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AUG 28 2025 *US*

Martin D Young
Chelan County Clerk

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF CHELAN

In Re:

NO. **25-2-00777-04**

MIKE AHOLT and LAURIE AHOLT, a
married couple; WILLIAM E. BURGESS, a
single man; and WAYNE RAYFIELD, a
single man;

**AFFIDAVIT OF ELECTOR PER RCW
29A.68.013(3)**

Contestants,

v

CHELAN COUNTY FIRE DISTRICT
NO. 9, d/b/a LAKE WENATCHEE FIRE
DISTRICT,

Respondent.

STATE OF WASHINGTON)

) ss:
County of Chelan)

The undersigned, MIKE AHOLT, LAURIE AHOLT, WILLIAM E. BURGESS, and
WAYNE RAYFIELD, each under penalty of perjury under the laws of the state of Washington,
declare as follows:

1. The name of the Elector/Contestants are Mike and Laurie Aholt, William E. Burgess,
and Wayne Rayfield. All Contestants are registered voters in Chelan County, and reside within
Chelan County Fire Protection District No. 9's jurisdiction.

1 2. The measure being contested is Chelan County Fire Protection District No. 9
2 Proposition No. 1, which was included in Chelan County's August 5, 2025 primary special election
3 voters' pamphlet.

4 3. This matter relates to Proposition No. 1, submitted by the Chelan County Fire
5 District No. 9, dba Lake Wenatchee Fire and Rescue.

6 4. The particular causes of the contested measure are as follows:

7 A. On April 30, 2025, Chelan County Fire Protection District No. 9, dba Lake
8 Wenatchee Fire & Rescue, (hereinafter "LWFR") filed Resolution No. 2025-2 with Chelan County
9 Elections requesting Proposition No. 1 be put before the voters pursuant to a special election.
10 Proposition No. 1 sought voter approval authorizing LWFR to sell and issue general tax obligation
11 bonds for capital improvements, and annual tax levies to later pay the bonds. See Resolution No.
12 2025-2 attached hereto as **Exhibit A** and incorporated herein by this reference. Section 6 of
13 Resolution No. 2025-2 provides that the Voters Pamphlet shall include statements in favor of and
14 in opposition to the measure.

15 B. On April 24, 2025, LWFR also signed Resolution No. 2025-3, which it filed
16 with Chelan County Elections on April 30, 2025. In Resolution No. 2025-3, LWFR represented
17 that it wished to appoint committee members to prepare arguments both advocating voter approval
18 of the bond proposition, and arguments advocating voters' rejection of the proposition. Resolution
19 No. 2025-3 identified three (3) individuals appointed to prepare a statement advocating approval
20 of the proposition. See Resolution No. 2025-3 attached hereto as **Exhibit B** and incorporated
21 herein by this reference. LWFR did not form a committee, identify any individuals to advocate
22 voter rejection of Proposition No. 1, or submit an opposition statement, though it was well aware
23 of the requirements of RCW 29A.32.280.

1 C. RCW 29A.32.241(1)(f) mandates that the local voters' pamphlet include
2 arguments for and against each measure, to be submitted by committees selected pursuant to RCW
3 29A.32.280. RCW 29A.32.280 provides that for each measure, the legislative authority (here
4 LWFR):

5 "... shall, not later than the resolution deadline, formally appoint a
6 committee to prepare arguments advocating voters' approval of the
7 measure and shall formally appoint a committee to prepare
8 arguments advocating voters' rejection of the measure".

9 The deadline to provide arguments advocating "for" and "against" was May 16, 2025 at 5:00 pm.
10 See **Exhibit C** attached hereto and incorporated herein by this reference.

11 D. RCW 29A.32.280(2) states that the legislative authority, in this case LWFR:

12 "... shall whenever possible, appoint persons that reside within the
13 jurisdictional boundaries and are known to oppose the measure to
14 serve on the committee advocating rejection." (Emphasis ours.)

15 E. Since 2022, LWFR has received emails and letters from neighbors along Hill
16 Street who have strenuously opposed LWFR's plan to construct a new fire station plus an
17 emergency operations and training center for wildfire defense, plus a new 4-bay emergency vehicle
18 maintenance shop. These individuals included Rebecca Olson, Mike Aholt, Michelle Hallen, Don
19 Bottoms, and David Stoller. See letters addressed to LWFR attached hereto as **Exhibit D** and
20 incorporated herein by this reference. These individuals, as well as others, also made comments
21 at public meetings expressing their opposition. None of these individuals were ever contacted by
22 LWFR to inquire if they would be interested in serving on a committee advocating rejection of
23 Proposition No. 1, despite the fact LWFR was legally obligated to appoint persons to serve and
24 advocate rejection. By not soliciting a committee to advocate rejection, LWFR helped ensure
passage of the measure that LWFR sought while keeping the opposition silent.

1 F. Because LWFR failed to appoint any citizen to advocate rejection, the
2 Auditor was required (per RCW 29A.32.280(4)) to issue a media release and publish information
3 on the Auditor's election website announcing to the Public the opportunity to form a committee
4 and provide a statement advocating rejection. See Media Release attached hereto as **Exhibit E**
5 and incorporated herein by this reference. Despite the fact the Chelan County Auditor's office
6 received LWFR's resolutions on or about April 30, 2025, the Auditor failed to post anything on
7 its web page until May 12, 2025, four (4) days before the committees were required to submit their
8 statements to be included in the special election voters' pamphlet.

9 G. To the best of the Contestants' knowledge, there is no evidence the media
10 release was ever published in any local paper. Even if someone happened to notice the posting on
11 the Auditor's webpage, they first are required to contact the Auditor. The Auditor is then required
12 to determine [per RCW 29A.32.280(4)] if the applicant was "qualified". If the applicant is
13 qualified, the committee then has to meet, agree to a statement, and meet the submittal deadline
14 (in this case, May 16, 2025).

15 H. The Hill Street neighbors and others who opposed LWFR Resolution No.
16 2025-2 first learned of the need to form a committee advocating rejection after the May 16 deadline
17 to submit an opposition statement, after a post was seen on the LWFR website. The LWFR post
18 was put on its website on the afternoon of April 22nd, less than 24 hours before the LWFR
19 Commissioners signed Resolution 2025-3. Prior to that date, no members of the Public in
20 opposition received any notice that LWFR intended to put before the voters a \$15,000,000 bond
21 resolution. In late May/early June, the Hill Street neighbors nominated Michele Hallen to represent
22 the opposition and Ms. Hallen contacted LWFR on June 4, 2025 asking to participate in the
23
24

1 committee advocating rejection. See communication attached hereto as **Exhibit F** and
2 incorporated herein by this reference.

3 I. No response was received by Ms. Hallen until July 3, 2025, when LWFR
4 Chief Walker advised that Chelan County Elections was responsible to assign people to
5 committees. See response attached hereto as **Exhibit G** and incorporated herein by this reference.
6 This response was six (6) weeks after the committee submittal deadline.

7 J. In the August 5, 2025 voters' pamphlet, the section "Arguments Against",
8 stated:

9 "No committee could be found."

10 See voters' pamphlet attached hereto as **Exhibit H** and incorporated herein by this reference.

11 K. In this case, it was not only possible, but probable that if LWFR had made
12 any attempt to comply with RCW 29(A).32.280(2), a committee advocating rejection would have
13 been timely appointed and would have met the May 16, 2025 submittal deadline. Instead, LWFR,
14 knowing of the neighborhood opposition, disregarded its legal obligations and did everything in
15 its power to keep what it was requesting from the Public.

16 L. Proposition No. 1 passed by only four (4) votes. Given the extremely close
17 vote, LWFR's intentional efforts to keep hidden from the opposition the true intent of Proposition
18 No. 1, the County's delay in posting the media release, and the County's position that it does not
19 have any responsibility to confirm the media release was published, prevented any opposition
20 statement being included in the voters' pamphlet.

21 M. The two resolutions approved by LWFR are also null and void, as LWFR
22 failed to comply with the Open Public Meetings Act ("OPMA"). Specifically, LWFR violated the
23 OPMA at its special meeting on April 23, 2025 as follows:

1 • No governing body shall adopt any resolution, except in a meeting
2 open to the public for which notice has been given . See RCW 42.30.060.

3 • At least 24 hours before a special meeting is called, notice of the
4 special meeting shall be delivered to the local newspaper and radio station, posted on the agency's
5 website, and shall be prominently displayed at the main entrance of the agency's principal location.
6 See RCW 42.30.080.

7 • The meeting notice must specify not only the time and place of the
8 special meeting, but also "the business to be transacted." RCW 42.30.080(3).

9 The governing body is not allowed to adopt a resolution unless the foregoing have
10 been satisfied. If not, any adopted resolution is null and void. See RCW 42.30.060. In LWFR's
11 April 23, 2025 special meeting notice, it included nothing about the business to be transacted (such
12 as, for example, that two resolutions would be voted on seeking voter approval of \$15,000,000 in
13 Bonds for Capital Improvements). Instead, all the meeting notice included was the word "Bonds."
14 See special meeting notice attached hereto as **Exhibit I** and incorporated herein by this reference.

15 LWFR's public notice for its April 23, 2025 meeting failed to let the public know
16 "the business to be transacted." As a result, "final disposition" on the two resolutions was not
17 permitted at that meeting. RCW 42.30.080(3). Accordingly, the resolutions adopted (Resolution
18 No. 2025-2 and Resolution No. 2025-3) are null and void per RCW 42.30.060(1). By extension,
19 LWFR's Proposition No. 1 ballot measure included in the August 5, 2025 primary special election
20 is also null and void.

21 ///

22 ///

23 ///

1 DATED this 27TH day of August, 2025, at Wenatchee, Washington.

2
3
4 CONTESTANTS:

5 By Mike Aholt
6 Mike Aholt
7 Dated at Plain, Washington,
8 on August 27, 2025

5 By Laurie Aholt
6 Laurie Aholt
7 Dated at Plain, Washington,
8 on August 27, 2025

8 By William E. Burgess
9 William E. Burgess
10 Dated at Plain, Washington,
11 on August 27, 2025

8 By Wayne Rayfield
9 Wayne Rayfield
10 Dated at Plain, Washington,
11 on August 27, 2025

12 DAVIS, ARNEIL LAW FIRM, LLP
13 Attorneys for Contestants

14 By Thomas F. O'Connell
15 THOMAS F. O'CONNELL, WSBA #16539
16 tom@dackp.com

CERTIFICATE OF SERVICE

The undersigned hereby certifies under penalty of perjury under the laws of the state of Washington, that on ____ day of August, 2025, the foregoing was delivered to the following persons in the manner indicated:

Marty Young, Clerk
Chelan County Superior Court
350 Orondo Avenue
Wenatchee, Washington 98801

☐ U.S. Mail
☒ Hand Delivery – Messenger Service
☐ Overnight Courier
☐ Facsimile
☐ Email

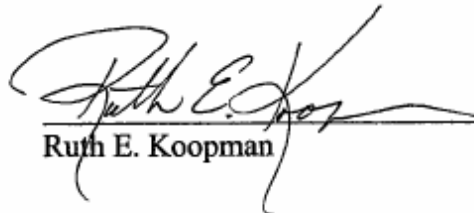
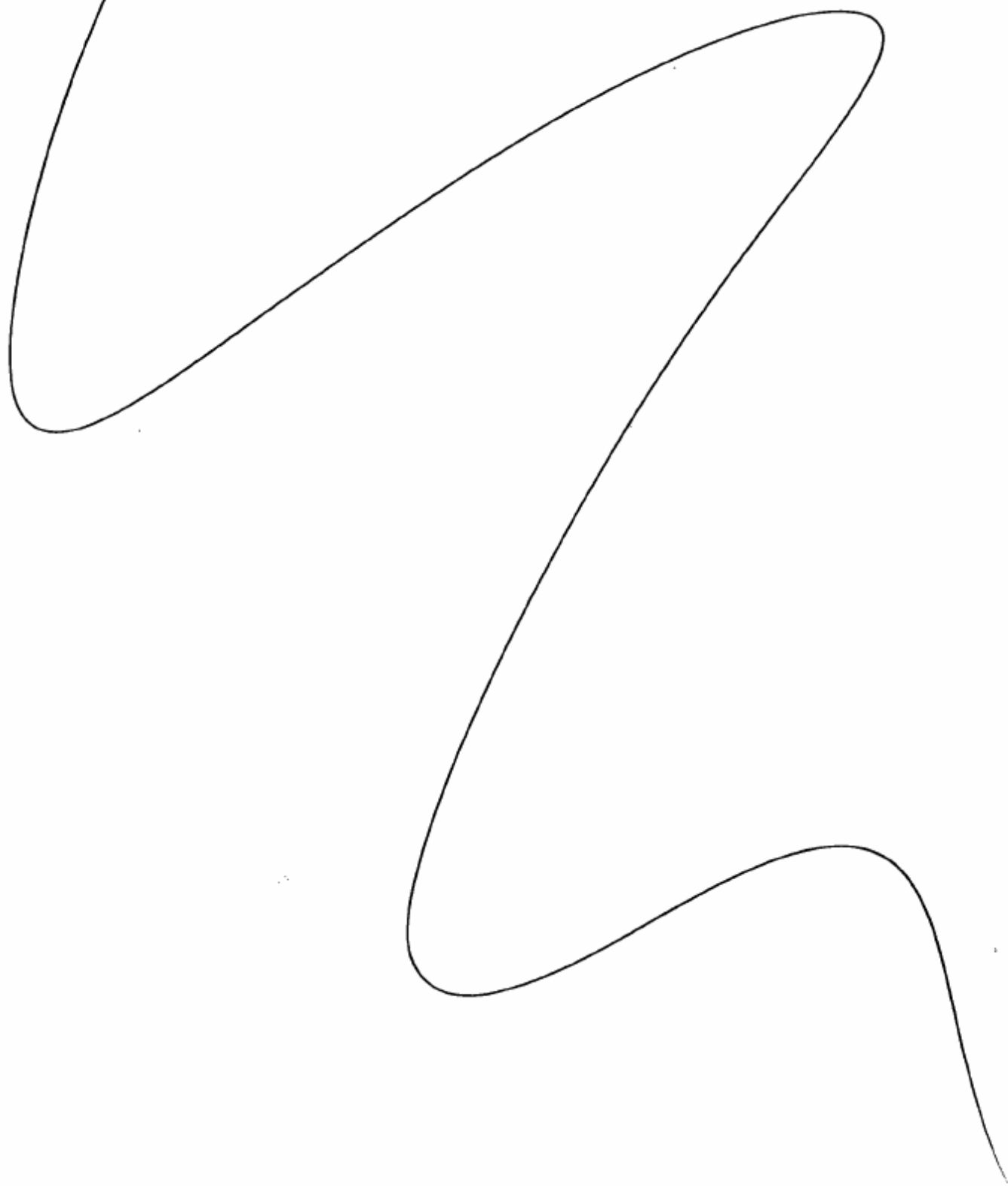

Ruth E. Koopman

EXHIBIT A



Ballot measure submission cover sheet

This form must be included with each resolution/ordinance submitted to Chelan County Elections. If you have any questions on how to complete this form please contact the Elections Office at 509-667-6806.

