



CITY OF MERCER ISLAND

CITY COUNCIL MEETING AGENDA

Monday
March 16, 2015
6:00 PM

Mayor Bruce Bassett

Deputy Mayor Dan Grausz

**Councilmembers Debbie Bertlin, Jane Brahm,
Mike Cero, Joel Wachs, and Benson Wong**

Contact: 206.275.7793, council@mercergov.org
www.mercergov.org/council

All meetings are held in the City Hall Council Chambers at
9611 SE 36th Street, Mercer Island, WA unless otherwise noticed

"Appearances" is the time set aside for members of the public to speak to the City Council
about any issues of concern. If you wish to speak, please consider the following points:

(1) speak audibly into the podium microphone, (2) state your name and address for
the record, and (3) limit your comments to three minutes.

Please note: the Council does not usually respond to comments during the meeting.

REGULAR MEETING

EXECUTIVE SESSION, 6:00 PM

To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency pursuant to RCW 42.30.110(1)(i) for approximately 60 minutes.

CALL TO ORDER & ROLL CALL, 7:00 PM

SPECIAL BUSINESS

King County Councilmember Jane Hague Presentation

APPEARANCES

MINUTES

(1) Regular Meeting Meetings of March 2, 2015

CONSENT CALENDAR

(2) Payables: \$716,812.50 (02/26/15) & \$119,718.19 (03/05/15)

Payroll: \$734,753.03 (03/06/15)

(3) AB 5035 King County Regional 2014 Hazard Mitigation Plan Update

REGULAR BUSINESS

(4) AB 5055 Continuation of Public Hearing on Moratorium Regarding Town Center Building Permits

(5) AB 5049 Discussion of GMA Impact Fees and SEPA Mitigation Fees

(6) AB 5052 Town Center Design Guidelines Update Budget Authorization

OTHER BUSINESS

Councilmember Absences

Planning Schedule

Board Appointments

Councilmember Reports

ADJOURNMENT



CITY COUNCIL MINUTES REGULAR MEETING MARCH 2, 2015

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 7:00 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Councilmembers Debbie Bertlin, Jane Brahm, Mike Cero, Joel Wachs, Benson Wong, Deputy Mayor Dan Grausz, and Mayor Bruce Bassett were present.

APPEARANCES

Ira Appelman, 4436 Ferncroft Road, spoke about the Community Engagement Plan which was planned and approved by Council without any community engagement. He believes that one or more public hearings should have been held before the plan was adopted, and that the plans greatness weakness is a lack of credibility.

Tom Acker, 2427 84th Ave SE, spoke about the moratorium. He would like the Hines project included and would like the moratorium to cover all aspects of the Town Center. He asked Council to do what is legal and what is right and stated that the Hines project could severely impact everyone on the island.

Cynthia Winiski, 2750 68th Ave SE, pointed out the timeline of the communication plan and that the moratorium ends before Council looks at the codes and starts the approval process, which seems contradictory.

Ralph Jorgenson, 8040 84th Ave SE, believes that the City is not charging appropriate parks or traffic impact fees for new development. He asked if the City prevents the School District from collecting impact fees on single family short-plated homes. He thinks it's important that the City change its impact fees.

Meg Lippert, 4052 94th Ave SE, does not think the Hines property should be exempted from the moratorium and hopes that the community will retain a village feel and not be filled with high rise buildings.

David McCann, 8182 W Mercer Way, spoke about the Planning Commission's healthy debate about growth and the Growth Management Act. He does not believe the Planning Commission and the City Council are having enough dialogue about the issue of growth.

Michelle Goldberg, 2212 78th Ave SE, spoke about the Growth Management Act. She believes there are ways to work within the Growth Management Act to do what is in the best interest of the community.

CONSENT CALENDAR

Payables: \$718,110.40 (02/19/15)

Recommendation: Certify that the materials or services hereinbefore specified have been received and that all warrant numbers listed are approved for payment.

Payroll: \$713,408.66 (02/20/15)

Recommendation: Certify that the materials or services specified have been received and that all fund warrants are approved for payment.

AB 5043 2012 Island Crest Way Resurfacing Phase 1 Project Close Out

Recommendation: Accept the completed 2012 Island Crest Way Resurfacing Phase 1 project and authorize staff to close out the project.

AB 5044 2014 Arterial and Residential Street Overlays Project Close Out

Recommendation: Accept the completed 2014 Arterial and Residential Street Overlays project and authorize staff to close out the contract.

AB 5046 ARCH 2015 Administrative Budget and Work Program

Recommendation: Approve the ARCH 2015 Administrative Budget and Work Program and authorize expenditure of \$29,882 for Mercer Island's contribution to the 2015 ARCH Administrative Budget.

AB 5047 ARCH 2014 Trust Fund Recommendations

Recommendation: Approve the use of up to \$20,000 from the City's ARCH Housing Trust Fund to fund the Congregations for the Homeless/King County Housing Authority Men's Winter Shelter, Regional Equitable Development Initiative (REDI) Fund and Parkview Home XI, with conditions as recommended by the ARCH Executive Board, and authorize the City Manager or the Administering Agency of ARCH on behalf of the City of Mercer Island to execute any related agreements and documents.

It was moved by Bertlin; seconded by Brahm to:

Approve the Consent Calendar and the recommendations contained therein.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Brahm, Cero, Grausz, Wachs, Wong)

MINUTES

Regular Meeting Minutes of February 2, 2015

It was moved by Brahm; seconded by Bertlin to:

Adopt the Regular Meeting Minutes of February 2, 2015 as written.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Brahm, Cero, Grausz, Wachs, Wong)

REGULAR BUSINESS

AB 5048 Public Hearing Regarding Moratorium on Town Center Building Permits

City Attorney Katie Knight noted that this is a legislative hearing, not a quasi-judicial hearing. She spoke about the passing of the moratorium and noted that an ordinance can only be amended by the passage of another ordinance.

The Mayor opened the public hearing at 7:34 pm.

Tom Imrich, 6231 Island Crest Way, spoke about the moratorium, visioning, and the community engagement process. He believes that no exceptions should be made on the moratorium and that the 1994 vision needs updating. He is concerned that the current community engagement process looks just like the 1994 process and needs to be fixed in order to be meaningful.

Leon Cohen, 9219 SE 33rd Place, asked Council to reconsider exempting the Hines project from the moratorium. He stated that if Hines is exempt, then the property at 2411 76th Ave SE should also be exempt. He believes that treating the Hines project differently from other properties is illegal, shows a City bias, and is unfair.

Larry Sargent, 2920 76th Ave SE, stated that exempting one developer from the review process is not a good idea. He believes that current development is cutting off access to the street and that the town center is becoming a canyon land. He noted that the future of Mercer Island should be amenable to all of its citizens. He urged Council to not exempt the Hines project from the moratorium.

Lynn Walsh, 7710 SE 29th Street, spoke in favor of the Hines project. She co-owns one of the parcels in the Hines project and noted that Hines was selected because they fit with Mercer Island values. She stated that there could be unintended consequences by including the Hine project in the moratorium. She wants to sell to Hines and asked Council to please work with them.

Roberta Lewandowski, 4740 86th Ave SE, spoke in support of the moratorium. She would like to see charm and graciousness, and likes being able to walk in the Town Center. She would like Council to take their time and get the public process work done.

David Brondstetter, 3742 77th Place SE, noted that he cannot tell what the amenities are in the town center, that most people do not want the Hines project exempted, and that Council works for its constituents.

Dave Fennell, 8030 Avalon Place, spoke about being raised in Washington DC and the importance of a long range and regional perspective. He noted that Mercer Island is a part of a larger growing region which is good because growth is an aspect of how things improve over time. He believes Council has chosen the right course for the 4-month moratorium.

Mark Clausen, 6107 SE 32nd Street, suggested that Council give up some control of the process in determining how the town center will look. He believes that a 40 member committee is not going to be productive and that having staff on the committee will only end up controlling the outcome. He suggested there be a smaller group without Council involvement. He believes that development in the town center has too much schlock and that the buildings should be nicer and on a human scale.

David Witman, 6114 92nd Ave SE, spoke about the idea that time is money and that an opportunity once passed may not come again. He questioned whether people are really asking for a moratorium or asking for a different development other than the Hines project. He is concerned that the moratorium will last too long and that Mercer Island will be left with the same city center as is there now.

Nancy Hewitt Spaeth, 8320 SE 34th Street, spoke about what density looks like in the Town Center and questioned how many stories the Hines project will be.

