurate?

March 20, 2026 Public Works Memo from Christopher Wierzbicki / March 14, 2023 Public Works Memo from Christopher Wierzbicki

Motion: I move to direct the Interim City Manager to provide a simple summary table showing the capacity for each of the water and sewer utilities, in terms of population, along with the expected population growth in Winslow over the 20 year planning period.

- When I asked about the capacity of the Winslow Wastewater Treatment Plan at the May 19, 2026 City Council meeting, the Interim Public Works Director directed me to the March 14, 2023 memo (page 47 of the Capital Facilities Element PDF).

That memo states that with the planned upgrades, the City’s sewer utility will have capacity to serve a residential population of approximately 10,500, which is an increase of approximately **2,700** people. The memo goes on to mention other potential upgrades that may be pursued in the future to increase capacity.

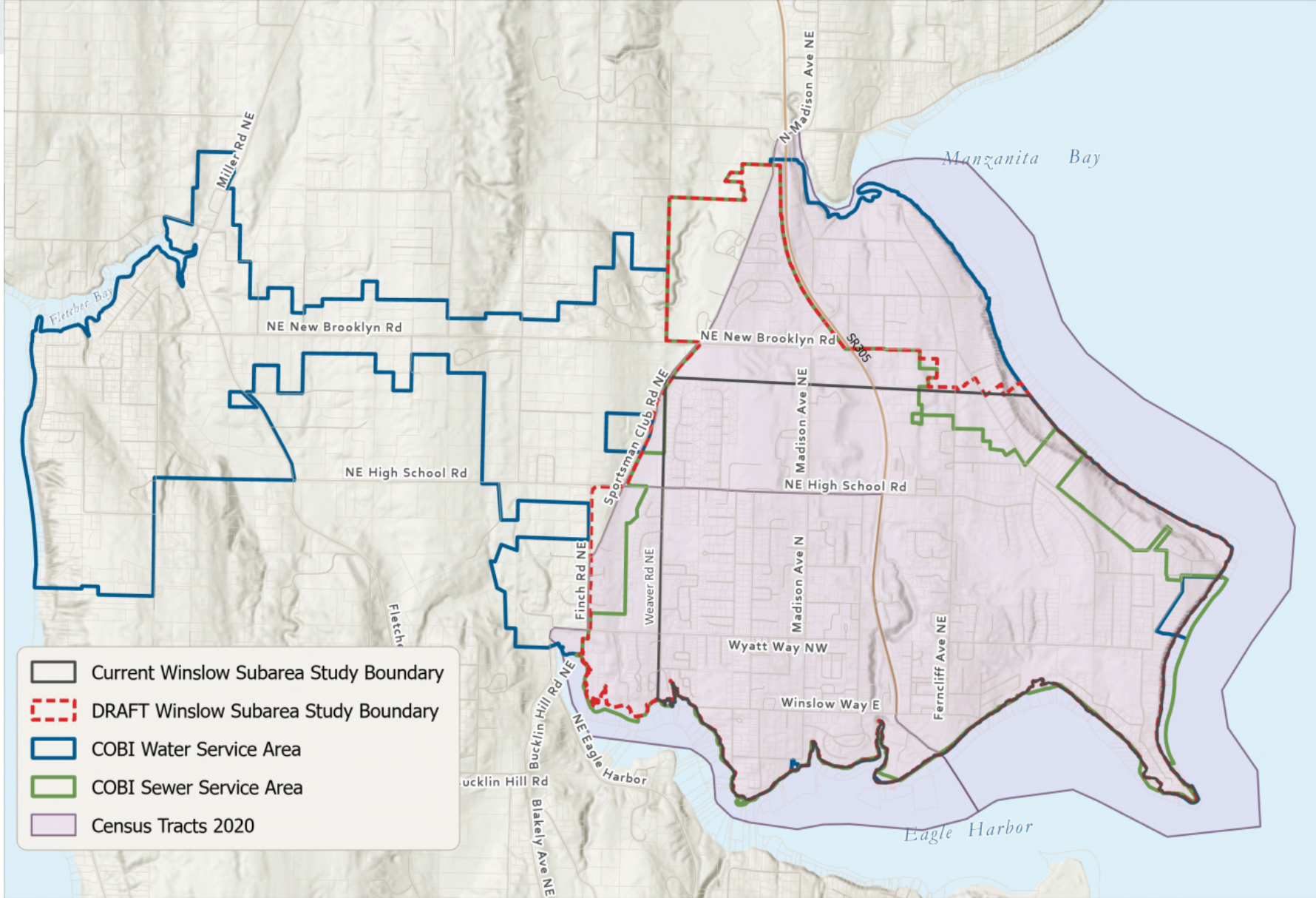
I am concerned about this because the last two land capacity analyses showed expected population growth in Winslow of more than 2,700 new people. Specifically, the most recent land capacity analysis showed expected population growth of **2,726** new people in Winslow, and the previous land capacity showed expected population growth of **3,352** in Winslow. We are currently awaiting a new land capacity analysis, which is expected to be somewhere in between.