Resolution can be delivered to Chelan County Elections by:

email: elections@co.chelan.wa.us

mail or in-person:

Chelan County Elections
350 Orondo Ave Ste 306
Wenatchee, WA 98801

jurisdiction information	CHELAN COUNTY FIRE DISTRICT #9 D/B/A LAKE WENATCHEE FIRE AND RESCUE	
	name of jurisdiction	
	DAVID WALKER	FIRE CHIEF
	jurisdiction contact person	title
	425-471-8107	DWALKER@LWFR.ORG
	contact phone	contact email
	21696 LAKE WENATCHEE HWY, LEAVENWORTH WA 98826	
	jurisdiction mailing address	

ballot measure information	2025 election date of participation
	☐ February 11 ☐ April 22 ☒ August 5 ☐ November 4
	BOND
	type of measure (levy, bond, etc.)

contact information for publication	This contact information will be listed on www.elections.chelancountywa.gov as well as in the local voters' pamphlet. This contact should be able to respond to questions from voters regarding the jurisdiction's ballot measure.	
	DAVID WALKER	FIRE CHIEF
	jurisdiction contact person	title
	425-471-8107	DWALKER@LWFR.ORG
	contact phone	contact email

for office use only

RESOLUTION NO. 2025-2

A RESOLUTION of the Board of Fire Commissioners of Chelan County Fire Protection District No. 9 (d/b/a Lake Wenatchee Fire & Rescue), Chelan County, Washington, providing for the form of the ballot proposition and specifying certain other details concerning submission to the qualified electors of LWFR at a special election to be held therein on August 5, 2025, of a proposition for the issuance of its unlimited tax general obligation bonds in the aggregate principal amount of not to exceed \$15,000,000, or so much thereof as may be issued under the laws governing the indebtedness of fire protection districts for the purpose of providing funds to construct, acquire, equip, renovate and make certain capital improvements to the facilities of LWFR.

WHEREAS, Chelan County Fire Protection District No. 9 (d/b/a Lake Wenatchee Fire & Rescue), Chelan County, Washington ("LWFR") provides fire prevention, fire protection, rescue, and emergency medical services; and

WHEREAS, the area comprising LWFR is one of the fastest growing areas in the region and the number of emergency response calls and demand for service have increased significantly; and

WHEREAS, Chelan County, along with other parts of Washington State, is experiencing an increase in wildfire risk; and

WHEREAS, as a result of such risk, many business and property owners in the area are facing a property insurance coverage crisis, leading to higher insurance costs and difficulty renewing and/or obtaining coverage; and

WHEREAS, many LWFR fire stations and facilities are over 40 years old and need structural rehabilitation and improvement; and

WHEREAS, improvements to all LWFR's facilities and construction of a modern, central fire station will address and improve LWFR's ability to provide fire, rescue, and emergency medical services, train staff and volunteer firefighters, house apparatus, and house firefighters; and

WHEREAS, staff and volunteer firefighters deserve safe and effective fire stations and facilities to work out of, and the unique isolation of the LWFR community requires a facility that can accommodate an emergency operations center for wildfire defense and public safety; and

WHEREAS, the LWFR Board of Fire Commissioners (the "Board") finds that to keep up with the growth in the community and to provide critical fire prevention, fire protection, rescue, and emergency medical services, including wildfire defense, it is essential and necessary for the protection of the health and life of the residents of LWFR that LWFR construct, acquire, equip, renovate and make certain capital improvements to its facilities as further described herein; and

WHEREAS, in order to provide part of the funds to enable LWFR to construct, acquire, equip, renovate and make such necessary capital improvements, the Board deems it necessary and advisable that LWFR issue and sell its unlimited tax general obligation bonds in the principal amount of not to exceed \$15,000,000 (the "Bonds"); and

WHEREAS, the Constitution and laws of the State of Washington (including RCW 52.16.080 and RCW 84.52.056) provide that the question of whether or not such Bonds may be issued and sold for such purposes and taxes levied to pay such Bonds must be submitted to the qualified electors of LWFR for their ratification or rejection;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF FIRE COMMISSIONERS OF CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 9 (D/B/A LAKE WENATCHEE FIRE & RESCUE), CHELAN COUNTY, WASHINGTON, as follows:

Section 1. Findings. The Board hereby finds and declares that the best interest of the inhabitants of LWFR require LWFR to carry out the plans hereinafter provided at the time or times and in the order deemed most necessary and advisable by the Board.

Section 2. Capital Improvements. LWFR shall construct, acquire, equip, renovate and make capital improvements to its facilities, including but not limited to the following (the "Projects"):

- Construction of and improvements to fire stations and structures, including shops and training facilities, serving the Plain, Ponderosa, Beaver Valley, Nason Creek, Merritt, Chiwawa river, and Lake Wenatchee communities;
- Construction of and improvements to infrastructure related to LWFR facilities, including water, utilities, and septic systems;
- Construction of a new public safety facility;
- Modernize technology infrastructure for fire prevention, fire protection, emergency response, wildfire mitigation, and basic life support; and
- Other capital improvements to LWFR facilities for fire prevention, fire protection, rescue, and emergency medical services, including wildfire defense.

The cost of all necessary design, architectural, engineering, and other consulting services, inspection and testing, administrative and relocation expenses, on and off-site utilities, site acquisition, related improvements and other costs incurred in connection with the making of the foregoing capital improvements shall be deemed a part of the costs of such Projects. Such Projects shall be complete with all necessary furniture, equipment and appurtenances.

If available funds are sufficient from the proceeds of Bonds authorized for the above purposes, and state or local circumstances require, LWFR shall use such funds to pay the principal of or interest on the Bonds or acquire, construct, equip and make other capital improvements to the facilities of LWFR, all as the Board may determine, after holding a public hearing thereon.

LWFR shall determine the application of available moneys as between the various Projects set forth above so as to accomplish, as nearly as may be, all of the Projects described or provided for in this section. LWFR shall determine the exact extent and specifications for construction of structures or other improvements.

If the Board shall determine that it has become impractical to accomplish any of such Projects or portions thereof by reason of state or local circumstances, including changed conditions, incompatible development or costs substantially in excess of those estimated, LWFR shall not be required to accomplish such Projects and may apply the Bond proceeds or any portion thereof to other portions of the Projects, to other capital improvements, or to payment of principal of or interest on the Bonds, as the Board may determine after holding a public hearing.

In the event that the proceeds of the sale of the Bonds, plus any other moneys of LWFR legally available, are insufficient to accomplish all of the Projects provided by this section, LWFR shall use the available funds for paying the cost of those Projects for which the Bonds were approved deemed by the Board most necessary and in the best interest of LWFR.

Section 3. Authorization of Bonds. For the purpose of providing part of the funds necessary to pay the cost of the Projects described in Section 2 hereof and/or to reimburse LWFR for such costs to the extent that LWFR funds have been used for such purposes, together with incidental costs and costs related to the sale and issuance of the Bonds, LWFR shall issue and sell its unlimited tax general obligation bonds in one or more series in the aggregate principal amount of not to exceed \$15,000,000. The balance of the cost of such Projects shall be paid out of any moneys which LWFR now has or may later have on hand which are legally available for such purposes. None of the Bond proceeds shall be used for the replacement of equipment or for other than a capital purpose. Such Bonds shall be issued in an amount not exceeding the amount

approved by the qualified electors of LWFR as required by the Constitution and laws of the State of Washington (the "State") or exceeding the amount permitted by the Constitution and laws of the State.

Section 4. Details of Bonds. The Bonds provided for in Section 3 hereof shall be sold and issued in such amounts and at such time or times as deemed necessary and advisable by this Board and as permitted by law, shall bear interest at a rate or rates not to exceed the maximum rate permitted by law at the time the Bonds are sold, and shall mature in such amounts and at such times within a maximum term of 20 years from date of issue, but may mature at an earlier date or dates, as authorized by this Board and as provided by law. Said Bonds shall be general obligations of LWFR and, unless paid from other sources, both principal thereof and interest thereon shall be payable out of annual tax levies to be made upon all the taxable property within LWFR without limitation as to rate or amount and in excess of any constitutional or statutory tax limitations. The exact date, form, terms, series, and maturities of said Bonds shall be as hereafter fixed by resolution of the Board. After voter approval of the bond proposition and in anticipation of the issuance of such Bonds, LWFR may issue short term obligations as authorized and provided by chapter 39.50 RCW. The proceeds of the Bonds may be used to redeem and retire such short term obligations or to reimburse LWFR for expenditures previously made for such Projects.

Section 5. Bond Election. It is hereby found and declared that the best interests of LWFR requires the submission to the qualified electors of LWFR of the proposition of whether LWFR shall issue the Bonds at a special election to be held on August 5, 2025. The Chelan County Auditor, as *ex officio* Supervisor of Elections in Chelan County, is hereby requested to call and conduct the special election to be held within LWFR and to submit to the qualified electors of LWFR the proposition set forth below.

The Secretary of the Board is hereby authorized and directed to certify the proposition to said officials in the following form:

**CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 9
(D/B/A LAKE WENATCHEE FIRE & RESCUE)**

PROPOSITION NO. 1

**FIRE STATION, EMERGENCY RESPONSE, AND
FIREFIGHTER SAFETY IMPROVEMENTS
GENERAL OBLIGATION BONDS- \$15,000,000**

The Board of Commissioners of Chelan County Fire Protection District No. 9 (d/b/a Lake Wenatchee Fire & Rescue), Chelan County, Washington, adopted Resolution No. 2025-2 concerning bonds for fire stations and facilities, equipment, and wildfire mitigation. To provide increased fire prevention and protection, emergency medical services, and wildfire defense, this proposition authorizes LWFR to construct and improve fire stations and structures, including shops, training facilities, and a new public safety facility; upgrade and acquire firefighter equipment; modernize technology infrastructure for emergency response; issue \$15,000,000 of general obligation bonds maturing within a maximum of 20 years; levy annual excess property taxes to repay the bonds, as provided in Resolution No. 2025-2.

Should Proposition No. 1 be:

APPROVED?.....

REJECTED?.....

The Secretary of the Board is hereby authorized to deliver a certified copy of this resolution to the Director of Chelan County Auditor. The Board further authorizes Pacifica Law Group LLP, as bond counsel to LWFR, after consultation with LWFR staff, to approve changes to the ballot title, if any, deemed necessary by the Chelan County Auditor or the Chelan County Prosecuting Attorney, and authorizes other individuals to perform such other duties as are necessary or required by law to submit the proposition to the voters. All actions of LWFR or its staff or officers taken prior to the effective date of this resolution and consistent with the objectives and terms of this resolution are ratified and confirmed.

Certification of this proposition by the Secretary to the Chelan County Auditor, in accordance with law, prior to the date of such election, and any other acts consistent with the authority, and prior to the effective date, of this resolution, are hereby ratified.

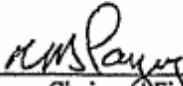
Section 6. Voter's Pamphlet. The Board hereby authorizes LWFR's participation in the local voters' pamphlet for the August 5, 2025 election and requests that Chelan County Auditor prepare and publish a voter's pamphlet for this proposition. The pamphlet shall include, if applicable, an explanatory statement and statements in favor of and in opposition to the ballot title. The preparation of the explanatory statement, the appointment of pro/con committees and the preparation of statements in favor of and in opposition to the ballot title shall be in accordance with chapter 29A.32 RCW and the rules and guidelines of Chelan County, as applicable. LWFR understands and agrees that it will be required to pay its proportionate share of the expenses of the voters' pamphlet.

Section 7. Severability. In the event that any provision of this resolution shall be held to be invalid, such invalidity shall not affect or invalidate any other provision of this resolution or the Bonds, but they shall be construed and enforced as if such invalid provision had not been contained herein; provided, however, that any provision which shall for any reason be held by reason of its extent to be invalid shall be deemed to be in effect to the extent permitted by law.

Section 8. Effective Date. This resolution shall become effective immediately upon its adoption.

Adopted by the Board of Fire Commissioners of Chelan County Fire Protection District No. 9 (d/b/a Lake Wenatchee Fire & Rescue), Chelan County, Washington at a special meeting held this 23rd day of April, 2025.