Evan Kaseguma, Hines developer, stated that Hines is not planning a 6-story project and that they are fully committed to working with the City. He spoke about the public wanting real benefits, public open plazas, and high quality retail. He noted that Hines is focused on listening first and designing second. He spoke about creating a south facing open plaza which will pull the building back from the street and about bringing a high quality anchor retailer to the town center which will help engage the public space. He also spoke briefly about the high quality materials that will be used in the project.

Ira Appelman, 4436 Ferncroft Road, spoke about supporting the moratorium but not the King and Hines exemptions and stated that no justification is given in the findings of fact for these exemptions. He spoke about not discriminating in favor of the wealthy and believes the problems with development in the Town Center started in 1994. He asked Council to represent the people of Mercer Island rather than the wealthy who are simply trying to make money off the process.

Cynthia Winiski, 2750 68th Ave SE, asked for her findings of fact to be entered into and made part of the official public record for tonight's public hearing. She questioned whether Council contributed to the Hines letter that was sent to the City.

Matt Winiski, 2750 68th Ave SE, spoke about discrepancies between what was said at the Council Planning Session and what took place at the February 2, 2015 Council Meeting. He requested that the City Council disclose the facts and circumstances of the meetings and discussions between the City and Hines at this evening's City Council Meeting.

Joy Matsura, 7264 W Mercer Way, spoke about the City not being prepared for tonight's public hearing. She is concerned about the process that will take place after the City receives legal advice. She stated that the public does need to understand what happens in deliberations and that Council needs to find a way to communicate.

Bob Medved, 7238 SE 32nd Street, noted that Council's guiding principle is the law and is bothered by how lightly the Council is taking this public hearing and the findings of fact. He stated that it is arguably unlawful to exempt anyone from the moratorium.

John Houlihan, 3401 Evanston Ave N, Seattle, represents Dollar Development, believes that their development stands in the same place as the Hines project. He noted that their hotel serves an important need, is

supported by people on the island, and that it would be fair and equitable to exempt their project as was done for Hines.

Ben Humphrey, 8009 SE 58th Street, would like to see Whole Foods on Mercer Island and see the downtown area grow with new businesses. He does not want giant high rises but believes the town center could use some new businesses and new places to go for island residents.

Curtis Brown, 7015 80th Ave SE, noted that there are no two majorities and that he wants a suburban neighborhood. He also spoke briefly about the growth management act.

Michelle Goldberg, 2212 78th Ave, noted that the moratorium should never have exempted the Hines project. She stated that the moratorium is a tool to put the town center development on hold while the City revises the comprehensive plan and its development codes, and continues with the town center visioning process. She asked Council not to grant any more exemptions and to stop construction to see if schools can take the density and enrollment. She stated that without impact fees, residents will be paying.

David McCann, 8182 W Mercer Way, asked Council to engage its citizens, extend the moratorium with no exemptions, and change their form of engagement, such as a digital survey.

Robert Thorpe, 2737 SE 78th Street, asked Council not to downzone single family and noted that moratoriums don't really work, they only push the problem off. He stated that if development is limited to two stories, there won't be affordable housing and plazas. He noted that since the Growth Management Act says we have to take our fair share, the City should allow for good development while keeping the requirements for open spaces and parking.

The Mayor closed the public Hearing at 8:34 pm.

AB 5045 Revision to Shoreline Master Program Update (2nd Reading)

Development Services Group Director Scott Greenberg presented the Shoreline Master Program (SMP) Update. He noted that the Department of Ecology has conditionally approved the SMP, with the addition of a definition of wetland manual, and a technical correction on the definition of ordinary high water mark. He explained that the ordinance with these changes would be sent to the Department of Ecology, they will issue an approval letter, and then the adopted SMP would go into effect in 14 days from the date of the letter.

It was moved by Brahm; seconded by Wong to:

Adopt Ordinance No. 15C-02 amending MICC 19.07.110, Mercer Island Shoreline Master Program.

Passed 6-1

FOR: 6 (Bassett, Bertlin, Brahm, Grausz, Wachs, Wong)

AGAINST: 1 (Cero)

AB 5042 East Link Light Rail Station Name Recommendation

Assistant City Manager Kirsten Taylor presented information to the Council about naming the East Link Light Rail Station. She spoke about the criteria for the name and noted that Sound Transit has collected feedback on the station naming from multiple venues. She stated that the community is recommending naming the station "Mercer Island".

Tia Raamot, Sound Transit, spoke briefly about the ADA requirements for the station name.

It was moved by Bertlin; seconded by Brahm to:

Recommend the name "Mercer Island" to the Sound Transit Board for the East Link Light Rail Station located in the City of Mercer Island.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Brahm, Cero, Grausz, Wachs, Wong)

OTHER BUSINESS

Councilmember Absences

There were no absences.

Planning Schedule

City Manager Treat spoke about starting the March 16 meeting at 5:30 pm, the next consideration of the moratorium is on June 1st, and noted that the joint meeting with the MISD School Board will be on April 30.

Board Appointments

There were no board appointments.

Councilmember Reports

Councilmember Cero asked for a summary of public record requests.

Deputy Mayor Grausz asked the Council if they would like to support the Committee to End Homelessness's Strategic Plan through the Sound Cities Association. The Council discussed this topic at length and decided to support parts of the strategic plan that support affordable housing.

Councilmember Wachs spoke about meeting with members from the King Conservation District.

Councilmember Brahm spoke about attending the SCA dinner. She noted that Dow Constantine gave a State of King County address and that three quarters of County spending goes to the King County justice system.

Executive Constantine noted that one initiative he wants to focus on is putting money at the beginning of the system and focusing on the future of children.

ADJOURNMENT

The Regular Meeting adjourned at 9:37 pm.

Bruce Bassett, Mayor

Attest:

Karin Roberts, Deputy City Clerk

CERTIFICATION OF CLAIMS

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, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.



Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

<u>Report</u>	<u>Warrants</u>	<u>Date</u>	<u>Amount</u>
Check Register	174239-174350	02/26/15	\$ 716,812.50
			\$ 716,812.50

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174239	02/23/2015	AUTONATION CHRYSLER DODGE NEW UTILITY REPLACEMENT VEHICL	P81136	118411	02/20/2015	32,270.22
00174240	02/23/2015	SUPERIOR CUSTOM CONTROLS SEWER TELEMETRY IMPROVEMENTS P	P85575	2635	02/10/2015	37,082.24
00174241	02/26/2015	AA ASPHALTING INC RETAINAGE 63003	P83945	0063323RET	01/28/2015	266.25
00174242	02/26/2015	ADAMS, RONALD E LEOFF1 Retiree Medical Expense	P85661	OH004384	02/25/2015	337.71
00174243	02/26/2015	AIRGAS USA LLC Oxygen/Fire	P85593	9924756689/90361	01/31/2015	189.24
00174244	02/26/2015	ARTISAN ELECTRIC INC Solar Array Damage Replacement	P85646	1379	01/21/2015	1,828.00
00174245	02/26/2015	AWC COBRA payment for W. Sansbury		OH004349	02/23/2015	1,792.88
00174246	02/26/2015	BERK CONSULTING Professional Services: MIYFS N	P85227	79690115	02/04/2015	2,448.68
00174247	02/26/2015	BLUMENTHAL UNIFORMS FM Uniforms	P85596	114996	02/10/2015	212.21
00174248	02/26/2015	BRANOM INSTRUMENTS CO. BACKFLOW TEST KIT WITH CASE AN	P85584	544739	01/30/2015	921.99
00174249	02/26/2015	BRATWEAR Jumpsuit-Robarge	P85634	14136	02/06/2015	518.48
00174250	02/26/2015	CALPORTLAND COMPANY #4 X DUST (32 TONS)	P85556	92344746	02/04/2015	924.21
00174251	02/26/2015	CENTER FOR DIAGNOSTIC IMAGING Dive Team physical-Herzog	P85642	OH004381	09/20/2013	1,305.00
00174252	02/26/2015	CENTURYLINK PHONE USE FEB 2015		OH004380	02/16/2015	59.42
00174253	02/26/2015	CHARGE NORTHWEST 2 year service plan renewal &	P85582	1499	12/26/2014	1,820.00
00174254	02/26/2015	CHRISTIANSEN, ANNE Instruction services for Easts	P85615	15001/14997	02/23/2015	1,414.00
00174255	02/26/2015	CINTAS CORPORATION #460 2015 rug cleaning services for	P85005	460306992	02/12/2015	49.28
00174256	02/26/2015	COMBINED CONSTRUCTION INC 2014 DECANT FACILITY RETROFIT	P85649	0001	01/05/2015	53,253.20
00174257	02/26/2015	COMCAST Internet Charges/Fire	P85016	OH004352	02/12/2015	177.85
00174258	02/26/2015	COMCAST 2015 high speed internet and c	P85302	OH004379	02/11/2015	248.99
00174259	02/26/2015	COMPLETE OFFICE OFFICE SUPPLIES JAN 2015		OH004353	01/31/2015	4,002.68
00174260	02/26/2015	CONFLUENCE ENGINEERING GRP LLC MICROBIAL OCCURENCE RESPONSE &	P84834	010115MIWQP	02/10/2015	9,257.43
00174261	02/26/2015	COSTANERA CREATIVE Q4 Google Analytics Report	P85565	1080	02/10/2015	190.00
00174262	02/26/2015	COSTCO Annual membership fee	P85612	APRIL2015	02/23/2015	110.00
00174263	02/26/2015	CRYSTAL AND SIERRA SPRINGS Monthly water service for LB B	P85080	OH004378	02/15/2015	344.02
00174264	02/26/2015	CULLIGAN Water Service/Fire	P85599	201502672721	01/31/2015	207.06