June 9, 2026

Capital Facilities Calculation

Item	Number	Note	Source
Sewer capacity with upgrades in CIP through 2030	10,500	sewer service area	2023 memo
Sewer capacity with upgrades in CIP through 2040	12,738 – 13,000	New capacity is 1,008 ERU 1,008 * 2.48 = 2,500; 1,008*2.22 = 2,238	2023 memo
Water capacity with current Winslow Water Tank project	17,600	water service area	2023 memo
2020 population	7,967	909.01, 909.02	US Census
2025 Winslow population estimate	8,193	OFM % to numbers from 909.01, 909.02	Calculated
New Winslow dwelling units	1,272	Planning Commission 5/14 Public Hearing Draft LCA Estimate	
Population increase estimate	2,726	Planning Commission 5/14 Public Hearing Draft LCA Estimate	
New Winslow dwelling units	TBD	Planning Commission 5/21 Public Hearing Draft	We expect this to represent a slight increase and planned to complete this analysis after the City Council review.
People per household (dwelling unit)	2.45		2021 BLR (Appendix A), and the 2024 DEIS LCA and Current LCA
People per multifamily dwelling unit	2.22		As above
2025 estimate + new population	10,919	10,500+2,726	

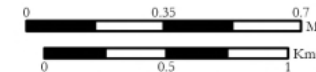


Winslow Subarea Study Areas Census Tracts and Utility Service Areas

City of Bainbridge Island



2026



To: City Council
From: Councilmember Hytopoulos
Re: **Concerns About State of Capital Facilities Element**

For 06/09/2026 Business Meeting

- The capital facilities element/comp plan is in disarray – we are attaching random memoranda in lieu of an update to the Sewer Plan
- The memoranda standing in for a vetted and proper plan update are internally inconsistent – vacillating between ERUs, housing units, and population without settling on one unit of measurement or providing a clear translation between them.

Capacity is stated in ERUs in one paragraph, then compared against population projections in the next, then against housing unit targets elsewhere. There is no consistent methodology linking these three measures. The sewer memos could and should provide a single, transparent translation so that Council and the public can evaluate whether sewer capacity is adequate for the growth being planned.

It is impossible to correlate the 2,110 ERU capacity ceiling to a specific number of housing units and commercial uses that that capacity will serve.

- Where the memoranda do attempt a translation, they contradict each other. Attachment C uses 2.3 people per ERU. Attachment D uses 2.48. The March 2026 memo uses 2.4 with no source cited. **A difference of 0.18 people per ERU across 2,110 ERUs represents a swing of nearly 380 people — roughly 160 housing units of capacity that either exists or does not**, depending on which number you choose.

Until the City commits to a single, sourced conversion factor, any capacity conclusion drawn from these documents is unreliable.

Our task as the City's policymakers:

1. We need to know many residential units we have zoned for and whether we have the infrastructure capacity to provides services to those new units, and
2. If not do we have capacity, that we have a clear and viable plan to create that capacity within the time frame it will be needed, because

3. Otherwise, it is not only irresponsible policy to out zone our capacity, but in direct violation of one of the key requirements of the Growth Management Act and the terms of our own Comp Plan:

RCW 36.70A.070

Comprehensive plans – Mandatory elements

Each comprehensive plan shall include a plan, scheme, or design for each of the following:

...

(3) A capital facilities plan element consisting of: (a) An inventory of existing capital facilities owned by public entities, including green infrastructure, showing the locations and capacities of the capital facilities; (b) a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities; (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

RCW 36.70A.020

Planning Goals

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW [36.70A.040](#) and, where specified, also guide the development of regional policies, plans, and strategies adopted under RCW [36.70A.210](#) and chapter [47.80](#) RCW. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans, development regulations, and, where specified, regional plans, policies, and strategies:

...