CHELAN COUNTY FIRE PROTECTION
DISTRICT NO. 9 (D/B/A LAKE
WENATCHEE FIRE & RESCUE),
CHELAN COUNTY, WASHINGTON



Chair and Fire Commissioner

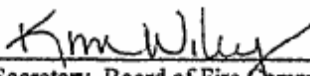


Vice Chair and Fire Commissioner



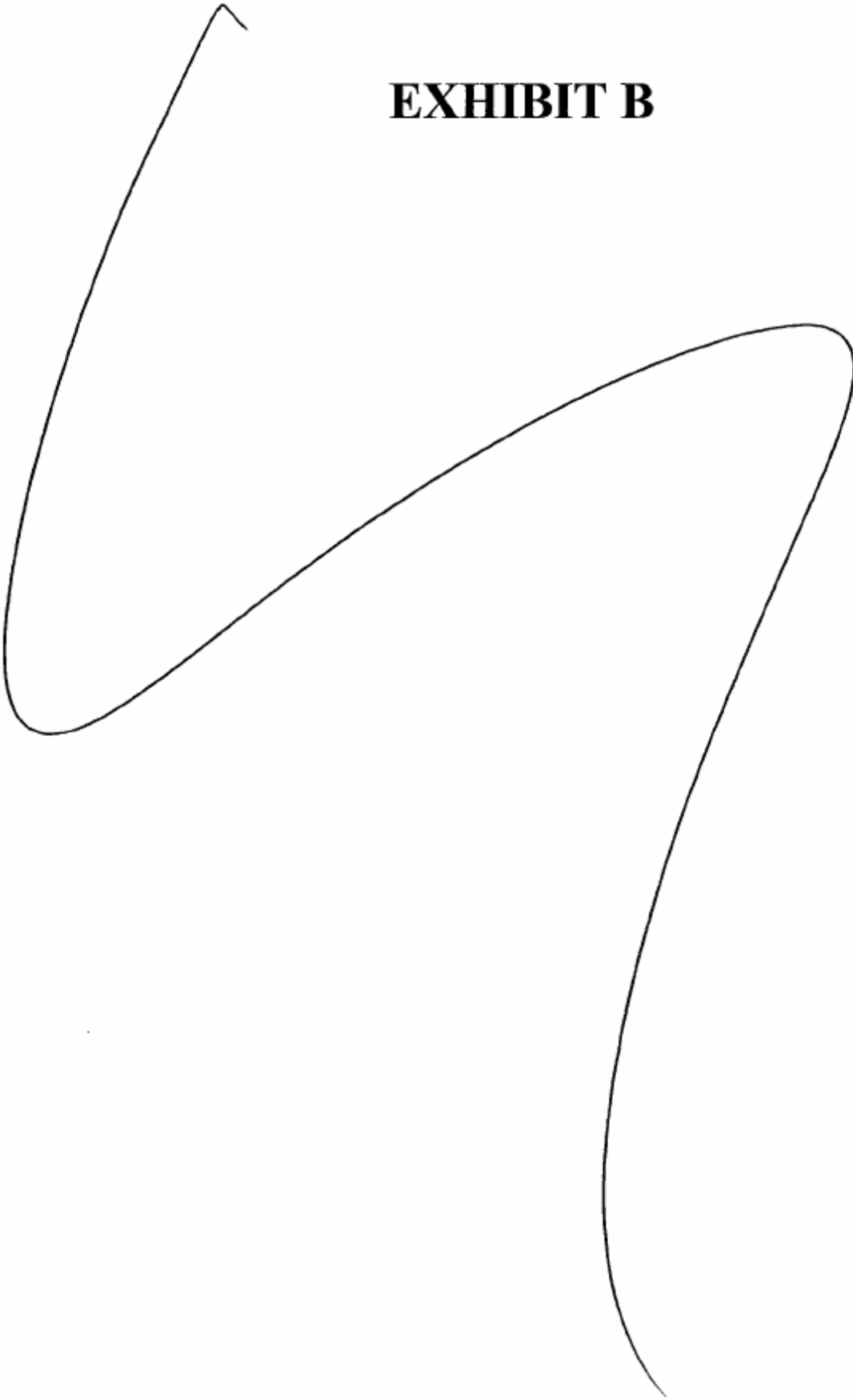
Fire Commissioner

ATTEST



Secretary, Board of Fire Commissioners

EXHIBIT B



CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 9
(D/B/A LAKE WENATCHEE FIRE & RESCUE), CHELAN
COUNTY, WASHINGTON

PRO/CON COMMITTEE MEMBER APPOINTMENTS

Chelan County
Elections
APR 30 2025
Received
Wenatchee, WA

RESOLUTION NO. 2025-3

A RESOLUTION of the Board of Fire Commissioners of Chelan County Fire Protection District No. 9 (d/b/a Lake Wenatchee Fire & Rescue), Chelan County, Washington, appointing pro/con committee members.

WHEREAS, on April 23, 2025, the Board of Fire Commissioners (the "Board") of Chelan County Fire Protection District No. 9 (d/b/a Lake Wenatchee Fire & Rescue), Chelan County, Washington ("LWFR") adopted Resolution No. 2025-2, authorizing the submission of a ballot proposition to LWFR's voters at the August 5, 2025 election (the "Proposition"); and

WHEREAS, if approved by the voters, the Proposition would authorize LWFR to issue unlimited tax general obligation bonds in an amount not to exceed \$15,000,000 and to use proceeds of such bonds to construct, acquire, equip, renovate and make certain capital improvements to the facilities of LWFR, and to levy excess property taxes to pay such bonds; and

WHEREAS, LWFR now desires to appoint committee members to prepare arguments advocating voters' approval of the Proposition, and committee members to prepare arguments advocating voters' rejection of the Proposition, as set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF FIRE COMMISSIONERS OF CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 9 (D/B/A LAKE WENATCHEE FIRE & RESCUE), CHELAN COUNTY, WASHINGTON, as follows:

Section 1. Selection of Committee Members.

(a) The following persons are hereby appointed to prepare a statement advocating voters' approval of the Proposition:

1. Jarrett Payne
2. Stan Morgan
3. Bob Adamson

(b) The following persons are hereby appointed to prepare a statement advocating voters' rejection of the Proposition:

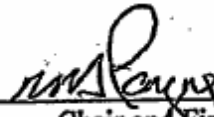
1. _____
2. _____
3. _____

Section 2. Severability. In the event that any provision of this resolution shall be held to be invalid, such invalidity shall not affect or invalidate any other provision of this resolution or the levies as set forth in Resolution No. 2025-2, but they shall be construed and enforced as if such invalid provision had not been contained herein; provided, however, that any provision which shall for any reason be held to be invalid shall be deemed to be in effect to the extent permitted by law.

Section 3. Effective Date. This resolution shall become effective immediately upon its adoption.

Adopted by the Board of Fire Commissioners of Chelan County Fire Protection District No. 9 (d/b/a Lake Wenatchee Fire & Rescue), Chelan County, Washington at a special meeting held this 23rd day of April, 2025.

CHELAN COUNTY FIRE PROTECTION
DISTRICT NO. 9 (D/B/A LAKE
WENATCHEE FIRE & RESCUE),
CHELAN COUNTY, WASHINGTON



Chair and Fire Commissioner

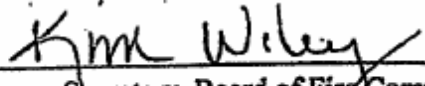


Vice Chair and Fire Commissioner



Fire Commissioner

ATTEST,



Secretary, Board of Fire Commissioners

Pro and con committee appointment form

This form is to be completed by the jurisdiction administrator. The completed form must be submitted to Chelan County Elections by 5:00 p.m. on the day of the deadline.

Committee members names listed on this form will be published in the pamphlet following their statements.

If you have any questions on how to complete this form please contact Chelan County Elections at 509-667-6808.

ballot
measure
information

CHELAN COUNTY FIRE DISTRICT #9 D/B/A LAKE WENATCHEE
name of jurisdiction/district FIRE AND RESCUE

PROPOSITION # 1
name of ballot measure (e.g., Proposition No. 1 or Levy Lid Lift)

committee
member
information

Committee advocating approval (pro)

* JARRETT PAYNE
committee member name
206-653-5766
phone number
JARRETT777@GMAIL.COM
email address

STAN MORGAN
committee member name
206-369-5203
phone number
WENACH3@MSN.COM
email address

BOB ADAMSON
committee member name
509-961-8277
phone number
BOBLTEACH2@AOL.COM
email address

Committee advocating rejection (con)

*
committee member name
phone number
email address

committee member name
phone number
email address

committee member name
phone number
email address

* First committee member listed must provide one method of contact. This will be published in the pamphlet.

submitter
information

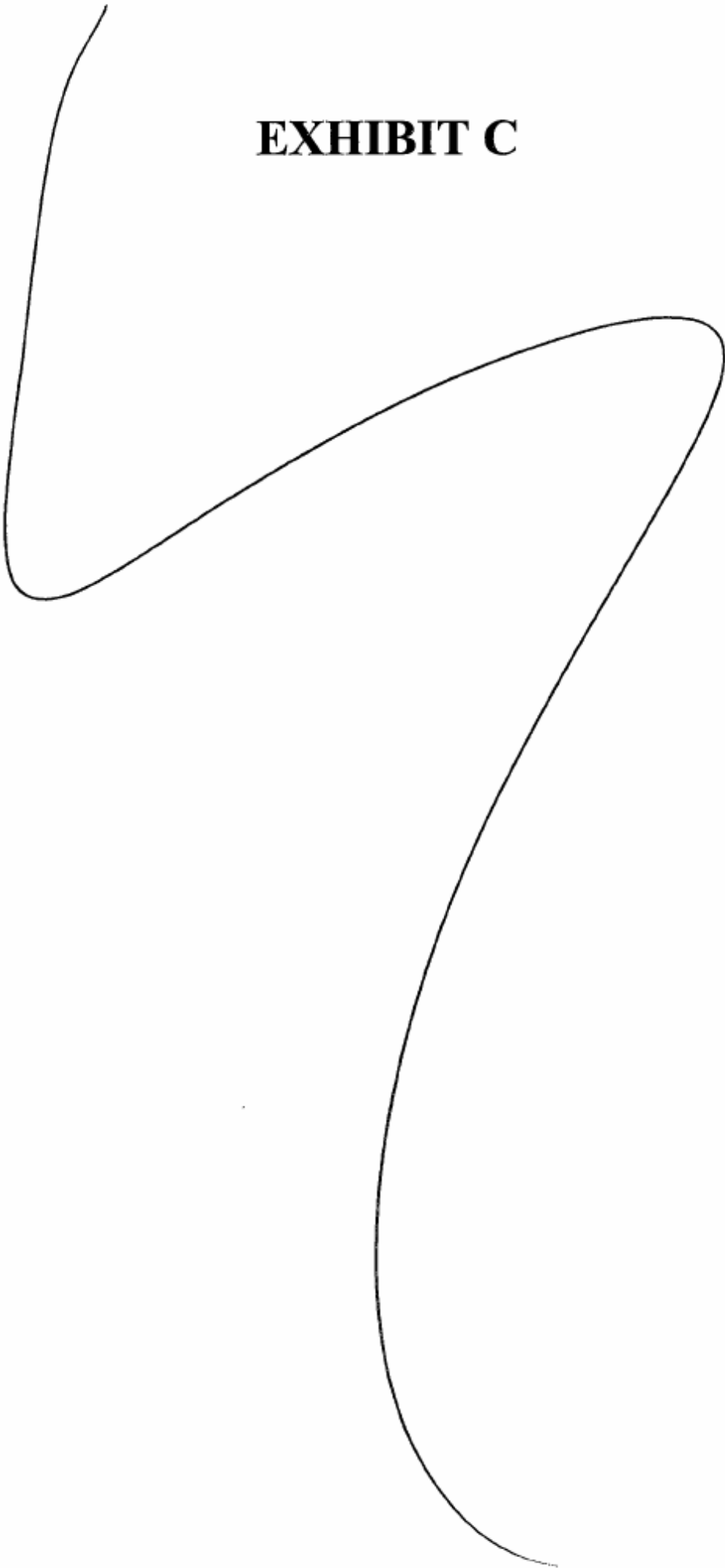
DAVID WALKER
name of person submitting this form
425-471-8107
phone number