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Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174265	02/26/2015	DALY, RYAN CONFERENCE EXPENSES		OH004356	02/17/2015	37.72
00174266	02/26/2015	DATAQUEST LLC Background checks for YFS vols	P85108	CMIYOUTH201501	01/31/2015	58.00
00174267	02/26/2015	DEPT OF LICENSING K. McDonough Notary Renewal	P85625	OH004382	02/23/2015	30.00
00174268	02/26/2015	DONG, LOREN OFFICE SUPPLIES JAN 2015		OH004354	02/18/2015	571.09
00174269	02/26/2015	EQUIFAX Credit reports-PD candidates	P85635	8980045	02/17/2015	27.44
00174270	02/26/2015	ER&S COMPUTER SOLUTION Computer supplies for thrift s	P85604	12296	02/11/2015	125.00
00174271	02/26/2015	FEDEX OFFICE Laminating, cutting & other	P85161	OH004385	02/01/2015	41.90
00174272	02/26/2015	FERGUSON ENTERPRISES INC INVENTORY PURCHASES	P85557	0453203	02/04/2015	4,387.80
00174273	02/26/2015	FIRE PROTECTION INC FIRE & SECURITY MONITORING	P85619	23633	02/12/2015	1,484.94
00174274	02/26/2015	FORSMAN, LOWELL LEOFF1 RETIR MEDI REIM MAR-MAY		OH004357	02/23/2015	314.70
00174275	02/26/2015	FRED HUTCHINSON CANCER RES CTR returning fees for cancelled	P85564	17909A	02/18/2015	359.00
00174276	02/26/2015	GARDNER, BRENT FLEX SPEND ACCT REIMB		OH004358	02/20/2015	1,199.90
00174277	02/26/2015	GIA WASHINGTON ALUMNI CHAPTER Contract 16175 complete, depos	P85573	16175	02/18/2015	50.00
00174278	02/26/2015	GORDON, DARRELL FLEX SPEND ACCT REIMB		OH004359	02/20/2015	500.00
00174279	02/26/2015	GRAINGER INVENTORY PURCHASES	P85606	961334871	02/09/2015	304.68
00174280	02/26/2015	GRAND & BENEDICTS INC Operating supplies for MI Thri	P85351	0701618/2717	01/22/2015	610.23
00174281	02/26/2015	GRAYBAR COMPACT DISPLAY 4 LINES 3 COLO	P85581	977143922	02/03/2015	145.83
00174282	02/26/2015	H D FOWLER BLIND FLANGES, GASKETS & BOLT	P85640	3845138/8284	02/13/2015	63.56
00174283	02/26/2015	HAKOMORI, MITSUKO Instruction services for Ikeba	P85611	15090	02/23/2015	273.56
00174284	02/26/2015	HOME DEPOT CREDIT SERVICE MAILBOX LOCK & GALV. WIRE	P85578	0181835022084	02/18/2015	166.22
00174285	02/26/2015	INTERLAKE PSYCHIATRIC ASSOC Monthly consultations for clin	P85074	4074	01/06/2015	150.00
00174286	02/26/2015	JAYMARC LUXURY HOMES LLC WATER METER INSTALL REFUND		1312010	02/18/2015	12,913.39
00174287	02/26/2015	JOHNSON, SCOTT D. Legal Services Inv #275	P85513	275	02/04/2015	275.00
00174288	02/26/2015	KING COUNTY FINANCE MONTHLY SEWER JAN-DEC 2015	P85017	30008537	02/01/2015	372,553.92
00174289	02/26/2015	KLEIMAN, ELAINE OVERPAYMENT REFUND		OH004390	02/20/2015	35.00
00174290	02/26/2015	KROESENS INC Uniform/Garrett	P85602	24834	02/10/2015	562.33

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Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174291	02/26/2015	LATITUDE GEOGRAPHICS GROUP LTD Technical Support Invoice# 201	P85476	201500092	01/27/2015	364.55
00174292	02/26/2015	LEDBETTER-KRAFT, DELORES E Instruction services for Aerob	P85647	15087	02/25/2015	952.00
00174293	02/26/2015	LEOFF HEALTH & WELFARE TRUST FIRE RETIREES MAR 2015		OH004360	02/24/2015	61,122.69
00174294	02/26/2015	LLOYD ENTERPRISES INC PLAYFIELD SAND (31.24 TONS)	P85588	185233	02/06/2015	729.31
00174295	02/26/2015	LN CURTIS & SONS Flares	P85636	212172400	02/12/2015	560.16
00174296	02/26/2015	MARCROFT, MARC A TEXT BOOK FOR FIREARMS INST CL		OH004387	02/24/2015	62.36
00174297	02/26/2015	MCWATTERS, BRIAN FLEX SPEND ACCT REIMB		OH004362	02/20/2015	350.00
00174298	02/26/2015	METROPRESORT Printing and mailing January 2	P85653	470450	02/17/2015	2,619.56
00174299	02/26/2015	MI CHAMBER OF COMMERCE MONTHLY BILLING FOR SERVICES	P85014	OH004386	02/23/2015	1,200.00
00174300	02/26/2015	MICHAEL SKAGGS ASSOCIATES JANITORIAL SERVICE FOR JAN 201	P85656	1577	02/03/2015	2,899.00
00174301	02/26/2015	MICRO DATA Infraction & Criminal citation	P85533	41677	02/06/2015	1,463.71
00174302	02/26/2015	MICROFLEX January 2015 Tax Audit Program	P85654	00022259	02/06/2015	122.10
00174303	02/26/2015	MORRIS, CLINTON E FLEX SPEND ACCT REIMB		OH004363	02/20/2015	115.00
00174304	02/26/2015	NW PLAYGROUND EQUIPMENT INC Picnic table with umbrella	P85616	37751	02/11/2015	872.79
00174305	02/26/2015	PACIFIC AIR CONTROL INC CHILLER REPAIR BAD FLOW SWITCH	P85658	177765	01/30/2015	2,065.94
00174306	02/26/2015	PACIFIC MODULAR Jan 2015 All carpet clean	P85572	230	01/31/2015	1,040.00
00174307	02/26/2015	PACIFIC POWER GROUP LLC E92 Repairs	P85608	640888900CORR	02/10/2015	58.03
00174308	02/26/2015	PACIFIC SKIFFS INC Aluminum bouys	P85632	15204REV/15205	02/11/2015	7,402.75
00174309	02/26/2015	PAULETTO, MAUDE Instruction services for Yoga	P85579	15128/25/24	02/19/2015	1,560.13
00174310	02/26/2015	PHILEN, SUZANNE FLEX SPEND ACCT REIMB		OH004365	02/20/2015	184.98
00174311	02/26/2015	PLATT ELECTRIC LIGHT FIXTURES	P85555	120565/104843/07	01/30/2015	356.86
00174312	02/26/2015	PREMIER CABLING LLC 2 New Ports MICEC Front Desk	P85518	1222	02/06/2015	590.86
00174313	02/26/2015	PUGET SOUND ENERGY Utility Assistance for EA clie	P85081	OH004388	02/20/2015	228.57
00174314	02/26/2015	PUGET SOUND ENERGY ENERGY USE JAN 2015		OH004364	01/30/2015	14.14
00174315	02/26/2015	REMOTE SATELLITE SYSTEMS INT'L Sat phone service	P85629	00071030	02/04/2015	48.95
00174316	02/26/2015	RICOH USA INC (FIRE) Copier Rental/Fire	P85597	94099157	02/03/2015	319.42