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at

the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Our own Capital Facilities Element p. CF-1

“Planning and budgeting for facilities has been concurrent with subarea planning for the

designated centers”

This is not just an intellectual exercise – we have clear evidence that there is not sufficient capacity in the Winslow sewer plant, currently or after the 2027 upgrade, and it is all but clear that once all of the numbers below are populated we will not have capacity for our currently anticipated residential and commercial needs *even at the fullest build out of the plant:*

	ERUs	
CAPACITY		
Current available capacity	285	
Capacity added 2027 upgrade	817	466 ERU Deficit for 1220 units alone until 2040
Capacity added 2040 upgrade	1008	
Total eventual capacity identified	2110	
DEMAND		
Minimum affordable units needed under HB1220	(1283)	
Existing homes on septic	UNK	Capacity available for all of these demands:
Committed not in use	UNK	
Projected new commercial	UNK	
All other upzoning approved by council	UNK	
Total demand	UNK	
		827 ERUs

DRAFT UPDATE TO CAPITAL FACILITIES ELEMENT
Councilmember Hytopoulos Motions
For June 9, 2026, Study Session

PREPARATION OF A CAPACITY RECONCILIATION TABLE

MOTION 1:

In order to directly correlate the sewer capacity ceiling to a specific number of housing units that that capacity will serve:

I move that the City Council direct the City Manager to direct staff to prepare and present to Council, no later than the June 23rd business meeting, a sewer capacity reconciliation table that includes the following (with ERUs being the consistent unit of measurement for all data, and either (1) an assumption of one ERU per residential unit or commercial use or (2) appropriate multipliers for both multifamily and commercial uses):

- (a) existing sewer connections**
- (b) homes currently on septic systems within the sewer service area**
- (c) capacity committed to approved but unbuilt development**
- (e) projected residential demand to meet HB1220**
- (f) projected commercial demand**
- (g) total projected demand**
- (h) currently available capacity,**
- (i) total available capacity after each planned upgrade,**
- (j) the resulting surplus or deficit at each planning horizon, and**
- (k) the funding status of each upgrade needed to eliminate any deficit.**

DISCUSSION:

There is no document in the materials we have been provided that offers a single consolidated view of capacity versus demand – a critical question to be answered under GMA planning guidelines and required by responsible/ sensible planning. The various memos/ studies contain potential pieces of this picture, but they have never been reconciled into one table, or even one coherent statement. Council cannot make an informed determination of consistency of the Comprehensive Plan elements (e.g. do we have now or have a plan for the sewer capacity need to serve the number of housing units we are zoning for) without this basic accounting. Furthermore, and very importantly, where the data pieces do exist they use inconsistent units of measurement – ERUs, housing units,

population – making it all but impossible to reconcile the data into one finding without down a whole lot of work (requiring a number of assumptions)

Finally, the existing analysis, where it exists at all, uses only residential ERU assumptions despite Tetra Tech’s finding that loading – not flow – is the plant’s primary binding constraint. Commercial uses generate significantly higher loading per connection, and the preferred alternative will assume the create of hundreds on new jobs. A loading-weighted commercial ERU multiplier is essential to an accurate capacity assessment. The motion offers the opportunity to use appropriate multipliers for commercial uses, as well as for multifamily units, for a more accurate analysis, or to stick with the flat 1 ERU per 1 unit of any type to at least bluntly reflect the variations.

ADD CAPACITY CONSTRAINT LANGUAGE TO THE CAPITAL FACILITIES ELEMENT TEXT

MOTION 2:

In order to memorialize the known capacity constraints that have not yet been addressed in an updated Sewer Plan or detailed in the Capital Facilities Element:

I move that the Capital Facilities Element be amended prior to adoption to include, in the ‘Sanitary Sewage Disposal’ section at approximately CF-11, the following language, subject to verification of accuracy and minor revisions by staff, and further review by Council:

“The Winslow Wastewater Treatment Plant is currently scheduled for a capacity upgrade expected to be completed in 2027, increasing available capacity to approximately 1,100 ERUs above current connections. A second capacity upgrade, estimated for implementation in approximately 2040, would increase total capacity to approximately 2,110 ERUs. The wastewater treatment plant is loading-constrained (limited by biological oxygen demand rather than hydraulic flow volume), which means that commercial uses with high pollutant concentrations consume capacity at a greater rate than residential uses. As part of the planned update to the City’s General Sewer Plan the City will develop a loading-weighted ERU methodology to accurately account for commercial demand on plant capacity. This Capital Facilities Element will be reassessed if monitoring indicates that actual growth or loading patterns require acceleration of the second upgrade or if projected funding sources prove inadequate to meet identified needs”

DISCUSSION:

The Capital Facilities Element text currently contains almost no quantitative information about sewer capacity. The critical data exists only in attachments and memos that are adopted by reference but not incorporated into the element itself.