FIRE CHIEF
title
4/25/25
date

for office
use only

Chelan County
Elections
APR 30 2025
Received
Wenatchee, WA

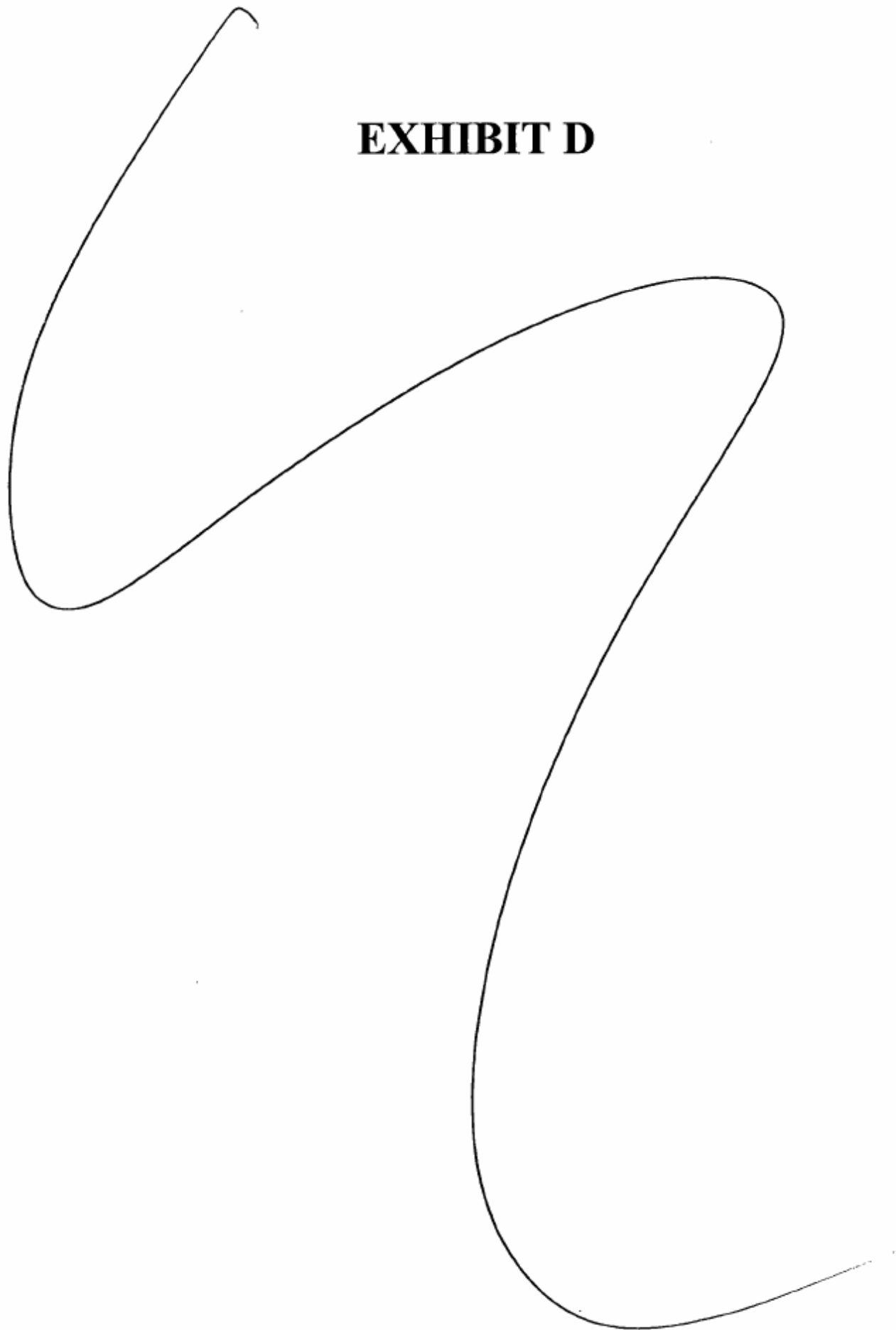
EXHIBIT C



2025 District Submission Deadlines

ELECTION DATES	February 11, 2025	April 22, 2025	August 5, 2025	November 4, 2025
Jurisdiction Responsibility and Deadlines				
1. Resolution	December 13, 2024 at 5:00pm	February 21, 2025 at 5:00pm	May 2, 2025 at 5:00pm	August 5, 2025 at 5:00pm
2. Ballot Resolution Cover Sheet	December 13, 2024 at 5:00pm	February 21, 2025 at 5:00pm	May 2, 2025 at 5:00pm	August 5, 2025 at 5:00pm
3. Explanatory Statement	December 13, 2024 at 5:00pm	February 21, 2025 at 5:00pm	May 2, 2025 at 5:00pm	August 5, 2025 at 5:00pm
4. "For" and "Against" Committee Appointment Form (Committees appointed by the district)	December 13, 2024 at 5:00pm	February 21, 2025 at 5:00pm	May 2, 2025 at 5:00pm	August 5, 2025 at 5:00pm
Committee's Responsibility and Deadlines				
1. Argument "For" and "Against" Statements	December 20, 2024 at 5:00pm	February 28, 2025 at 5:00pm	May 16, 2025 at 5:00pm	August 15, 2025 at 5:00pm
2. Rebuttal Statement	December 24, 2024 at 5:00pm	March 4, 2025 at 5:00pm	May 20, 2025 at 5:00pm	August 19, 2025 at 5:00pm
Local Voters' Pamphlet Publication Dates				
	*insert included with ballot January 24, 2025	*insert included with ballot April 4, 2025	July 11, 2025	October 10, 2025

EXHIBIT D



6/22/22

Email sent to commissioners and David Walker sent on 6/22/22

Thank you so much for allowing us to participate in the Fire Commissioner's meeting last Wednesday.

I realize in retrospect that I spoke out of turn about my concern for the impact on the residential neighborhood and the safety of the school children. I got the answers I was looking for on that subject. I do want to be a valued contributor to the design process if the time comes, but my focus has completely shifted after further reviewing your proposed site plans.

I now have two primary issues with your proposed plans.

1. Based on all the data I have reviewed, I'm not seeing there is a need for such an "elaborate" complex in this community at this time or in the near future. I would be very interested in seeing your projections. As a taxpayer, I cannot support funding a project that will be needed in 20 years as Mike Payne mentioned.

LWFR does not serve that many incidents. The numbers I've seen don't warrant anything like this proposed facility. I do understand that wildfires are a bigger threat but believe to be prepared there are initiatives that can be implemented other than building a new facility.

To impose the cost of this complex on the community in a year or the next 5 years would be a violation of your servitude and fiscal responsibility to the community.

2. In my opinion, this is not a time to ask the community to step up with the "big tax bucks". Many people in this community are struggling to keep up with rising costs. Taxes have already gone up dramatically and the Fire Department just got a huge levy increase passed. It would not be fair or ethical to ask the community to fund a project of such tremendous expense when there is not a near term need.

Why not wait until the taxpayer base grows to the point where it more closely matches up to the need for a fire complex of this magnitude? The cost could then be amortized over a much larger tax base and given the demographics of the residents coming into the community more tax revenues could be generated based on higher valued homes.

In conclusion. Not now. Wait. I recommend LWFR table this planning for at least 5 years, review the needs at that time, and proceed in a fiscally responsible manner that's in line with the actual needs of the community.

Most sincerely,

Rebecca Olson

16 September 2022

Chief Walker:

Thank you for providing Monday's meeting with the Station 93 neighbors to go over the current status of design development for the new Station 93 fire station complex. The presentation included a layout drawing of buildings, property access/egress points, parking and roadway areas within the complex, and some landscaping. You noted that the drawing illustrated a concept level design, largely developed by your architect using standard blocks that he has available for fire stations in his CAD software, and that his work showed one idea of how necessary elements of the station, and related access, could be placed within the confines of the available land. While presenting it, you mentioned that this concept phase was a good time to consider changes to this design, or even contemplate other concept designs for the property, since everything is still "on paper" and the architect can illustrate concepts cheaply at this stage. As the meeting concluded, you requested that we provide any feedback that we may have regarding the presentation and LWFR's initial design concept in writing. This letter is our response to your request.

We are aware of a letter sent to you earlier this week (the 13th) by Don and Pat Bottoms outlining their thoughts associated with the complex concept plan. We will make reference to their input at a couple points in this letter.

After you and the architect provided initial introductory information regarding project status, the intent of the meeting was directed toward going over building style (log lodge, modern, etc.) and cladding material (brick, metal, cedar, etc.) options. Steering the meeting in that way left us with the impression that LWFR was expecting neighboring property owners to tacitly accept the scale of the complex as presented. We cannot do so, and we say this not just as neighbors to the complex, but as taxpayers. The Bottoms' addressed cost concerns, initial and ongoing, that we share about such a large complex.

The complex is shown at 28,285 square feet of interior space spread across three buildings. We'd like you to consider the following as you move forward in developing plans and considering alternatives:

1. The complex contains more square footage than all of the commercial buildings fronting Beaver Valley Road in downtown Plain combined. (We looked up building square footages online at the County Assessor website.) The comparison includes the hardware and grocery stores, the Old Mill Café, the office building of Beaver Valley Lodge motel, and the office of Beaver Valley Storage. This ratio seems out of whack with what you would find in nearly any other rural community, town, or city. Definitely the character of our rural community is going to change.
2. The complex is 80 percent larger than the two-story, 5-bay fire station (District #7) in downtown Chelan. Per their website and as you know, District 7 serves 125 square miles and several cities and communities, including Chelan, Chelan Falls, Union Valley, South Lake Shore, 25 Mile Creek, and the north side of Lake Chelan. Emergency response needs (fire, EMT, water rescue) in way of the District 7 area would appear to be no less than ours. The Bottoms' expressed similar comparisons with respect to a Carver, Massachusetts fire station facility.

As taxpayers sensitive to wasteful government spending, we have difficulty supporting the level of funding that you will seek for this project. Making every effort to knock out unneeded square footage and features, and making spaces multi-purpose to the maximum extent practicable, is requested. This would not only be fiscally responsible; it will lower risk of funding problems downstream.

The Bottoms' letter requested, among other things, that you evaluate an alternate fire station design that may alleviate or obviate potential negative impacts to neighboring and nearby homesteads and the elementary school. Moreover, it also outlined potential benefits of their design concept. These benefits included lower capital and ongoing maintenance costs, lower environmental impact and enhanced energy efficiency, and direct access to Beaver Valley Road, among others.

The Bottoms' letter specifically outlined a preferred concept that places at least the functionality currently illustrated in the Main Station building on the original Station 93 lot, with fire truck bays directed out on to Beaver Valley Road, as they now are. We expect that incorporating the current Comm/Training building functions may also be possible with a two-level arrangement in parts of the building. Building two levels in this location, if necessary, would minimally impact neighboring properties, since residences across Beaver Valley Road are raised well above road level.

The Bottoms' letter also details how services would be maintained during the construction period – specifically, placing the Shop (truck maintenance) building on the new property at the start of the construction project, and using it as your interim facility. As noted, such a building would be a substantial upgrade from your current buildings during the transition phase.

We endorse the Bottoms' alternative design concept and, like them, ask that your architect prepare at least one design concept that strives to meet LWFR needs with truck bays directed outward directly on to Beaver Valley Road on the original fire station property, and with the maintenance function and any required secondary parking areas or other auxiliary needs placed on the new property as dictated by space limitations. As a related design detail and assuming that access to the maintenance facility for fire trucks would still need to be from Hill Street, we would prefer that it be provided in a sweeping, curved way from Hill Street to the facility entrance/parking area, so that the width at the street might be substantially reduced from that shown on your current concept.

To save time and expense, the Architect could prepare the concept using blank blocks of square footage for the various functional needs, since you already know, in detail, what can be fit within these blocks. For any two-story considerations, he could present rough outlines of one or more elevations only as it may be of interest to LWFR; all we care about at this point, is: Is the concept feasible; if not, then where and to what extent do the impingements on property setbacks occur?

We again appreciate your stated willingness to address options at this early phase, when the costs of such efforts are low and the potential benefits great.

Thank you.

Sincerely:

Mike and Laurie Aholt

May 3, 2023

Chief Walker:

1. As you've probably noticed, there is a 2.72 acre lot for sale along Beaver Valley Road just a few hundred yards west of Station 93. If LWFR bought this property for its new fire station location, then LWFR could sell its undeveloped 5.5 acre lot along Hill Street as two 2.75 acre residential lots, with taxpayers immediately receiving several hundred thousand dollars of net income benefit. Many other cost, operational, environmental, and other benefits also would arise from using this site instead of the Hill Street-adjacent property, notwithstanding whether or not you chose to have either the planned maintenance or training function sited just down Beaver Valley Road at your current fire station #93. (If the current developed Station #93 site ultimately could be sold too, then all-the-better in terms of minimizing both near- and long-term costs.)

Please respond at to LWFR's view on this matter.

2. I sent you a letter on 16 September of last year citing concerns about the new Station 93 complex design along Hill Street, with recommended changes to consider to not only mitigate my concerns, but also improve functionality and lower project initial and recurring costs. I am aware of at least several other local residents who have also submitted correspondence, both before and after my September letter, citing concerns and presenting solutions thereto.

I have never received a response to my September 16th letter. I do not believe anyone else has received a response to their correspondence to you either.

Please respond as to if, when, and how you will substantively respond to the various communications that you received from property owners.

3. I have heard rumors – perhaps incorrect – that the design presented to us neighboring property owners by you last year for our consideration and comment is no longer representative of your current design intent. Specifically, the rumor is that the scope of the project is now appreciably less than the 28,000+ square foot concept presented to us last year.

Please respond as to whether or not the rumor is true. If so, please arrange a new meeting time to go over the revised design with your Station 93 neighbors.

Thank you.

Mike Aholt

Chief Walker:

By way of introduction, I am Michelle Hallen, a local resident of Plain with a home at the end of Hill Street. As a resident I appreciate Lake Wenatchee Fire & Rescue and support replacing Station 93 with a building that meets the needs of the Department, both with its current staffing and adaptable to changes the department may need in response to increased operations if warranted by community growth.

My interest in this project is rooted in being a Plain resident, I am a construction project cost estimator specializing in public works projects. In this role I often work closely with a project design team and client/owner throughout the preconstruction process providing budgets, material suggestions, and constructability guidance.

I attended the meeting where LFWR and Carletti Architects provided a conceptual design for Fire Station 93 to the neighborhood for review. At this meeting the project was described as a 40-year plan with a \$15 -\$17 million cost. Given my experience I have created the attached plan for Station 93 as an alternative way to look at the overall plan with an eye to phasing, construction costs, and maintenance costs over time that could benefit both the LFWR and the community.

The accompanying concept reconfigures the Main Fire Station interiors and exterior elements site-wide with an eye toward ensuring that nothing was lost relative to the Carletti design, including the total number of parking spaces, means of building access for people, vehicles and equipment, and the positioning of clear areas for snow staging.

This alternative plan reduces overall project costs by stacking the Administrative and Residential functions on the Main Fire Station. A smaller footprint significantly reduces the foundation, slab, and roof costs. Plumbing, HVAC, and electrical costs are also reduced by efficiencies due shorter piping and conduit runs. Building energy efficiency is improved by reducing exposed surfaces, thereby lowering HVAC equipment sizing and ongoing heating and cooling costs.

By limiting development of the Hill Street property there is an opportunity to sell substantial unneeded acreage as residential property. construction costs and, in perpetuity, would substantially lower property maintenance costs, reduce property liability and security concerns, and minimize environmental impact. Moreover, Chelan County would enjoy about \$1/3 million in additional tax revenue over your Plan period (in 2022 dollars), assuming just one residential property of nominal \$800K value is established on relinquished acreage, and this tax revenue would also continue thereafter in perpetuity. If two residences can be established, then the annual tax benefit to County residents would nearly double.

The Carletti Plan provided was described as a "40 -year" plan. While this type of master plan can help visualize the whole project but phasing of each element needs to be part of the plan early in design development to remain realistic and cost-effective over your envisioned multi-decade projection of increasing need. From a functional standpoint the phasing needs to address near-term needs in a manner that provides a clear path to adaptable and scalable future design phases as future growth occurs over time. The concept I am proposing here lends itself to two potential cost-effective phasing opportunities:

- Build the Main Station Apparatus section after demo of the building closest to the river. The remaining building would continue operating through construction. The Administration / Residential addition could follow immediately upon completion or follow later as the LFWR transitions away from volunteer staffing. The Community / Training Building and Maintenance Building could follow as appropriate.
- Set-up a temporary Fire Station on the Hill Street Property to house operations while the Main Station is

being constructed on the Beaver Valley Property. Once completed the temporary station would be dismantled and removed. This approach is utilized by Seattle Fire Department to replace stations while continuing operation in place.