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Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174317	02/26/2015	ROBINSON, JILL Contract 19577 completed, depo	P85574	19577	02/18/2015	38.75
00174318	02/26/2015	RODDA PAINT CITY HALL PAINTING	P85617	19856461	01/27/2015	121.58
00174319	02/26/2015	ROOT, ROBERT M CDL ENDORSEMENT COST		OH004366	02/11/2015	156.00
00174320	02/26/2015	SANDSTROM, DONALD REPLACEMENT BATTERY CARTRIDGE		OH004375	02/09/2015	153.25
00174321	02/26/2015	SCORE January 9 days	P85630	1131	02/09/2015	1,115.00
00174322	02/26/2015	SEATTLE PUBLIC UTILITIES BOIL WATER ADVISORY WATER TEST	P85585	OH004370	01/31/2015	27,483.00
00174323	02/26/2015	SEATTLE WEDDING SHOW 2016 Seattle Wedding Show, boo	P85570	IVC06904	02/09/2015	819.00
00174324	02/26/2015	SEGLE, KRYSS FLEX SPEND ACCT REIMB		OH004369	02/20/2015	2,499.90
00174325	02/26/2015	SOUND SAFETY PRODUCTS MISC. WORK CLOTHES	P85558	5042287000105	02/09/2015	94.63
00174326	02/26/2015	SPENCER, FREDERICK E CBT Instructor - 2/16 and 2/20	P85598	OH004367	02/20/2015	420.00
00174327	02/26/2015	STARBUCK'S TOWING Impound of suspect vehicle -	P85645	71555	02/14/2015	392.01
00174328	02/26/2015	STORAGE COURT LLC FS 92 TEMP HOUSING JAN-SEPT 20	P80761	OH004368	02/23/2015	2,500.00
00174329	02/26/2015	SUPERIOR CUSTOM CONTROLS SEWER TELEMTRY	P85648	2635	02/10/2015	35,388.99
00174330	02/26/2015	SUPPLY SOURCE INC, THE INVENTORY PURCHASES	P85639	1500158	02/18/2015	904.03
00174331	02/26/2015	SYSTEMS DESIGN Transport Billing Fees	P85609	MIFD0215	02/11/2015	1,128.37
00174332	02/26/2015	T-MOBILE 2015 services for boat launch	P85281	OH004389	02/09/2015	49.99
00174333	02/26/2015	T2 SYSTEMS CANADA INC 2015 monthly charges for servi	P85273	213696	02/01/2015	82.13
00174334	02/26/2015	THOMPSON, JAMES FRLEOFF1 Retiree Medical Expen	P85626	OH004371	02/23/2015	35.61
00174335	02/26/2015	TRAFFIC SAFETY SUPPLY STREET SIGNS	P85554	992644	02/09/2015	202.59
00174336	02/26/2015	UNDERWATER SPORTS INC. Dive team equip repairs	P85633	20008920/8921	02/11/2015	330.64
00174337	02/26/2015	UNITED SITE SERVICES Additional portable toilet ser	P85569	1142700484	02/12/2015	650.45
00174338	02/26/2015	VERIZON WIRELESS Cell Charges/Fire	P85607	9739396422	01/23/2015	1,968.59
00174339	02/26/2015	VERIZON WIRELESS Monthly charge for mobile broa	P85592	9740115520	02/06/2015	57.09
00174340	02/26/2015	WA FITNESS SERVICES INC Quarterly Maintenance City Hal	P85605	W15216	02/14/2015	184.96
00174341	02/26/2015	WA NATIVE PLANT SOCIETY WNPS 2014 Advanced Stewardship	P81295	3	01/20/2015	42.19
00174342	02/26/2015	WA STUDENT ACHIEVEMENT COUNCIL Overpayment of work-study fund	P85603	OH004376	02/20/2015	314.97

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174343	02/26/2015	WABO BOOKSTORE, THE 2015 ANNUAL REGISTRATION FOR D	P85580	29851	02/09/2015	600.00
00174344	02/26/2015	WASHINGTON AWARDS Annual awards	P85631	59192	02/17/2015	906.66
00174345	02/26/2015	WASHINGTON FITNESS SERV INC Quarterly Fitness Center Equip	P85571	W15192/W15217	02/03/2015	887.91
00174346	02/26/2015	WASHINGTON TRACTOR Spout for spreader, spout flan	P85613	646188	02/11/2015	352.05
00174347	02/26/2015	WCIA K. McDonough Notary Bond	P85623	101207	02/20/2015	50.00
00174348	02/26/2015	WILLING, ROBERT MILEAGE EXPENSE		OH004374	02/18/2015	99.48
00174349	02/26/2015	WIMACTEL INC PAY PHONE IN POLICE LOBBY	P85622	000733532	02/01/2015	60.23
00174350	02/26/2015	WOODINVILLE AUTO PARTS INC JANUARY PARTS/INVENTORY	P85543	OH004372	01/31/2015	946.34
					Total	<u>716,812.50</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P85564	00174275	FRED HUTCHINSON CANCER RES CTR	returning fees for cancelled	359.00
P85573	00174277	GIA WASHINGTON ALUMNI CHAPTER	Contract 16175 complete, depos	50.00
P85574	00174317	ROBINSON, JILL	Contract 19577 completed, depo	38.75
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P85585	00174322	SEATTLE PUBLIC UTILITIES	January 2015 SPU Service Conne	7,424.00
	00174286	JAYMARC LUXURY HOMES LLC	WATER METER INSTALL REFUND	6,578.39
	00174286	JAYMARC LUXURY HOMES LLC	WATER METER INSTALL REFUND	6,093.16
P85557	00174272	FERGUSON ENTERPRISES INC	INVENTORY PURCHASES	4,387.80
P85639	00174330	SUPPLY SOURCE INC, THE	INVENTORY PURCHASES	904.03
	00174268	DONG, LOREN	OFFICE SUPPLIES JAN 2015	571.09
P85552	00174279	GRAINGER	INVENTORY PURCHASES	209.25
	00174286	JAYMARC LUXURY HOMES LLC	WATER METER INSTALL REFUND	120.92
	00174286	JAYMARC LUXURY HOMES LLC	WATER METER INSTALL REFUND	120.92
<i>Org Key: 814083 - Vol Life Ins - States West Lif</i>				
	00174245	AWC	MARCH 2015	270.90
<i>Org Key: CA1100 - Administration (CA)</i>				
P85513	00174287	JOHNSON, SCOTT D.	Legal Services Inv #275	275.00
<i>Org Key: CM1100 - Administration (CM)</i>				
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	166.79
<i>Org Key: CM1300 - Sustainability</i>				
P85582	00174253	CHARGE NORTHWEST	2 year service plan renewal &	1,820.00
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
P85605	00174340	WA FITNESS SERVICES INC	Quarterly Maintenance City Hal	184.96
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	51.36
<i>Org Key: CR1300 - Payroll Services</i>				
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	3.71
<i>Org Key: CT1100 - Municipal Court</i>				
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	160.11
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	148.53
<i>Org Key: DS1100 - Administration (DS)</i>				
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	208.20
<i>Org Key: DS1200 - Bldg Plan Review & Inspection</i>				
P85580	00174343	WABO BOOKSTORE, THE	2015 ANNUAL REGISTRATION FOR D	600.00
<i>Org Key: FN1100 - Administration (FN)</i>				
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	484.31
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P85584	00174248	BRANOM INSTRUMENTS CO.	BACKFLOW TEST KIT WITH CASE AN	921.99
P85663	00174298	METROPRESORT	Printing and mailing January 2	463.43
P85663	00174298	METROPRESORT	Printing and mailing January 2	316.89
<i>Org Key: FN4502 - Utility Billing (Sewer)</i>				
P85663	00174298	METROPRESORT	Printing and mailing January 2	463.43