EXPEDITE THE UPDATE TO THE GENERAL SEWER PLAN

MOTION 3:

In order to ensure that the Capital Facilities, Housing, Land Use and Utilities Elements are supported by clear and consistent data contained in a properly prepared and vetted Sewer Plan:

I move that the City Council direct the city manager to initiate the update of the General Sewer Plan at the earliest feasible date and to report back to Council within 30 days with a proposed scope, timeline, and budget for this accelerated update.

DISCUSSION:

The current General Sewer Plan dates from 2015 long before the before the level of upzoning called for in the draft preferred alternative was contemplated and before the studies proposed to be attached to the Comp Plan were undertaken. The fact that we are being asked to consider attaching loose memoranda to our comprehensive plan alongside formal plans like the Groundwater Management Plan and General Sewer Plan is compelling evidence of the fact that we have failed to complete the work needed to properly update this aspect of the Comprehensive Plan.

The Capital Facilities Element adopts the General Sewer Plan by reference as the functional plan for sewer infrastructure, but a plan that does not reflect current growth projections cannot demonstrate that sewer capacity is adequate to serve planned growth. Adoption of the Comprehensive Plan with various memoranda attached in lieu of an updated Sewer Plan should be contingent on a plan to update the Sewer Plan at the earliest possible date.

STANDARDIZE THE PEOPLE-PER-ERU CONVERSION FACTOR

MOTION 4:

In order to make the City's planning documents transparent and understandable to the current and future policymakers, staff, and the community:

I move that the Council direct the City Manager to direct staff to identify and document, the correct people-per-ERU conversion factor for sewer capacity planning, including the methodology and data source for the figure, and to apply the documented factor consistently across all capital facilities planning documents. This update to occur no later than the date the Council is asked to approve the Capital Facilities Element.

DISCUSSION:

Three City documents prepared within three years by the same department use three different people-per-ERU conversion factors (Attachment C uses 2.3; Attachment D uses 2.48; the March 2026 Public Works Memo uses 2.4 without citing a source). This inconsistency affects the capacity conclusions: at the low end (2.3), the plant serves fewer people per ERU; at the high end (2.48), it serves more. **The 8% variation is material when the system is projected to be near capacity.** Council is being asked to make planning decisions based on capacity figures derived from an inconsistent and undocumented conversion factor.

IDENTIFICATION OF FUNDING SOURCES AND COST ESTIMATE
FOR TREATMENT PLANT UPGRADE

MOTION 5:

In order to verify that we are at least compliant with regard to zoning consistent with the projected capacity of the existing treatment plant at full build out:

I move that the City Council direct the Department of Public Works to present to Council, within 60 days, a preliminary cost estimate and proposed funding mechanism for the second wastewater treatment plant capacity upgrade project currently scheduled for implementation in approximately 2040, including: (a) an order-of-magnitude cost estimate in current dollars, (b) proposed funding source or sources, (c) the earliest feasible implementation date if growth occurs faster than currently projected, and (d) a high level summary of any regulatory hurdles.

DISCUSSION:

The Capital Facilities Element's six-year financing plan must "clearly identify sources of public money" for needed capital facilities. The 2,110 ERU maximum capacity figure – upon which the viability of the upzoning proposed in the draft preferred alternative depends – requires a second treatment plant upgrade that currently has no cost estimate, no identified funding source, no engineering design, and no environmental review (or at least none of these have been provided to the Council).



City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026

Agenda Item: (9:05 pm) Discuss Potential Analysis of Infrastructure Capacity and Land Capacity Analysis at Full Build Out

Department: Planning & Community Development

Agenda Section: Regular Business

Estimated Time: 20 Minutes

Recommendation:

Discussion only.

Narrative:

At the City Council meeting on April 14, 2026, the City Council directed staff to add a discussion on determining Bainbridge Island's infrastructure capacity and land capacity at full build out.

The request explained:

"To aid in the City Council's decisions related to long-term planning, it would be helpful to understand our capacity as it relates to our infrastructure, along with an understanding of what our land capacity currently is under full build out and what our land capacity would be at full build out following the currently proposed zoning changes.