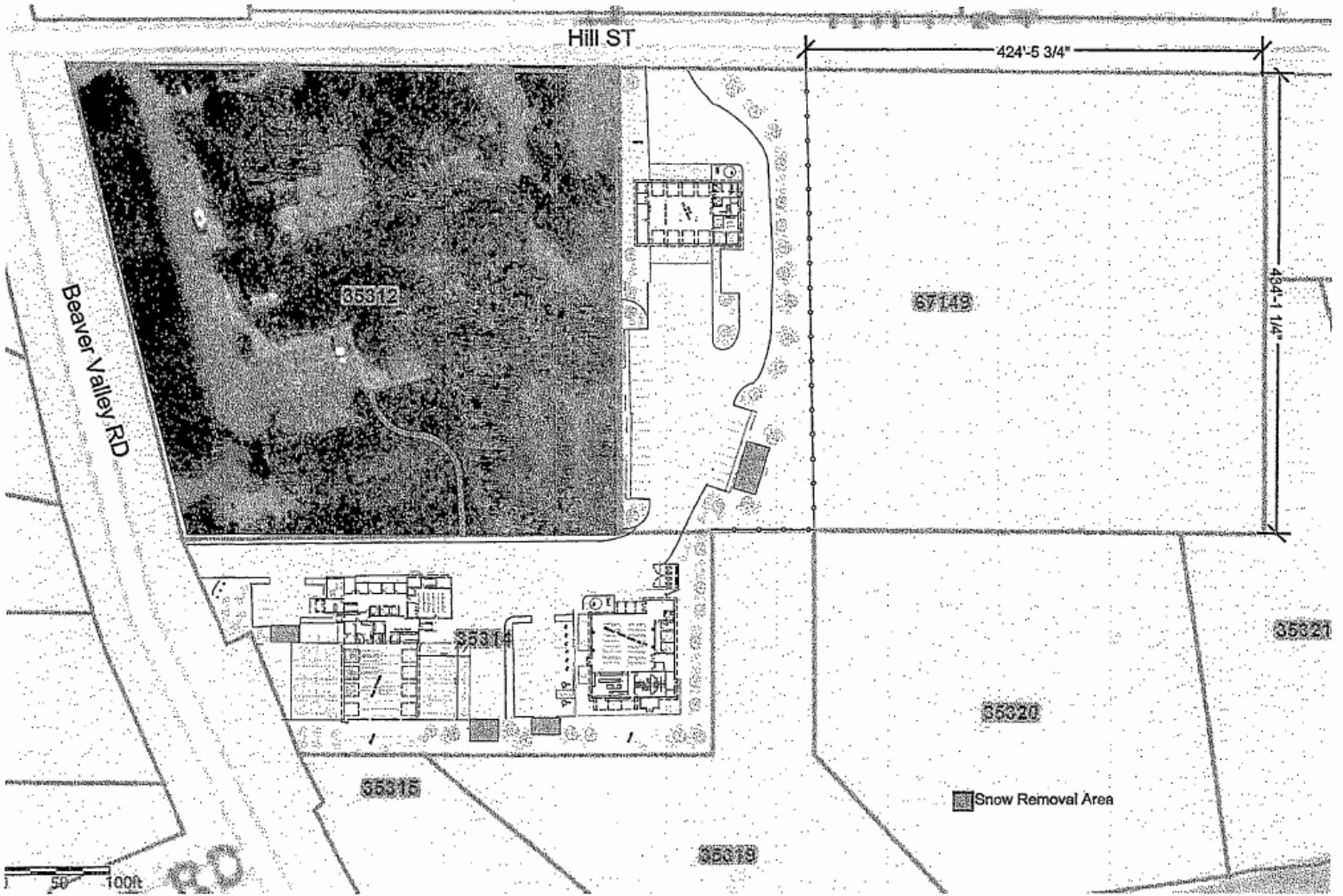
This alternative plan, with its phasing opportunities and potential savings, is a cost-effective way to replace Fire Station 93. I am not aware of any significant detriment to design objectives for LWFR should it move forward with a reconfiguration along these lines; I foresee only savings and public benefits, as described in part above and outlined more fully in an attachment to this letter.

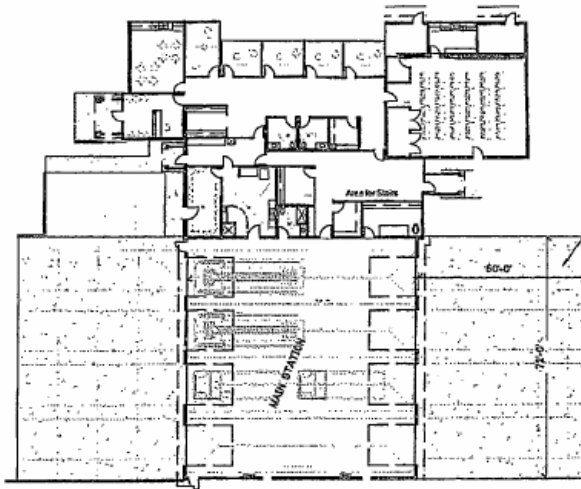
I would ask that your design team review this package and provide feedback on the viability and efficacy of this proposed alternative arrangement as it compares to the Carletti concept.

Thank you for your attention to this matter.

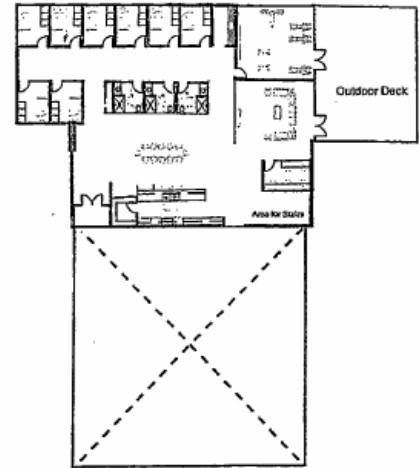
The following are improvements afforded by the alternative site plan arrangement and design, relative to the Carletti Conceptual Design:

1. The Fire Station remains fronted on Beaver Valley Road. This affords many benefits, including but not limited to:
 - Visibility of the Station to residents and visitors to the local community is substantially enhanced. (This is useful considering the critical public emergency service that the station provides, and the substantial investment in the community that the station represents.)
 - General access to the Fire Station is enhanced --- no need to transit down a side road.
 - Time required to get response vehicles on to BVR is minimized --- no need to transit down a side road first.
 - One potential impairment to emergency response time during winter is removed --- that is, there is no need that Hill Street be cleared of snow between BVR and the fire station entrance for emergency vehicles to respond.
 - Children activities at the elementary school and related student exercise periods along Hill Street are not impacted by fire station day-to-day or emergency traffic.
 - Building a two-story structure at this location minimizes impact on adjacent and nearby residential properties, as primary structures are no longer along Hill Street and the grade is elevated opposite the location across BVR with no residence below it.
 - Environmental impacts along the currently residential street, Hill Street, are eliminated in most cases, and minimized in others; that is, the residential character of the area along Hill Street, and along the other boundaries of the old school property is substantively retained.
 - The close adjacency of the existing elementary school parking areas to the Fire Station's front parking area provides supplemental parking for Fire Station use during weekend or evening events, and during the summer and vacation times that the school is not in session.
2. Significant building cost reductions can be derived by reducing the main fire station footprint and laying out parking areas, etc., as presented.
3. Considerable energy savings can be achieved over time given the inherent efficiencies of the smaller footprint as presented.
4. Income derived from selling unneeded acreage for residential use can be applied to LWFR uses, including early payment of land debt.
5. Unneeded land sold for residential use adds to the Country tax base in perpetuity, the value of which becomes appreciable over time.
6. Unneeded land sold for residential use does not need to be developed, maintained, monitored, or secured by LWFR in perpetuity.
7. Unneeded land sold for residential use retains the residential character of the area to the maximum extent practicable.





First Floor
Apparatus Bay
Training / Conference Room
Administration Staff



Second Floor
Residential including outdoor deck area

On Sep 13, 2022, at 7:23 PM, Don Bottoms <donb@plainhookey.com> wrote:

Lisi - I had an error in your e-mail address. I have sent this to Chief Waker and the other attendees at last night's meeting. I have now fixed your address, so no more mess-ups!

D.

Chief Walker -

Thank you for presenting the update on planning for a new LWFR facility in Plain.

I appreciate the opportunity to learn and comment.

Per your request, here is a non-exhaustive summary of my observations on this proposed project. You also asked for us not to simply point out problems and concerns, but also to offer solutions. I have tried to do that also.

My comments are divided into three areas - Impacts on the immediate Hill Street neighborhood, Project Cost considerations and Suggestions for an alternate approach. I have spoken with my Hill Street neighbors and they seem to have similar ideas, but I am writing here for just myself and my wife, Pat.

Hill Street Neighborhood Impacts

Hill Street today is clearly a quiet, rural, totally residential neighborhood serviced by a narrow, dead-end street. Homes are valued by the Chelan County Assessor in the million dollar range and above. Lots are zoned to be 2.5 acres or more. Distances between homes measure several hundred feet. Homes are supported by individual or shared water wells, individual septic systems and an owned/shared seasonal irrigation system that operates through a Local Improvement District (LID) that is not directly an administrative part of the Wenatchee Chiwawa Irrigation District. Physical environment is low-traffic and quiet during daylight hours and relatively dark and very quiet at night.

We are extremely concerned that a large-footprint facility as envisioned by LWFR will negatively impact our-above described neighborhood in many ways including, but not limited to:

1. Traffic on Hill Street:

The proposed layout that you presented shows two property access points, both on Hill Street. One is for "casual" visitors and employees and the other is a very large access apron for emergency vehicles. Given the nature of the proposed facility, it seems that traffic flow on Hill Street would increase by double or triple the volume that exists today. Emergency vehicles, employee vehicles, service trucks and visitor/meeting vehicles would become rather common.

Hill Street is only 25 feet wide. The proposed station equipment access apron is more than twice that wide. It is likely that LWFR or Chelan County would require width changes to Hill Street to accommodate passage of emergency vehicles, pedestrian safety and allow for a reasonable turning radius for larger fire trucks that will likely come over future years. Parking on Hill Street in the vicinity of these driveways and continuing to the junction of Beaver Valley Road will likely be restricted or prohibited entirely. This will severely impact the ability of nearby homeowners to have any guest/visitor parking on the public street by their homes. Today, such parking is a common occurrence.

At this time, Hill Street is used frequently by neighborhood residents for walking, cross-country club youth training, for school children coming and going, plus almost daily student-teacher "exercise runs" by the entire Beaver Valley School student-body. With the increased traffic, the County may require sidewalk installation and street lighting near these driveways.

The Hill Street-Beaver Valley Road intersection will likely require some type of traffic control system in order to assure quick, safe exit access for emergency vehicles. Since visibility of oncoming traffic is an issue even now, the County may require a traffic light that would operate when emergency vehicles approach. Consideration would also have to be given to pedestrian protection at the intersection.

Even implementing just some of these things would change Hill Street from a neighborhood road into a quasi-arterial, at least in-part.

2. Light Pollution:

The proposed facility is designed to support 24/7 daily staffing. As a consequence, it can be expected that the buildings will have internal lighting operating most or all of the nighttime hours. Increases in scattered light (light trespass) toward neighborhood homes seems inevitable. "Efforts to mitigate" is not the same as simple darkness when it comes to life quality.

The proposed multi-building complex is susceptible in many areas to being not visible from the streets or even from inside the structures. We have a neighborhood problem now with illegal drug sale activity on or near the school and LWFR property. Steps will be needed to have adequate exterior lighting and security surveillance on the new complex to mitigate dangers to our neighborhood. Yet, such security lighting will also add to the potential light pollution.

Nighttime comings and goings of emergency equipment and support vehicles will also result in bright headlamp and emergency lights at odd hours of the night.

The National Conference of State Legislatures says:

"For humans, exposure to bright light at night can interfere with natural circadian rhythms (i.e. 24-hour day/night cycle) by suppressing production of melatonin, the chemical that regulates

sleep patterns. Research has linked this disruption to sleep disorders, depression, obesity, breast cancer and more... Wildlife is also harmed by light pollution."

Some sort of lighted signage will likely be needed to direct citizens to services offered at the facility. This equals more light pollution even if it is of a low-light variety.

3. Large building footprint:

The proposed facility's one-level design has plusses in the area of maintaining good lines of sight with regard to local views and compatibility with elevations of nearby properties. However, it also results in a footprint that seems to cover nearly 70% of the lot area when paved parking is included. Consideration should be given to the energy costs of heating/cooling and lighting such a sprawling facility as opposed to one which utilizes multi-level components. A determination should be made in conjunction with Chelan County PUD as to what the electrical demand impact will be on the existing substation. An upgrade to that substation will likely have to be paid for by the local rate-payers. A smaller, more compact facility may not need such an extensive improvement.

As mentioned in our meeting, there is concern that the large footprint, including ramps, driveways and parking areas, may exceed the maximum permitted coverage area for proper water/snow runoff management. As noted earlier, all neighboring properties use well water and septic systems. Liability exposure for pollutant damage to adjacent properties and the Wenatchee River needs to be carefully assessed, perhaps through a DNR environmental impact study. In any case, a sophisticated runoff treatment system will likely be needed.

Since much of the Lot 2 property area is currently allocated in the "everything" plan for structures, the actual, proposed amount of area for parking is not commensurate with some of the stated, planned uses. Expectations are that much of the community meeting activity that is held now at the Lake Wenatchee Airfield Rec Club would be transferred to this new facility. Several times a year, community meetings attract between 50 and 100 vehicles. There seems to be no plan to accommodate parking for these events, especially given the potential restrictions that could be put in place for parking on Hill Street.