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P85663	00174298	METROPRESORT	Printing and mailing January 2	316.89
<i>Org Key: FN4503 - Utility Billing (Storm)</i>				
P85663	00174298	METROPRESORT	Printing and mailing January 2	463.43
P85663	00174298	METROPRESORT	Printing and mailing January 2	316.89
<i>Org Key: FNBE01 - Financial Services</i>				
P85014	00174299	MI CHAMBER OF COMMERCE	MONTHLY BILLING FOR SERVICES	1,200.00
P85653	00174298	METROPRESORT	Printing City of Mercer Island	278.60
P85654	00174302	MICROFLEX	January 2015 Tax Audit Program	122.10
<i>Org Key: FR0000 - Fire-Revenue</i>				
	00174289	KLEIMAN, ELAINE	OVERPAYMENT REFUND	35.00
<i>Org Key: FR1100 - Administration (FR)</i>				
P85609	00174331	SYSTEMS DESIGN	Transport Billing Fees	1,128.37
P85597	00174316	RICOH USA INC (FIRE)	Copier Rental/Fire	319.42
P85596	00174247	BLUMENTHAL UNIFORMS	FM Uniforms	212.21
P85599	00174264	CULLIGAN	Water Service/Fire	207.06
P85595	00174257	COMCAST	Internet Charges/Fire	68.67
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	37.80
<i>Org Key: FR2100 - Fire Operations</i>				
P85607	00174338	VERIZON WIRELESS	Cell Charges/Fire	1,968.59
P85608	00174307	PACIFIC POWER GROUP LLC	E92 Repairs	920.31
P85602	00174290	KROESENS INC	Uniform/Garrett	562.33
P85592	00174339	VERIZON WIRELESS	Cell Charges/Fire	17.08
P85608	00174307	PACIFIC POWER GROUP LLC	Amount Prev. Paid on P85449	-862.28
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P85593	00174243	AIRGAS USA LLC	Oxygen/Fire	189.24
<i>Org Key: FR4100 - Training</i>				
P85598	00174326	SPENCER, FREDERICK E	CBT Instructor - 2/16 and 2/20	420.00
<i>Org Key: GGM001 - General Government-Misc</i>				
P85227	00174246	BERK CONSULTING	Professional Services: MIYFS N	2,448.68
P85016	00174257	COMCAST	CITY HALL HIGH SPEED INTERNET	109.18
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	1,246.67
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	277.51
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	53.43
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	27.98
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	16.52
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
	00174293	LEOFF HEALTH & WELFARE TRUST	FIRE RETIREES MAR 2015	6,571.22
P85661	00174242	ADAMS, RONALD E	LEOFF1 Retiree Medical Expense	337.71
	00174274	FORSMAN, LOWELL	LEOFF1 RETIR MEDI REIM MAR-MAY	314.70
P85626	00174334	THOMPSON, JAMES	FRLEOFF1 Retiree Medical Expen	35.61
<i>Org Key: GX9995 - Employee Benefits-General</i>				
P85662	00174245	AWC	COBRA payment for W. Sansbury	753.01

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: GX9997 - Employee Benefits-Fire</i>				
	00174293	LEOFF HEALTH & WELFARE TRUST	FIRE ACTIVE MARCH 2015	54,551.47
<i>Org Key: GX9998 - Employee Benefits-Maintenance</i>				
P85662	00174245	AWC	COBRA payment for T. Deach Mar	768.97
<i>Org Key: IS1100 - IGS Mapping</i>				
P85476	00174291	LATITUDE GEOGRAPHICS GROUP LTD	Technical Support Invoice# 201	364.55
<i>Org Key: IS2100 - IGS Network Administration</i>				
P85622	00174349	WIMACTEL INC	PAY PHONE IN POLICE LOBBY	60.23
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P83945	00174241	AA ASPHALTING INC	RETAINAGE 63003	266.25
P85554	00174335	TRAFFIC SAFETY SUPPLY	STREET SIGNS	202.59
P85553	00174279	GRAINGER	4.5" MASONRY GRINDING WHEELS	29.34
	00174314	PUGET SOUND ENERGY	ENERGY USE JAN 2015	14.14
<i>Org Key: MT3100 - Water Distribution</i>				
P85640	00174282	H D FOWLER	BLIND FLANGES, GASKETS & BOLT	63.56
<i>Org Key: MT3150 - Water Quality Event</i>				
P85576	00174322	SEATTLE PUBLIC UTILITIES	BOIL WATER ADVISORY TESTING	16,545.00
P84834	00174260	CONFLUENCE ENGINEERING GRP LLC	MICROBIAL OCCURENCE RESPONSE &	9,257.43
P85576	00174322	SEATTLE PUBLIC UTILITIES	BOIL WATER ADVISORY WATER TEST	3,514.00
<i>Org Key: MT3200 - Water Pumps</i>				
	00174252	CENTURYLINK	PHONE USE FEB 2015	59.42
<i>Org Key: MT3300 - Water Associated Costs</i>				
	00174348	WILLING, ROBERT	MILEAGE EXPENSE	32.20
	00174348	WILLING, ROBERT	MILEAGE EXPENSE	2.88
<i>Org Key: MT3500 - Sewer Pumps</i>				
P85581	00174281	GRAYBAR	COMPACT DISPLAY 4 LINES 3 COLO	145.83
<i>Org Key: MT4200 - Building Services</i>				
P85657	00174273	FIRE PROTECTION INC	FIRE & SECURITY MONITORING	399.00
P85620	00174273	FIRE PROTECTION INC	EVIDENCE ROOM REPEATER	312.08
<i>Org Key: MT4300 - Fleet Services</i>				
P85543	00174350	WOODINVILLE AUTO PARTS INC	JANUARY PARTS/INVENTORY	946.34
	00174319	ROOT, ROBERT M	CDL ENDORSEMENT COST	156.00
	00174265	DALY, RYAN	CONFERENCE EXPENSES	37.72
<i>Org Key: MT4450 - Cust Resp - Clearing Acct</i>				
	00174348	WILLING, ROBERT	MILEAGE EXPENSE	64.40
<i>Org Key: MT4502 - Sewer Administration</i>				
P85017	00174288	KING COUNTY FINANCE	MONTHLY SEWER JAN-DEC 2015	372,553.92
<i>Org Key: PO1100 - Administration (PO)</i>				
P85631	00174344	WASHINGTON AWARDS	Annual awards	906.66
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	46.03