First, regarding our infrastructure capacity, this issue was briefly discussed at the March 26, 2026, Planning Commission meeting in connection with consideration of the Capital Facilities Element. It would be helpful to have a similar discussion at the City Council

level, with the primary focus being on our water and sewer capacity. Second, regarding land capacity at full build out, it would be helpful for long-term planning purposes for the City Council to understand what our land capacity currently is at full build out, along with what our land capacity would be at full build out following the currently proposed zoning changes in connection with the Comprehensive Plan Update."

In this discussion, staff will ask for clarification of the area desired to be included in the land capacity analysis.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

None



City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026

Agenda Item: (9:25 pm) Appoint Three Council Members as Voting Delegates for the Association of Washington Cities (AWC) Conference

Department: Executive

Agenda Section: Regular Business

Estimated Time: 5 minutes Minutes

Recommendation:

I move to appoint Councilmembers _____, _____, and _____ as voting delegates for the AWC Conference.

Narrative:

The Association of Washington Cities (AWC) Annual Meeting will occur in Spokane in conjunction with the AWC Annual Conference. AWC Bylaws allow each city to appoint up to three voting delegates. Voting delegates should be designated by council action, or by the mayor or city manager, and submitted by Thursday, June 18. After that time, any elected or appointed official of the city may self-designate as a voting delegate prior to Thursday, June 25 at 2 pm. These delegates vote on candidates for the AWC Board of Directors.

Council will consider appointing three council members as voting delegates for the conference.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

None



City Council Regular Business Meeting Agenda Bill
Tuesday, June 9, 2026

Agenda Item: (9:30 pm) Consider Request from Councilmember Mathews to Add a Presentation from Kitsap Public Health District on Kratom to a Future Council Meeting

Department: City Council

Agenda Section: Communications

Estimated Time: 5 Minutes

Recommendation:

Discussion and potential placement on a future Council agenda.

Narrative:

Councilmember Mathews has requested the addition of a discussion on kratom to a future Council meeting. Councilmember Mathews's request is attached.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Request for Agenda Item from Councilmember Mathews - Kratom

From: Ashley Mathews <amathews@bainbridgewa.gov>

Sent: Thursday, May 21, 2026 2:52 PM

To: Ellen Schroer <eschroer@bainbridgewa.gov>

Cc: Clarence Moriwaki <cmoriwaki@bainbridgewa.gov>; Kirsten Hytopoulos <khytopoulos@bainbridgewa.gov>

Subject: Agenda item to discuss Kratom

I serve as the Vice-Chair of the Kitsap Public Health District Board and on the WA State Board of Health and so issues of public health and the safety of our community and especially its youth are deeply important to me. I would like our Council to discuss Kratom. Below information is from MSRC https://mrsc.org/stay-informed/mrsc-insight/may-2026/kratom-bans?utm_source=mrsc-enews&utm_medium=email&utm_campaign=weekly-insights

According to the U.S. Food and Drug Administration (FDA) and [HB 2291's legislative history](#), Kratom is a psychoactive plant-based substance derived from a tropical tree native to Southeast Asia. Kratom's scientific name is *mitragyna speciosa*, and it is often marketed as a dietary supplement and wellness product. Products containing kratom are readily available, especially online or in convenience stores where they are typically sold alongside tobacco products.

During its most recent session in 2026, the Washington State Legislature considered but did not pass several kratom-related bills, including [HB 2291](#)—also known as the Kratom Consumer Protection Act (KCPA). This bill would have restricted kratom use to those 21 and over and would have regulated the production and retail sales of Kratom products in a manner similar to the regulation of cannabis products.

In Washington, cities and counties have broad police powers to regulate public health and safety based on the state's constitutional framework, including [Article XI, Section 11](#):

Any county, city, town or township may make and enforce within its limits all such local police, sanitary and other regulations as are not in conflict with general laws.

Recently, the Spokane City Council passed Ordinance C36820, Spokane Municipal Code (SMC) [Chapter 10.83, Sale or Distribution of Kratom Products Prohibited](#), effective April 8, 2026, banning all kratom sales in the city by making sales a civil infraction. Retailers found in violation could lose their business license.

The Cle Elum City Council adopted [Ordinance No. 1709](#) on October 14, 2025, which established an emergency moratorium on the sale and distribution of Kratom within city limits. This temporary ban was later terminated in January 2026 after Ordinance No. 1719 was passed, adding [Chapter 8.70 to the municipal code](#) and permanently banning kratom sale and distribution.

This item is for educational purposes to educate the community and council on an emerging issue and not delve into regulations at this time unless that's the direction council wants to go. The Kitsap Public Health District will be presenting information on this issue to the public during our July meeting.