Project Cost Considerations:

1. Construction Costs:

Building costs continue to increase. This is particularly true of fire station cost because of the often sophisticated systems, such as personnel and equipment decontamination, that are required in the buildings. Although actual construction cost cannot be known at this point, industry reports would indicate that a cost between \$300 and \$400 per square foot is not an

unreasonable estimate. Using a mid-point cost of \$350 per square foot, the construction costs of the three planned buildings would be:

Fire station (14k Sq Ft) = \$4,900,000

EOC (6k Sq Ft) = \$2,100,000

Maintenance Building: (6k Sq Ft) = \$2,100,000

For a total of \$9.1 million

Wells, paving, exterior lighting, security, water treatment, backup power generation systems and landscaping could likely add close to another \$1 million

2. Soft Costs:

These cost cover the items necessary to "fill up/furnish" the interiors of the three buildings. This would include additional turnout gear, telephone and internet equipment, wireless/radio equipment, desks, chairs, tables, beds, kitchen equipment, lavatory/shower equipment, cleaning and maintenance supplies, training/meeting room systems and supplies, and so-on. It is likely that this list would amount to close to another \$1million.

Grounds maintenance would require specialized equipment beyond that which is currently in inventory. The large driveway and parking areas that must be kept snow-free could likely require special snow removal devices, including snow blowers and plows. Summer maintenance would require automatic drip irrigation systems, mowers, trimmers and leaf/pine needle clearing equipment. This could cost another \$250k.

Although LWFR is currently investigating acquiring new, replacement engine units, the new station plan does not include any additional EMS or engine equipment beyond the current compliment. Given that this project may span the next 3 to 5 years, it would be wise to look at what additional equipment might be needed during that time.

Overall, the "soft costs" would likely amount to just over an additional \$2million on top of the actual construction costs for grand total of about \$13 million.

Depending upon how the project is ultimately financed, there may also be additional bond/loan interest costs that would be amortized over maybe 30 years.

In sum, this looks to be a very ambitious and expensive project for a town the size of Plain/Lake Wenatchee given the current tax base. It needs to be noted that while LWFR provides services for both a relatively small resident population and a larger, transient-visitor one, only the resident, property-owner population foots the bills.

Perhaps a more phased approach should be considered - one that addresses immediate needs now and future needs in the future.

Alternative Plans

Here are a couple of alternative ideas that should be considered at least for the purposes of cost-comparison to the proposed plan and impacts on the immediate Hill Street neighborhood

1. History:

After LWFR announced their intention to build new station facilities on the then School District-owned land in Plain, the local neighbors met several times with the Commissioners and with then Chief Lamar to more fully understand the needs of LWFR and the vision for the use of the property. As part of those discussions we neighbors suggested the possibility of a boundary line adjustment/land-swap to allow LWFR to obtain a wider parcel of land where the existing station 93 is built .

2. Carver Fire Station:

We also offered an alternative plan - including complete floor plan layouts - for a station building that would fit on that widened lot (or even the existing one) with room to spare. That station is modeled on a structure that actually exists in Carver Massachusetts, an incorporated city of about 12 thousand people - about the same as the population of the Plain/Lake Wenatchee area - including weekend visitors - during summer months. The fire service has 80 members and is paid "on-call". It has a 40 square mile service area. THEIR SERVICE POPULATION REPRESENTS A LARGER TAX-BASE HOWEVER, SINCE MOST ARE FULL-TIME RESIDENTS.

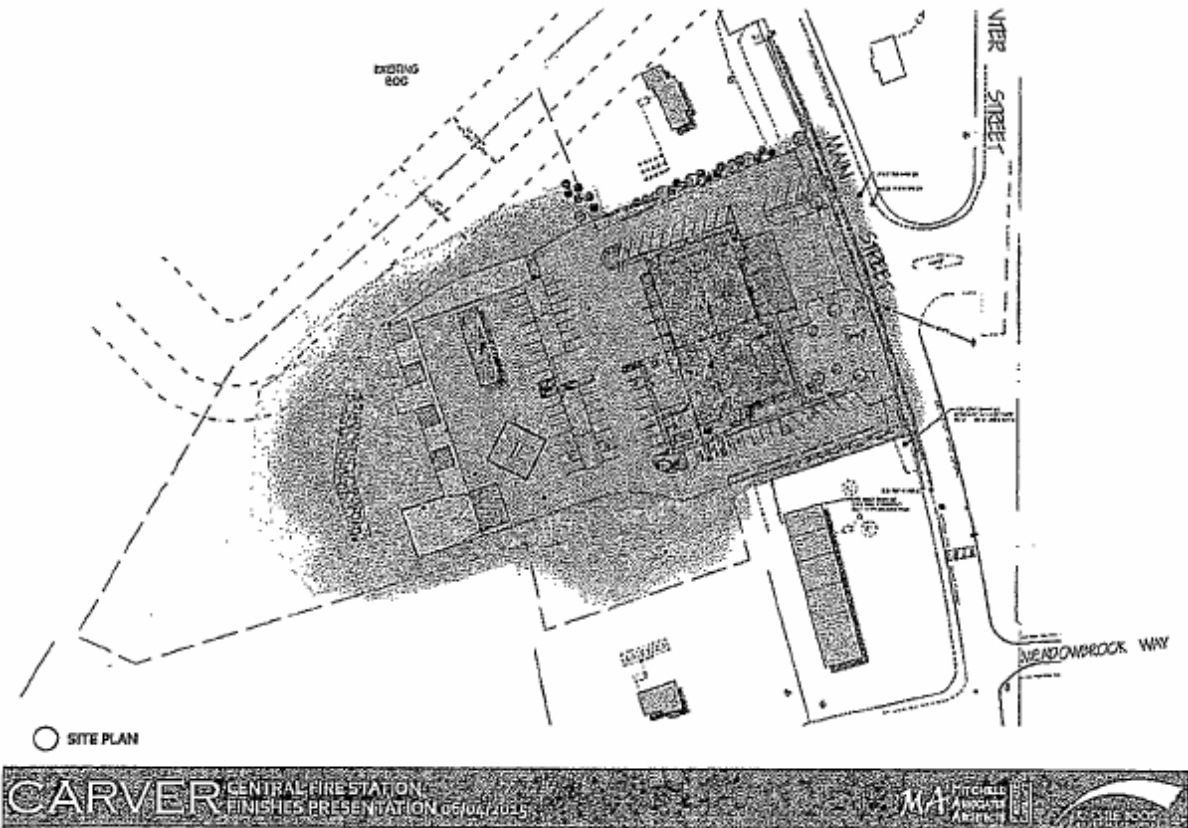
The Carver station project was started in 2012 and was completed in 2017 at a cost of about \$10 million. The new facility encompasses about 21 thousand square feet (similar to the LWFR proposal). It includes parking for about 30 cars immediately around the building, a 10 unit apparatus bay, decontamination & laundry room, dive team storage, scuba fill station, Dispatch (EOC) room, locker rooms community training room, storage, toilet rooms, lobby and first aid rooms. The upper floor has six bunk rooms, lavatory/shower rooms and an exercise room. The station was built on a lot that is approximately THE SAME SIZE as the current, Station 93 lot. The project was managed by an independent 'Building Committee'. Here is a link to the Carver Station Building Committee page that shows plan details and elevations. It also has several documents, including Board minutes and their original planning document.that should be of interest.

<https://carverfire.org/fire-station-training-facility-building-committee/>

Here is a link to the Carver architect's site with a few images of the actual station:

<https://www.kba-architects.com/projects/public-safety/carver-fire-headquarters-ma/>

For now, please just study this image: (PS - It snows in Carver MA too)



From: **David Stoller** <dstollerwa1@gmail.com>

Date: Wed, Jun 1, 2022 at 6:00 PM

Subject: Re: Special meeting June 1st 2022

To: David Walker <dwalker@lwfr.org>

CC: Don and Pat Bottom <donb@plainhookey.com>, Mike Aholt <ljaholt@gmail.com>, Nan Bolton <nkbolton@outlook.com>, Rebecca Olson <rebecca.olson@comcast.net>, Cliff Trent <CliffT@redtech.com>, Kate Trent <kate.trent@gmail.com>, Michelle Hallen <mmhallen@yahoo.com>, Miles Vixie <milesvixie@gmail.com>, Robin Engel <rbengel38@gmail.com>, Mark Peterson <mcp@petersons.tv>, Steve Thomsen <set284@gmail.com>

Hello David (Walker)

Thank you for extending an invitation to us. I found the meeting interesting and respectful.

Just a couple of thoughts as the planning moves forward.

First, the site plan for lot 2, the current Beaver Valley Rd lot shows 3 buildings. From my vantage, the eastern most building does not exist.

Second, from a response time, egress and ingress seems like it would be more expedient onto Beaver Valley Rd instead of Hill St. From a safety perspective, avoiding emergency vehicles traveling down Hill St, by the school, seems wise. Another good reason to have egress and ingress on Beaver Valley Rd.

Thirdly, from a fiduciary perspective, it seems a better use of public funds to maximize the lot of the existing station. By very crude cut and paste I was able to fit all of the proposed new buildings on the east side of lot 2, behind the existing structures. I think some creative site planning, architecture and sequential building prior to removal of the existing buildings would be possible.

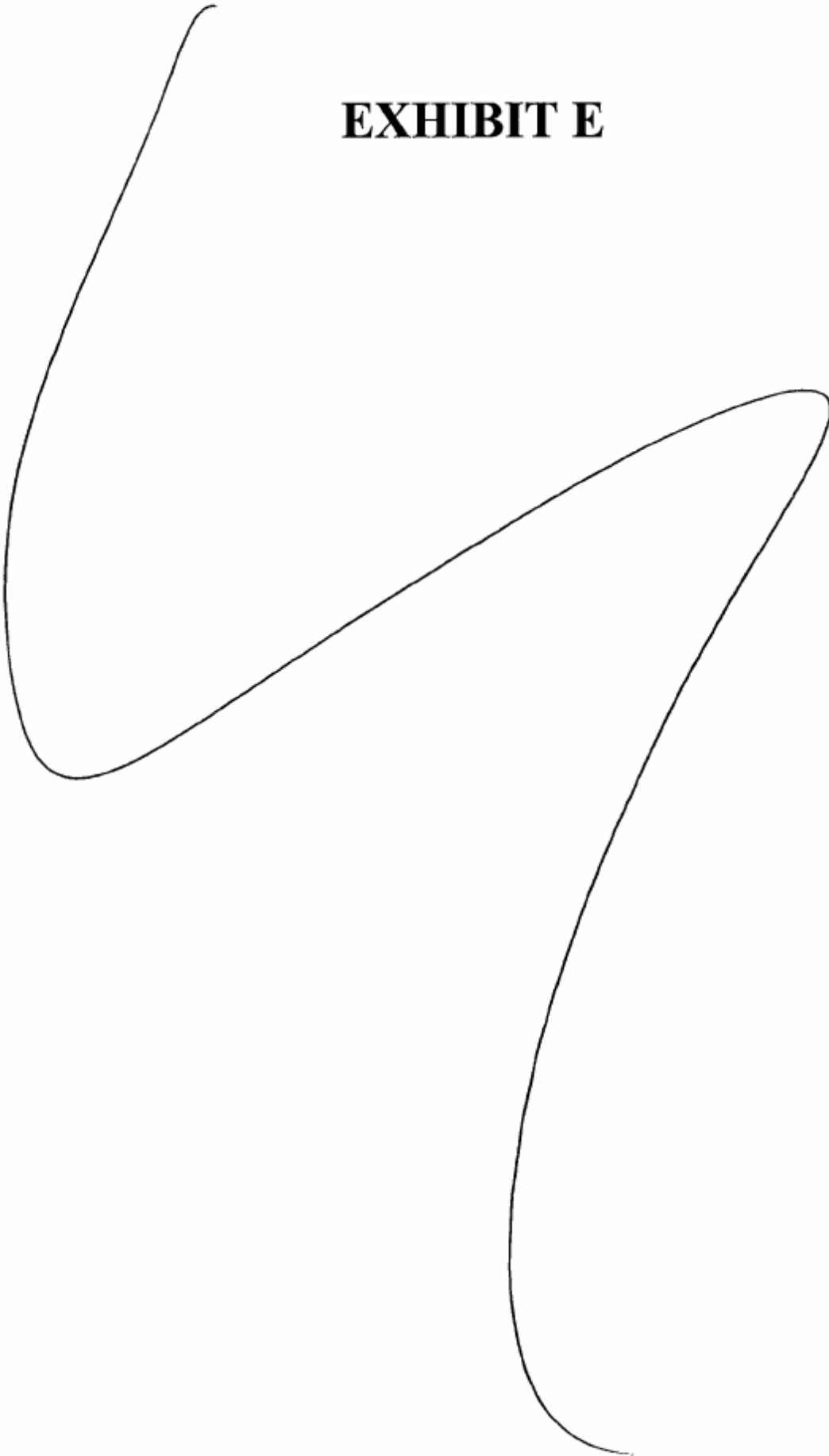
Sub Platting the Hill Street lot could be done for residential builds, generating cash for the department for building the new station and equipment.

I know it might be difficult to give up the dream of a new station on a beautiful, large lot on Hill St but when public cash is involved seems like conservative principles should prevail.

Eager to see how this process progresses

Best wishes
David Stoller.

EXHIBIT E



Stephanie Wilder

From: Stephanie Wilder <Stephanie.Wilder@CO.CHELAN.WA.US>
Sent: Monday, May 12, 2025 8:46 AM
To: El Mundo Communications (editorial@elmundous.com); Lake Chelan Mirror Reporter;
NCW Life; Terry Ward; Wenatchee World (newsroom@wenatcheeworld.com)
Cc: Skip Moore
Subject: Media Release
Attachments: News Release For and Against Committee Members AUG 2025.doc

FOR IMMEDIATE RELEASE
May 12, 2025

Auditor seeks citizens to serve on "Against" committees for ballot measures appearing in the August Primary Special Election Local Voters' Pamphlet.

The Chelan County Auditor's Office seeks individuals to write an "Against" committee statement for the August 5, 2025 Primary Special Election Local Voters' Pamphlet.