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PO1350 - Police Emergency Management</i>				
	00174320	SANDSTROM, DONALD	REPLACEMENT BATTERY CARTRIDGE	153.25
P85629	00174315	REMOTE SATELLITE SYSTEMS INT'L	Sat phone service	48.95
<i>Org Key: PO1700 - Records and Property</i>				
P85533	00174301	MICRO DATA	Infraction & Criminal citation	1,463.71
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	125.42
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P85630	00174321	SCORE	January 9 days	1,115.00
<i>Org Key: PO2100 - Patrol Division</i>				
P85636	00174295	LN CURTIS & SONS	Flares	560.16
P85645	00174327	STARBUCK'S TOWING	Impound of suspect vehicle -	392.01
<i>Org Key: PO2200 - Marine Patrol</i>				
P85632	00174308	PACIFIC SKIFFS INC	Aluminum bouys	4,935.17
P85632	00174308	PACIFIC SKIFFS INC	Aluminum bouys	2,467.58
P85634	00174249	BRATWEAR	Jumpsuit-Robarge	518.48
P85623	00174347	WCIA	K. McDonough Notary Bond	50.00
P85625	00174267	DEPT OF LICENSING	K. McDonough Notary Renewal	30.00
<i>Org Key: PO2201 - Dive Team</i>				
P85642	00174251	CENTER FOR DIAGNOSTIC IMAGING	Dive Team physical-Herzog	1,305.00
P85633	00174336	UNDERWATER SPORTS INC.	Dive team equip repairs	306.60
P85633	00174336	UNDERWATER SPORTS INC.	Dive team equip repairs	24.04
<i>Org Key: PO4100 - Training</i>				
	00174296	MARCROFT, MARC A	TEXT BOOK FOR FIREARMS INST CL	62.36
<i>Org Key: PO4200 - Training (CJ)</i>				
P85635	00174269	EQUIFAX	Credit reports-PD candidates	27.44
<i>Org Key: PR1100 - Administration (PR)</i>				
P85616	00174304	NW PLAYGROUND EQUIPMENT INC	Picnic table with umbrella	872.79
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	263.96
P85072	00174263	CRYSTAL AND SIERRA SPRINGS	Monthly water service for LB B	125.48
P85612	00174262	COSTCO	Annual membership fee	37.40
<i>Org Key: PR2100 - Recreation Programs</i>				
P85615	00174254	CHRISTIANSEN, ANNE	Instruction services for Easts	987.00
P85615	00174254	CHRISTIANSEN, ANNE	Instruction services for Easts	427.00
P85611	00174283	HAKOMORI, MITSUKO	Instruction services for Ikeba	273.56
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	26.34
<i>Org Key: PR2108 - Health and Fitness</i>				
P85579	00174309	PAULETTO, MAUDE	Instruction services for Yoga	960.58
P85647	00174292	LEDBETTER-KRAFT, DELORES E	Instruction services for Aerob	952.00
P85579	00174309	PAULETTO, MAUDE	Instruction services for Yoga	326.55
P85579	00174309	PAULETTO, MAUDE	Instruction services for Yoga	273.00
<i>Org Key: PR4100 - Community Center</i>				
P85655	00174300	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE FOR JAN 201	2,079.00
P85646	00174244	ARTISAN ELECTRIC INC	Solar Array Damage Replacement	1,828.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P85572	00174306	PACIFIC MODULAR	Jan 2015 All carpet clean	1,040.00
P85656	00174300	MICHAEL SKAGGS ASSOCIATES	MERCER RM/SLATER/ADMIN FLOOR W	820.00
P85570	00174323	SEATTLE WEDDING SHOW	2016 Seattle Wedding Show, boo	819.00
P85571	00174345	WASHINGTON FITNESS SERV INC	Quarterly Fitness Center Equip	745.56
P85518	00174312	PREMIER CABLING LLC	2 New Ports MICEC Front Desk	590.86
P85302	00174258	COMCAST	2015 high speed internet and c	248.99
P85621	00174273	FIRE PROTECTION INC	CLEAN GYM SMOKES	213.53
P85565	00174261	COSTANERA CREATIVE	Q4 Google Analytics Report	190.00
P85657	00174273	FIRE PROTECTION INC	FIRE & SECURITY MONITORING	150.15
P85571	00174345	WASHINGTON FITNESS SERV INC	Service call for treadmill &	142.35
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	55.19
P85612	00174262	COSTCO	Annual membership fee	36.30
<i>Org Key: PR6100 - Park Maintenance</i>				
P85613	00174346	WASHINGTON TRACTOR	Spout for spreader, spout flan	352.05
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	340.65
P85606	00174279	GRAINGER	FIRE EXTINGUISHER	66.09
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P85558	00174325	SOUND SAFETY PRODUCTS	MISC. WORK CLOTHES	69.63
P85558	00174325	SOUND SAFETY PRODUCTS	MISC. WORK CLOTHES	25.00
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P85657	00174273	FIRE PROTECTION INC	FIRE & SECURITY MONITORING	169.50
P85495	00174284	HOME DEPOT CREDIT SERVICE	MAILBOX LOCK & GALV. WIRE	124.27
P85005	00174255	CINTAS CORPORATION #460	2015 rug cleaning services for	24.64
P85005	00174255	CINTAS CORPORATION #460	2015 rug cleaning services for	24.64
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P85588	00174294	LLOYD ENTERPRISES INC	PLAYFIELD SAND (31.24 TONS)	729.31
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P85006	00174337	UNITED SITE SERVICES	2015 Portable toilet rental an	338.65
P85273	00174333	T2 SYSTEMS CANADA INC	2015 monthly charges for servi	82.13
P85006	00174337	UNITED SITE SERVICES	2015 Portable toilet rentals a	75.60
P85281	00174332	T-MOBILE	2015 services for boat launch	49.99
P85614	00174337	UNITED SITE SERVICES	Additional portable toilet ser	27.69
<i>Org Key: PY4614 - Flex Spending Admin</i>				
	00174278	GORDON, DARRELL	FLEX SPEND ACCT REIMB	500.00
<i>Org Key: PY4615 - Flex Admin 2015</i>				
	00174324	SEGLE, KRYSS	FLEX SPEND ACCT REIMB	2,499.90
	00174276	GARDNER, BRENT	FLEX SPEND ACCT REIMB	1,199.90
	00174297	MCWATTERS, BRIAN	FLEX SPEND ACCT REIMB	350.00
	00174310	PHILEN, SUZANNE	FLEX SPEND ACCT REIMB	184.98
	00174303	MORRIS, CLINTON E	FLEX SPEND ACCT REIMB	115.00
<i>Org Key: WG101R - City Hall Building Repairs</i>				
P85617	00174318	RODDA PAINT	CITY HALL PAINTING	82.38
P85618	00174318	RODDA PAINT	CITY HALL PAINTING	39.20
<i>Org Key: WG105R - Community Center Bldg Repairs</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P85658	00174305	PACIFIC AIR CONTROL INC	CHILLER REPAIR BAD FLOW SWITCH	2,065.94
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P81136	00174239	AUTONATION CHRYSLER DODGE	NEW UTILITY REPLACEMENT VEHICL	32,270.22
<i>Org Key: WP122P - Open Space - Pioneer/Engstrom</i>				
P85006	00174337	UNITED SITE SERVICES	Portable toilet rental and ser	75.60
<i>Org Key: WP122R - Vegetation Management</i>				
P85569	00174337	UNITED SITE SERVICES	Volunteer event portable toile	132.91
P81295	00174341	WA NATIVE PLANT SOCIETY	WNPS 2014 Advanced Stewardship	42.19
<i>Org Key: WP720R - Recurring Park Projects</i>				
P85555	00174311	PLATT ELECTRIC	LIGHT FIXTURES	356.86
<i>Org Key: WS330T - Sewer Telemetry Improvements</i>				
P85575	00174240	SUPERIOR CUSTOM CONTROLS	SEWER TELEMTRY IMPROVEMENTS	37,082.24
P85648	00174329	SUPERIOR CUSTOM CONTROLS	SEWER TELEMTRY	35,388.99
<i>Org Key: XD313C - Decant Facility</i>				
P85649	00174256	COMBINED CONSTRUCTION INC	2014 DECANT FACILITY RETROFIT	53,253.20
<i>Org Key: XG300R - Fire Station 92 Replacement</i>				
P80761	00174328	STORAGE COURT LLC	FS 92 TEMP HOUSING JAN-SEPT 20	2,500.00
<i>Org Key: XP710R - Luther Burbank Minor Improvemnt</i>				
P85578	00174284	HOME DEPOT CREDIT SERVICE	TREATED LUMBER	41.95
<i>Org Key: XR320R - Safe Routes to School</i>				
P85556	00174250	CALPORTLAND COMPANY	#4 X DUST (32 TONS)	924.21
<i>Org Key: YF1100 - YFS General Services</i>				
	00174259	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2015	262.17
P85072	00174263	CRYSTAL AND SIERRA SPRINGS	Monthly water service for LB B	125.47
P85108	00174266	DATAQUEST LLC	Background checks for YFS vols	58.00
P85161	00174271	FEDEX OFFICE	Laminating, cutting & other	41.90
P85025	00174339	VERIZON WIRELESS	Monthly charge for mobile broa	40.01
P85612	00174262	COSTCO	Annual membership fee	36.30
<i>Org Key: YF1200 - Thrift Shop</i>				
P85351	00174280	GRAND & BENEDICTS INC	Operating supplies for MI Thri	610.23
P85603	00174342	WA STUDENT ACHIEVEMENT COUNCIL	Overpayment of work-study fund	314.97
P85657	00174273	FIRE PROTECTION INC	FIRE & SECURITY MONITORING	169.50
P85604	00174270	ER&S COMPUTER SOLUTION	Computer supplies for thrift s	125.00
P85080	00174263	CRYSTAL AND SIERRA SPRINGS	Monthly water service at MI Th	93.07
P85619	00174273	FIRE PROTECTION INC	THRIFT STORE FIRE ALARM RESET	71.18
<i>Org Key: YF2500 - Family Counseling</i>				
P85074	00174285	INTERLAKE PSYCHIATRIC ASSOC	Monthly consultations for clin	150.00
<i>Org Key: YF2600 - Family Assistance</i>				
P85081	00174313	PUGET SOUND ENERGY	Utility Assistance for EA clie	228.57
Total				716,812.50

CERTIFICATION OF CLAIMS

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, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.



Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

<u>Report</u>	<u>Warrants</u>	<u>Date</u>	<u>Amount</u>
Check Register	174351-174430	03/05/15	\$ 119,718.19
			\$ 119,718.19

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174351	02/26/2015	AWC REPLACE WARRANT 174245		OH004391	02/26/2015	1,521.98
00174352	02/26/2015	AWC REPLACE WARRANT 174245		OH004392	02/26/2015	270.90
00174353	02/26/2015	TEXAS CHILD SUPPORT SDU 7006031251891052S/JAMES BLAIR		OH004393	02/19/2015	225.00
00174354	03/02/2015	LA-Z-BOY REPLACE WARRANT 173225		OH004394	03/02/2015	5,047.90
00174355	03/04/2015	CANTERBURY INTERNATIONAL HINGES FOR CBD RECEPTACLES (DE	P85791	CINQ2320	03/04/2015	81.00
00174356	03/04/2015	GET Program PAYROLL EARLY WARRANTS		OH004410	03/04/2015	671.00
00174357	03/04/2015	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		OH004409	03/04/2015	136.25
00174358	03/04/2015	TEXAS CHILD SUPPORT SDU 70060312518910521S/JAMES BLAIR		OH004408	03/04/2015	225.00
00174359	03/04/2015	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		OH004411	03/04/2015	151.07
00174360	03/04/2015	WA ST DEPT OF AGRICULTURE RENEWAL OF PESTICIDE LICENSE		OH004407	03/04/2015	66.00
00174361	03/05/2015	AKANA, JANELLE H Instruction services for Power	P85711	15068	03/02/2015	100.10
00174362	03/05/2015	ALTHOFF, LAURA PERMIT REFUND		1409054	03/03/2015	936.00
00174363	03/05/2015	BOETTCHER, GLENN FLEX SPEND ACCT REIMB		OH004395	03/06/2015	850.00
00174364	03/05/2015	BRZUSEK, DANIELLE FLEX SPEND ACCT REIMB		OH004396	03/06/2015	437.09
00174365	03/05/2015	BUILDERS EXCHANGE OF WA 2015 WATER SYSTEM IMPROVEMENTS	P85673	1045077	02/11/2015	56.70
00174366	03/05/2015	CENTURYLINK PHONE USE FEB 2015		OH004399	02/20/2015	2,969.59
00174367	03/05/2015	CHIEF SUPPLY CORP Battery stick, NICAD	P85628	220610	02/12/2015	187.45
00174368	03/05/2015	CHRISTIANSEN, ANNE Instruction services for Easts	P85674	14999	02/26/2015	1,165.50
00174369	03/05/2015	CINTAS CORPORATION #460 2015 rug cleaning services for	P85005	460315951	02/26/2015	24.64
00174370	03/05/2015	CODE PUBLISHING CO MICC E-update thru Ord 15-04	P85589	48969	02/13/2015	173.56
00174371	03/05/2015	COMCAST Internet Charges/Fire	P85610	OH004398	02/07/2015	197.71
00174372	03/05/2015	CONSOLIDATED PRESS Summer Camp Brochure Printing	P85637	13287	02/17/2015	1,516.47
00174373	03/05/2015	DEDOMINICIS, AMY E FS 92 Project Management	P76634	501421	02/03/2015	2,450.00
00174374	03/05/2015	DSHS/CA/CJC Children's Justice Conference	P85682	OH004401	02/23/2015	199.00
00174375	03/05/2015	FARALLON CONSULTING LLC FUEL CLEAN UP	P85665	0019251	02/13/2015	504.00
00174376	03/05/2015	FASTSIGNS OF BELLEVUE IDENTIFICATION PARK SIGNS	P85703	B71057/B70966	02/27/2015	1,306.39

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174377	03/05/2015	FRANKLIN, DEREK CONFERENCE EXPENSES		OH004402	02/24/2015	7,114.38
00174378	03/05/2015	GRAINGER HAND WINCH FOR TRAILER	P85577	9665357993	02/12/2015	98.66
00174379	03/05/2015	GREER, J SCOTT Pro tem Judge	P85769	OH004404	02/19/2015	675.00
00174380	03/05/2015	H D FOWLER INVENTORY PURCHASES	P85692	I3850719	02/23/2015	1,796.59
00174381	03/05/2015	HEWLETT PACKARD COMPANY 1 TWR HP 2015 Computer Replace	P85386	35897667002	02/12/2015	1,179.03
00174382	03/05/2015	HOLMES, EDWARD J CONFERENCE PER DIEM REIMB		OH004405	03/02/2015	142.55
00174383	03/05/2015	HYDRAULIC INSTALLATION & REPAIR FOR FL-0395	P85670	71633	02/04/2015	1,286.02
00174384	03/05/2015	INTERCOM LANGUAGE SERVICES INC Interpreting Services	P85767	1511	01/25/2015	200.00
00174385	03/05/2015	INTERIOR FOLIAGE CO, THE INDOOR PLANT MAINT	P85701	33553	02/01/2015	569.18
00174386	03/05/2015	ISSAQUAH GLASS INC REPAIR TO BOILER ROOM AT LUTHE	P85664	I050661	02/13/2015	750.08
00174387	03/05/2015	KC FINANCE KC WRIA INTERLOCAL 3rd Trimes	P85667	54732	12/31/2014	3,697.16
00174388	03/05/2015	KELLEY, CHRIS M MILEAGE EXPENSE		OH004406	02/26/2015	33.81
00174389	03/05/2015	KING COUNTY FINANCE SIGNAL SERVICE	P85668	5563455639	01/31/2015	823.06
00174390	03/05/2015	KPG TOWN CENTER CROSSWALK NEEDS	P84451	011915	02/04/2015	11,753.76
00174391	03/05/2015	KRAZAN & ASSOCIATES INC FS 92 CONSTRUCTION TESTING AND	P80956	I6057385832	01/31/2015	363.00
00174392	03/05/2015	LANGUAGE LINE SERVICES Language Line	P85766	3533914	01/31/2015	28.58
00174393	03/05/2015	MANTEK INVENTORY PURCHASES	P85644	1804404	02/10/2015	546.42
00174394	03/05/2015	MI UTILITY BILLS PAYMENT OF UTILITY BILLS FOR W	P85688	OH004413	02/28/2015	3,327.00
00174395	03/05/2015	MICHAEL SKAGGS ASSOCIATES JANITORIAL SERVICE JAN 2015	P85680	1559	01/23/2015	7,466.01
00174396	03/05/2015	MOUNTAINS TO SOUND RETAINAGE	P84406	OH004412	02/25/2015	4,077.37
00174397	03/05/2015	NETWORK COMPUTING ARCHITECTS RSA 1 MONTH ENH MAINT	P85707	46903	01/21/2015	1,011.78
00174398	03/05/2015	ORMSBY, ANNA meeting supplies		OH004415	02/27/2015	53.70
00174399	03/05/2015	OVERLAKE OIL 600 GAL. UNLEADED DELIVERY - F	P85669	0169995/994/900	02/11/2015	4,849.96
00174400	03/05/2015	PACIFIC AIR CONTROL INC FS91 HVAC MAINT	P85696	177959	02/11/2015	724.07
00174401	03/05/2015	PACIFIC NW BUSINESS PROD INC INK	P85687	0029044001	02/15/2015	563.54
00174402	03/05/2015	PACIFIC TOPSOIL INC. SLINGER TRUCK CRUSHED CONCRETE	P85671	93765	02/19/2015	624.15