"Against" committee members needed for:

- Fire District No. 5
- Fire District No. 6
- Fire District No. 9

According to Revised Code of Washington 29A.32.280, districts proposing the measures are responsible for appointing committees to write arguments for and against each measure. If the districts do not appoint a committee to write an argument for or against a measure, the County Auditor is then responsible to seek individuals to serve on that committee.

The Local Voters' Pamphlet includes official ballot titles, explanatory statements, arguments "for" and "against" each measure, and rebuttals.

Committee members are required to be residents of the district in order to draft an argument and at least one person must be willing to be named in the voters' pamphlet as a member of the committee.

Committee member names and argument must be submitted to the Auditor's Office by 5:00 p.m. on Friday, May 16, 2025 via email to auditor@co.chelan.wa.us or by calling us at 509.667.6808 to arrange dropping off forms.

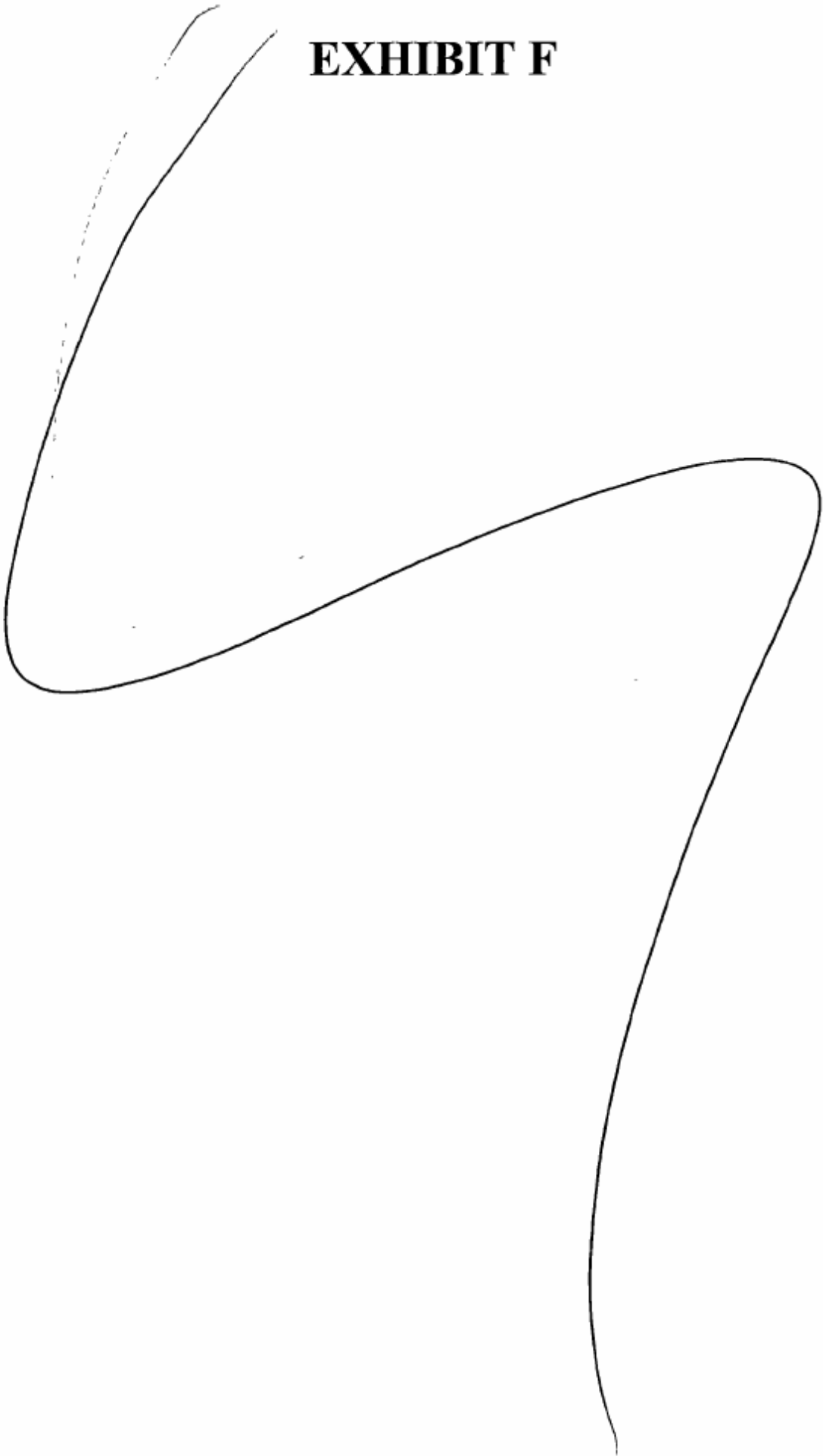
To learn what you must submit as a committee member, Ballot Measure Submission and Local Voters' Pamphlet Deadlines for Jurisdictions found under Jurisdiction Resources on our website at Elections.ChelanCountyWA.gov

###

Stephanie Wilder, CERA
Elections Director
Chelan County Auditor's Office
350 Orondo Ave Ste 306
Wenatchee, WA 98801
509.667.6806

LI Name
El Mundo Communications (editorial@elmundous.com)
Lake Chelan Mirror Reporter
NCW Life
Terry Ward - CEO/PUBLISHER OF NCW
Wenatchee World (newsroom@wenatcheeworld.com)

EXHIBIT F



Bond Proposal Committee

6 messages

Michelle Hallen <mmhallen@gmail.com>
 To: lwfr@lwfr.org
 Bcc: mmhallen@gmail.com

Wed, Jun 4, 2025 at 8:36 AM

Hello,
 I am reaching out regarding the bond proposal committee. I am a local homeowner and full time resident of Plain with 12+ years of experience in the planning and construction of municipal capital projects.

My industry experience paired with having a vested interest in the department's ability to best serve the community would provide a unique voice on the committee.

Thank you for your consideration,

Michelle Hallen
 mmhallen@gmail.com
 (206) 755-5160

6/5 Phone Call with Kim Willey where she reiterated that Chief Walker would reach out when committee was being formed.

Kim Willey <kwiley@lwfr.org>
 To: Michelle Hallen <mmhallen@gmail.com>
 Cc: lwfr@lwfr.org

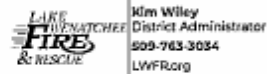
Thu, Jun 5, 2025 at 2:56 PM

Hi Michelle,

I reached out to Chief Walker with your request of wanting to be on the committee for the new build of the fire station. You will be contacted when a committee is being put together.

Thank you for your interest,

Kim Willey



[Quoted text hidden]

[Quoted text hidden]

You received this message because you are subscribed to the Google Groups "'LWFR@' Distribution List" group.
 To unsubscribe from this group and stop receiving emails from it, send an email to lwfr+unsubscribe@lwfr.org.
 To view this discussion visit <https://groups.google.com/a/lwfr.org/d/msgid/lwfr99E3D6D5-1FC9-484A-8384-66A7CF8AE4D2%40gmail.com>.

This email message is intended solely for the addressee and may contain confidential information. If you have received this message in error, please notify the sender immediately and delete it from your system. Unauthorized disclosure, copying, distribution or any other action taken in relation to this email message may be unlawful.

Emergency? Call 911.

Michelle Hallen <mmhallen@gmail.com>
 To: Kim Willey <kwiley@lwfr.org>
 Cc: lwfr@lwfr.org

Thu, Jun 5, 2025 at 2:57 PM

Thank you, I appreciate the update.

Michelle

On Jun 5, 2025, at 2:56 PM, Kim Willey <kwiley@lwfr.org> wrote:

[Quoted text hidden]

Michelle Hallen <mmhallen@gmail.com>
 To: Kim Willey <kwiley@lwfr.org>
 Cc: lwfr@lwfr.org

Sat, Jun 28, 2025 at 7:53 AM

Kim,
 Thank you. I wanted to check in with you regarding the pro / con committee as I haven't heard from anyone directly. I am interested in participating and wondering if the committee has been formed?

Changes to the LFWR website and a booth at the Farmers Market indicate some type of progress has been made.

Michelle 6/28 Phone Call with Kim Willey where she said did not know the status of the committee formation and while Chief Walker was out of town and I should email him directly regarding status of committee formation

On Jun 5, 2025, at 2:58 PM, Michelle Hallen <mmhallen@gmail.com> wrote:

[Quoted text hidden]

Michelle Hallen <mmhallen@gmail.com>
To: David Walker <dwalker@lwfr.org>
Cc: Kim Wiley <kwiley@lwfr.org>

Mon, Jun 30, 2025 at 11:06 AM

Chief Walker,

I spoke again with Kim this morning regarding a status on the formation of the Pro / Con Committee for the upcoming Bond.

Given that ballot are scheduled to go out July 16th the timeline on including appropriate and informative comments for voter consideration is rapidly dwindling.

Have the committees been formed and underway?

Thank you,
Michelle Hallen
206.755.5160

On Jun 28, 2025, at 7:55 AM, Michelle Hallen <mmhallen@gmail.com> wrote:

[Quoted text hidden]

Michelle Hallen <mmhallen@gmail.com>
To: Kim Wiley <kwiley@lwfr.org>
Cc: lwfr@lwfr.org

Mon, Jun 30, 2025 at 1:24 PM

Kim,
Following up on our call from this morning, thank you for suggesting I contact Chief Walker and providing his email. I did reach out to him directly for a status on the Pro / Con Committee.

With Ballots going out, as you mentioned, on July 16th - the window for providing appropriate and informative comments for voter consideration is rapidly dwindling. I do see that the request for Committee participation is still on the LWFR Website.as of this morning.

After our call I did see that Agendas and Meeting Minutes are posted, to the About LWFR > Commissioner page. It's possible that when I thought the meeting information was no longer on the LWFR website the navigation to that section had simply changed with a website update. In any case, thank you for posting the Minutes for March and April after we spoke. I did see that while the New Station / Bond was discussed at these meetings the topic was not reflected in their respective Agendas. So even if we were able to see the Agenda, which you said are posted at least 24 hour prior to the meeting, the public would not know that the New Station and / or Bond would be discussed in order to attend - stay informed of the progress or comment.

Michelle Hallen
[Quoted text hidden]

Follow-up email after a call with Kim that went beyond that went beyond the Pro/Con Committee where we discussed the Fire Station and the Bond Proposal. On this call Kim indicated that the Public is welcome to come to the Commissioner's monthly meetings citing the Agenda is posted at least 24 hours in advance of meeting in keeping with the "Open Public Meeting Act".

That being said, The March 2025 Agenda and Meeting Minutes is an example the Agenda does not reflect the Station 93 development that was documented in the meeting Minutes.

Additionally, the Meeting Minutes for March & April were posted after this call. See Screen shots below.

Out of Office Re: [LWFR@] Bond Proposal Committee

1 message

David Walker <dwalker@lwfr.org>
To: mmhallen@gmail.com

Mon, Jun 30, 2025 at 11:07 AM

I am out of the office until July 2nd
If you have a timely matter please contact our Administrator Kwoley@lwfr.org or Acting Fire Chief Sfoley@lwfr.org and they can assist you.

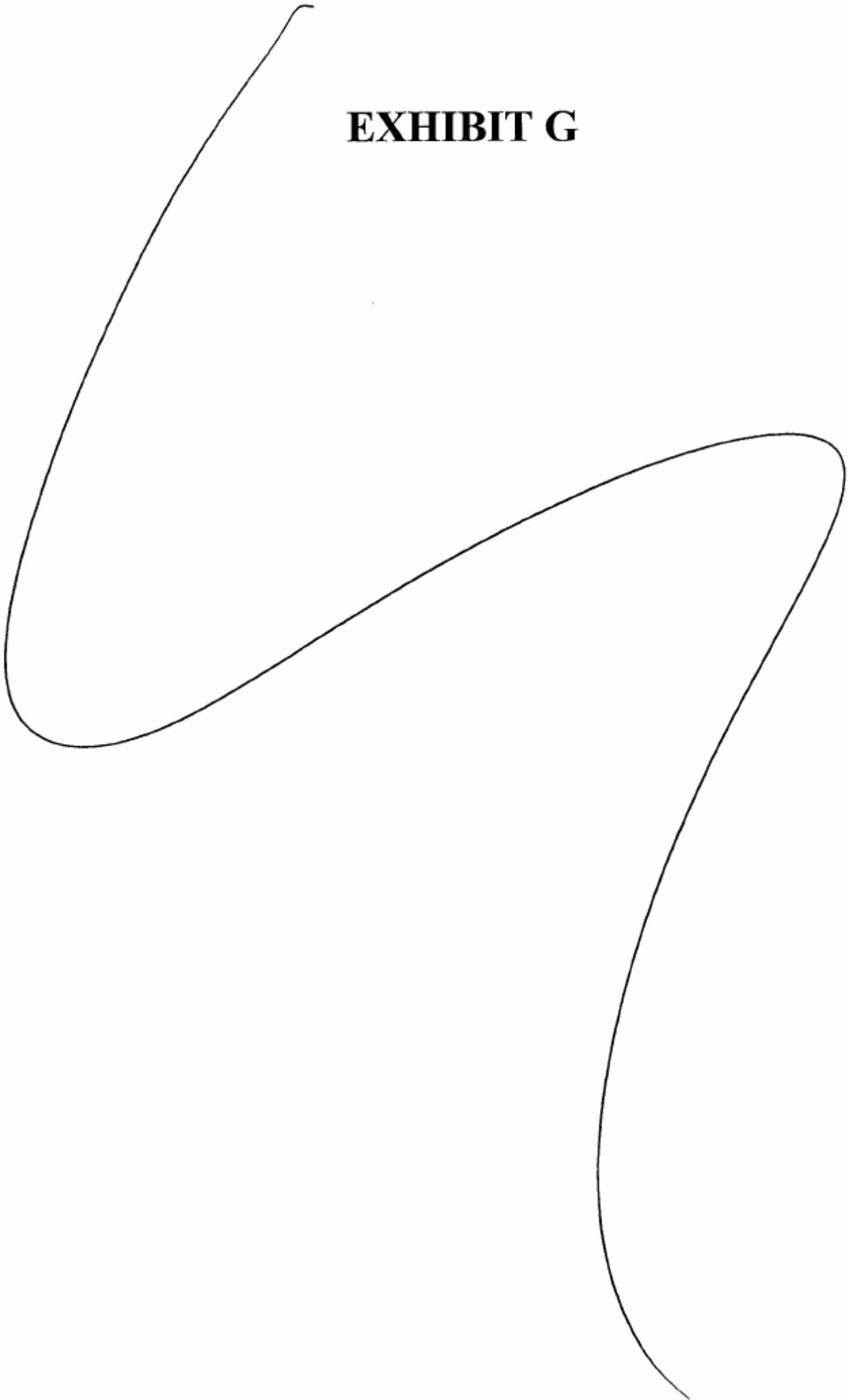
Sincerely,
David Walker
Fire Chief
LWFR

David Walker
Fire Chief
Lake Wenatchee Fire and Rescue
LWFR.org

This email message is intended solely for the addressee and may contain confidential information. If you have received this message in error, please notify the sender immediately and delete it from your system. Unauthorized disclosure, copying, distribution or any other action taken in relation to this email message may be unlawful.

Emergency? Call 911.

EXHIBIT G



The screenshot shows a Gmail inbox on a desktop browser. The email selected is from David Walker (dwalker@lwrb.com) to Michelle Holten (mholten@lwrb.com), dated July 3, 2015, at 1:32:33 PM PDT. The subject is 'Re: [LWRB] Band Proposal Committee'. The email body contains the following text:

County elections has the current responsibility for assigning pro and con committees.

If passage of the broader capital bond measure does pass we will have some department committee work needed for all of our station sites.

Thanks for your interest.

David Walker
Fire Chief
Lake Wendatche Fire and Rescue

On Jun 30, 2015, at 11:06 AM, Michelle Holten (mholten@lwrb.com) wrote:

Chief Walker,

I spoke again with Ken this morning regarding a status on the formation of the Pro / Con Committee for the upcoming Bond.

Given that ballot are scheduled to go out July 16th the timeline on including appropriate and informative comments for voter consideration is rapidly dimming.

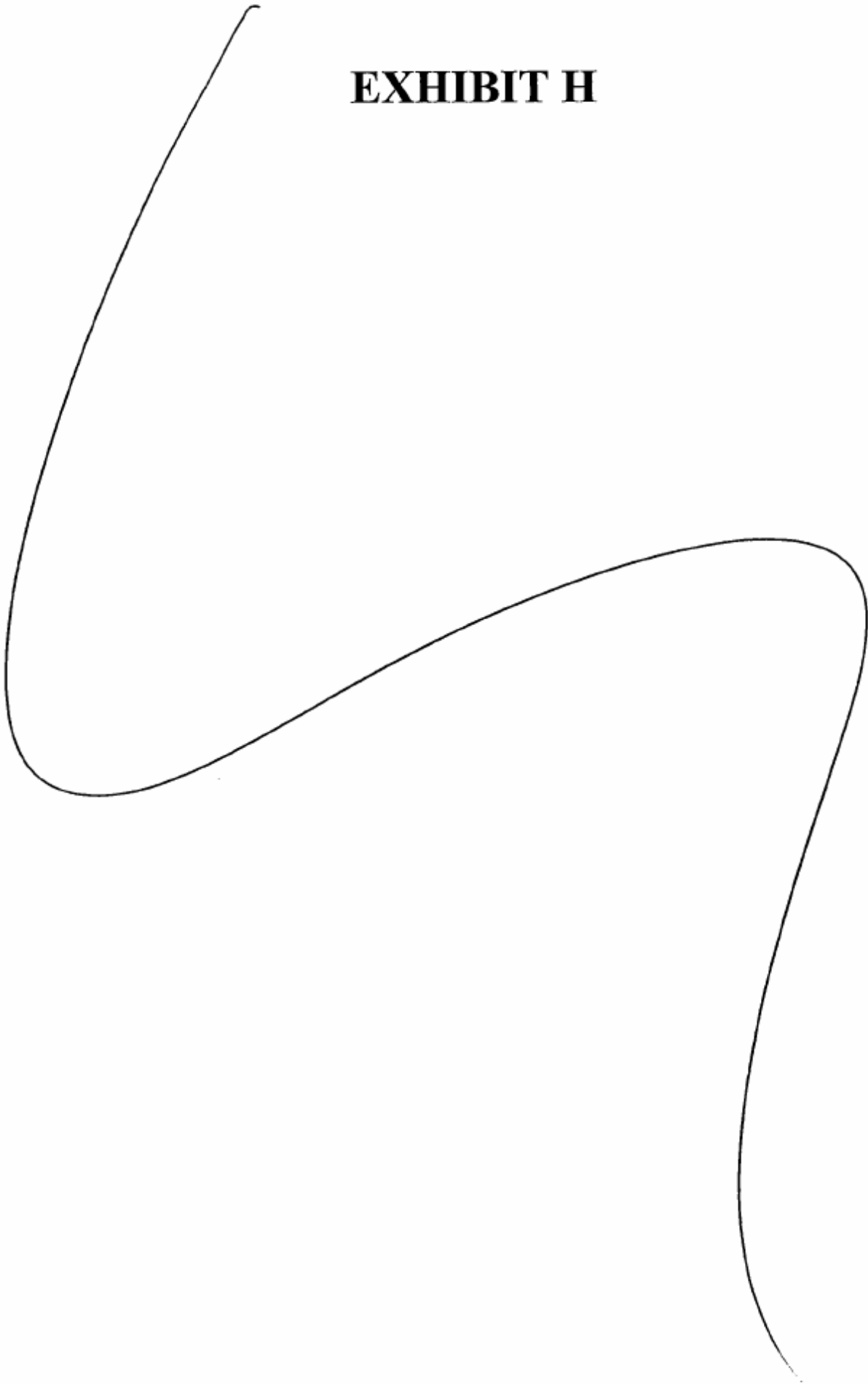
Have the committees been formed and underway?

Thank you,
Michelle Holten
206.755.5199

On Jun 28, 2015, at 7:55 AM, Michelle Holten (mholten@lwrb.com) wrote:

Thank you & Follow-up

EXHIBIT H



Chelan County Official Local Voters' Pamphlet

August 5, 2025 Primary Special Election

Voters should receive their Primary Special Election ballot by July 23.



CHELAN COUNTY
ELECTIONS

Published by the Chelan County Auditor's Office

Proposition No. 1**Fire Station, Emergency Response, and Firefighter Safety Improvements
General Obligation Bonds - \$15,000,000**

The Board of Commissioners of Chelan County Fire Protection District No. 9 (d/b/a Lake Wenatchee Fire & Rescue), Chelan County, Washington, adopted Resolution No. 2025-2 concerning bonds for fire stations and facilities, equipment, and wildfire mitigation. To provide increased fire prevention and protection, emergency medical services, and wildfire defense, this proposition authorizes LWFR to construct and improve fire stations and structures, including shops, training facilities, and a new public safety facility; upgrade and acquire firefighter equipment; modernize technology infrastructure for emergency response; issue \$15,000,000 of general obligation bonds maturing within a maximum of 20 years; levy annual excess property taxes to repay the bonds, as provided in Resolution No. 2025-2.

Explanatory Statement

The population in Lake Wenatchee Fire & Rescue ("LWFR") has increased, causing call volumes and demands for service to rise. Further, wildfire risk in Chelan County has increased, resulting in many business and property owners facing a property insurance coverage crisis, leading to higher insurance costs and difficulty renewing and/or obtaining coverage. Many LWFR facilities are over 40 years old and are in need of improvement and rehabilitation to continue to provide fire protection, emergency management, basic life support, rescue, and wildfire defense. Proposition 1 allows LWFR to construct, improve, modernize, and equip fire stations and related structures, including shops and training facilities, serving the Plain, Ponderosa, Beaver Valley, Nason Creek, Merritt, Chiwawa river, and Lake Wenatchee communities, construct and improve related infrastructure, construct a new public safety facility, acquire equipment, modernize technology, and make needed improvements to aging facilities.

Proposition 1 would authorize the issuance of \$15,000,000 of general obligation bonds to be repaid over 20 years and the levy of annual property taxes to repay the bonds. Our estimate of the levy rate is \$0.61 per \$1,000 of assessed valuation, which converts to about \$304 per year, or \$25 per month, for a \$500,000 residential property.

Argument For:

The proposed building bond represents a critical step towards enhancing the safety, preparedness, and effectiveness of our firefighting and rescue services. This investment is a long overdue necessity that will have far-reaching benefits for every member of our community.

The bond will provide funding to construct and upgrade fire stations to ensure they support the mission of today and tomorrow. These improvements will enable firefighters to train and respond more effectively to emergencies, minimizing response times and with greater capability. The updated fire stations will be better equipped to handle large-scale emergency operations and natural disasters thus safeguarding our community without solely relying on out of the area support and resources.

Investing in our fire stations supports our area's fire protection rating making it easier to obtain and maintain affordable home insurance; allows for multi-use community space; and better supports our local seniors and youth.

Supporting this bond is an investment in the future of our community. It ensures that our firefighters have the resources they need to protect us, enhances public safety, and contributes to the local economy. We urge you to vote in favor of this bond, securing a safer and more resilient community for all.

Argument Against:

No committee could be found.

Local Measure Contacts

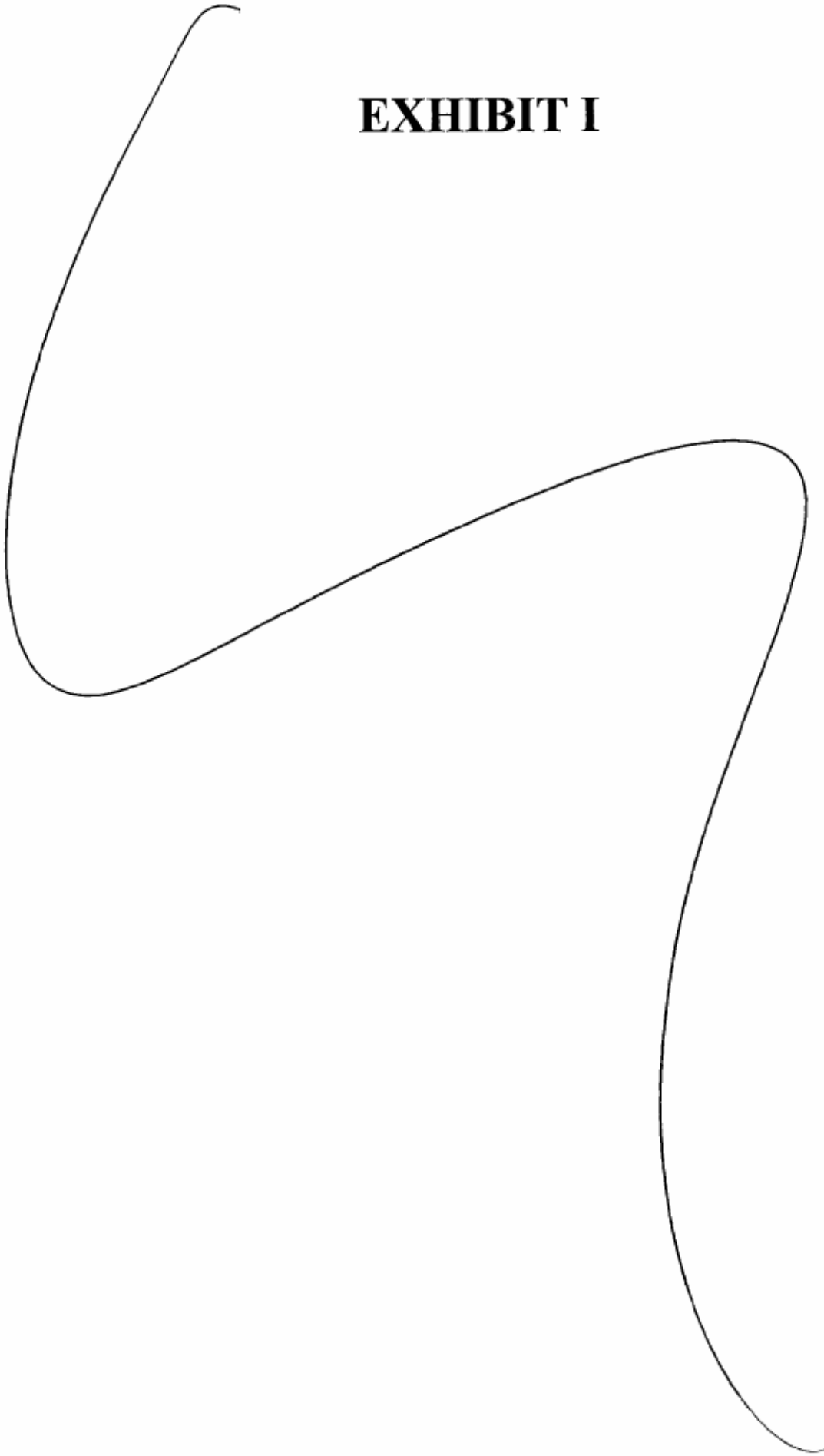
Jurisdiction Contact:
David Walker, Fire Chief
dwalker@lwfr.org
(425) 471-8107

Pro Committee Contact:
Jarrett Payne
jarrett777@gmail.com
(206) 653-5766
Stan Morgan, Bob Adamson

Con Committee Contact:
No committee could be found.

Jurisdiction statements are printed exactly as submitted. The Chelan County Elections Office does not make corrections of any kind or verify statements for truth or fact.

EXHIBIT I





Lake Wenatchee Fire & Rescue
21696 Lake Wenatchee Hwy
Leavenworth, WA 98826
Phone 509.763.3034 Fax 509.763.8800
lwfr@nwi.net

LWFR COMMISSIONERS SPECIAL MEETING AGENDA

April 23, 2025 10:00 am

- I. Call to Order.
- II. Pledge of Allegiance.
- III. Agenda - Bond
- IV. Executive session - No
- V. Conclude.