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174403	03/05/2015	PART WORKS INC. SPUD WASHER FLANGED	P85698	398439	02/06/2015	11.04
00174404	03/05/2015	PEBBLE @ MIPC, THE Preschool scholarships and tui	P85077	OH004416	03/10/2015	990.10
00174405	03/05/2015	POT O' GOLD INC CITY HALL COFFEE SUPPLIES	P85762	260289	02/25/2015	351.64
00174406	03/05/2015	PUGET SOUND ENERGY ENERGY USE FEB 2015		OH004417	02/24/2015	25,870.52
00174407	03/05/2015	QUINN, THOMAS FLEX SPEND ACCT REIMB		OH004419	03/06/2015	367.18
00174408	03/05/2015	R A BROWN BACKFLOW TESTING ROW MEDIAN BACKFLOW TESTING	P85672	15022401	02/24/2015	297.00
00174409	03/05/2015	REDMOND, CITY OF 3rd Qtr 2014 Apparatus	P85679	00001051	10/09/2014	6,164.97
00174410	03/05/2015	RODDA PAINT CITY HALL PAINT	P85699	19856950	02/13/2015	84.42
00174411	03/05/2015	SANDERSON SAFETY SUPPLY SENSORS FOR MICRO CLIPS	P85587	106277801	02/16/2015	330.73
00174412	03/05/2015	SANDINE, ASEA FLEX SPEND ACCT REIMB		OH004421	03/06/2015	961.55
00174413	03/05/2015	SCREENPOINTE TB tests	P85643	10724	02/12/2015	875.00
00174414	03/05/2015	SEGLE, KRYSS WELLNESS GAMES EXPENSES		OH004423	03/02/2015	411.59
00174415	03/05/2015	SETH HARRY & ASSOCIATES INC TOWN CENTER DEVELOPMENT & DESI	P85681	OH004420	02/25/2015	2,500.00
00174416	03/05/2015	SKYLINE COMMUNICATIONS INC EOC SALILLITE INTERNET	P85759	IN40220	03/01/2015	192.55
00174417	03/05/2015	SOUND SAFETY PRODUCTS SAFETY BOOTS	P85638	424864201	02/17/2015	168.63
00174418	03/05/2015	SPIETZ, ALLISON FLEX SPEND ACCT REIMB		OH004422	03/06/2015	49.93
00174419	03/05/2015	STAR RENTAL SCARIFIER (SIDEWALK GRINDER) R	P85686	3207456604	02/20/2015	1,686.30
00174420	03/05/2015	STATE AUDITOR'S OFFICE FYE13 Audit Costs	P85583	L107021	02/11/2015	88.50
00174421	03/05/2015	TAWNEY, LAURA FLEX SPEND ACCT REIMB		OH004424	03/06/2015	424.20
00174422	03/05/2015	TRU MECHANICAL LLC CITY HALL KITCHEN	P85586	2770	02/17/2015	1,150.85
00174423	03/05/2015	VERIZON WIRELESS February 2015 VZ Billing/Kryss	P85709	9741086022	02/23/2015	40.03
00174424	03/05/2015	VERIZON WIRELESS Parks cell phone charges for	P85708	9741086018	02/23/2015	441.80
00174425	03/05/2015	VERMEER NW SALES & SVC REPAIR PARTS FOR FL -0398	P85660	S33873	02/19/2015	157.97
00174426	03/05/2015	WA ST LICENSING NEW VEHICLE LICENSING FOR 2015	P85678	OH004426	02/26/2015	47.75
00174427	03/05/2015	WATAI Annual dues TA team	P85676	OH004425	02/24/2015	270.00
00174428	03/05/2015	WIBLE, CONNIE M Entertainment services for Gal	P85710	OH004428	02/26/2015	150.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00174429	03/05/2015	WOOD, JULIE D Clinical consultation services	P85073	OH004427	02/28/2015	260.00
00174430	03/05/2015	XEROX CORPORATION January Copier Cost	P85764	078095065	02/01/2015	148.78
					Total	<u>119,718.19</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P85690	00174380	H D FOWLER	INVENTORY PURCHASES	1,550.41
	00174362	ALTHOFF, LAURA	PERMIT REFUND	936.00
P85644	00174393	MANTEK	INVENTORY PURCHASES	546.42
<i>Org Key: 814072 - United Way</i>				
	00174359	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	151.07
<i>Org Key: 814074 - Garnishments</i>				
	00174353	TEXAS CHILD SUPPORT SDU	7006031251891052S/JAMES BLAIR	225.00
	00174358	TEXAS CHILD SUPPORT SDU	70060312518910521S/JAMES BLAIR	225.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00174357	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	136.25
<i>Org Key: 814083 - Vol Life Ins - States West Lif</i>				
	00174352	AWC	REPLACE WARRANT 174245	270.90
<i>Org Key: 814085 - GET Program Deductions</i>				
	00174356	GET Program	PAYROLL EARLY WARRANTS	671.00
<i>Org Key: CM1200 - City Clerk</i>				
P85589	00174370	CODE PUBLISHING CO	MICC E-update thru Ord 15-04	173.56
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
	00174414	SEGLE, KRYSS	WELLNESS GAMES EXPENSES	411.59
P85709	00174423	VERIZON WIRELESS	February 2015 VZ Billing/Kryss	40.03
<i>Org Key: CT1100 - Municipal Court</i>				
P85769	00174379	GREER, J SCOTT	Pro tem Judge	475.00
P85767	00174384	INTERCOM LANGUAGE SERVICES INC	Interpreting Services	200.00
P85764	00174430	XEROX CORPORATION	January Copier Cost	148.78
P85768	00174379	GREER, J SCOTT	Pro tem Judge	100.00
P85768	00174379	GREER, J SCOTT	Pro tem Judge	100.00
P85766	00174392	LANGUAGE LINE SERVICES	Language Line	28.58
<i>Org Key: DSBE01 - Chamber of Commerce</i>				
P85681	00174415	SETH HARRY & ASSOCIATES INC	TOWN CENTER DEVELOPMENT & DESI	2,500.00
<i>Org Key: FN1100 - Administration (FN)</i>				
P85583	00174420	STATE AUDITOR'S OFFICE	FYE13 Audit Costs	88.50
<i>Org Key: FR1100 - Administration (FR)</i>				
P85594	00174371	COMCAST	Internet Charges/Fire	104.08
	00174366	CENTURYLINK	PHONE USE FEB 2015	79.67
<i>Org Key: FR2100 - Fire Operations</i>				
P85679	00174409	REDMOND, CITY OF	3rd Qtr 2014 Apparatus	6,164.97
<i>Org Key: GGM001 - General Government-Misc</i>				
P85762	00174405	POT O' GOLD INC	CITY HALL COFFEE SUPPLIES	351.64
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P85687	00174401	PACIFIC NW BUSINESS PROD INC	INK	563.54

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: GX9995 - Employee Benefits-General</i>				
	00174351	AWC	REPLACE WARRANT 174245	753.01
<i>Org Key: GX9998 - Employee Benefits-Maintenance</i>				
	00174351	AWC	REPLACE WARRANT 174245	768.97
<i>Org Key: IS2100 - IGS Network Administration</i>				
	00174366	CENTURYLINK	PHONE USE FEB 2015	1,185.28
P85707	00174397	NETWORK COMPUTING ARCHITECTS	RSA 1 MONTH ENH MAINT	1,011.78
	00174366	CENTURYLINK	PHONE USE FEB 2015	791.72
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P85668	00174389	KING COUNTY FINANCE	SIGNAL SERVICE	823.06
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	324.59
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
P85686	00174419	STAR RENTAL	SCARIFIER (SIDEWALK GRINDER) R	1,686.30
P85672	00174408	R A BROWN BACKFLOW TESTING	ROW MEDIAN BACKFLOW TESTING	297.00
P85693	00174394	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	171.28
	00174360	WA ST DEPT OF AGRICULTURE	RENEWAL OF PESTICIDE LICENSE	66.00
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	12.70
<i>Org Key: MT3100 - Water Distribution</i>				
P85689	00174380	H D FOWLER	RAPIDGRIP PIPE WRENCHES	140.78
P85587	00174411	SANDERSON SAFETY SUPPLY	SENSORS FOR MICRO CLIPS	112.44
<i>Org Key: MT3200 - Water Pumps</i>				
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	2,828.87
<i>Org Key: MT3400 - Sewer Collection</i>				
P85587	00174411	SANDERSON SAFETY SUPPLY	SENSORS FOR MICRO CLIPS	109.14
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	3,617.48
	00174366	CENTURYLINK	PHONE USE FEB 2015	502.75
P85587	00174411	SANDERSON SAFETY SUPPLY	SENSORS FOR MICRO CLIPS	109.15
P85693	00174394	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	27.80
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
P85638	00174417	SOUND SAFETY PRODUCTS	SAFETY BOOTS	168.63
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P85610	00174371	COMCAST	MAINT. ROOM WIFI	93.63
<i>Org Key: MT4200 - Building Services</i>				
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	6,269.22
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	4,359.40
P85680	00174395	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE JAN 2015	4,022.27
P85697	00174400	PACIFIC AIR CONTROL INC	FS91 HVAC MAINT	414.46
P85700	00174385	INTERIOR FOLIAGE CO, THE	INDOOR PLANT MAINT	297.84
P85701	00174385	INTERIOR FOLIAGE CO, THE	INDOOR PLANT MAINT	271.34
P85693	00174394	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	213.81
P85699	00174410	RODDA PAINT	CITY HALL PAINT	84.42
P85698	00174403	PART WORKS INC.	SPUD WASHER FLANGED	11.04

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT4300 - Fleet Services</i>				
P85669	00174399	OVERLAKE OIL	1000 GAL. UNLEADED DELIVERY -	2,178.60
P85670	00174383	HYDRAULIC INSTALLATION &	REPAIR FOR FL-0395	1,286.02
P85669	00174399	OVERLAKE OIL	600 GAL. UNLEADED DELIVERY - F	1,331.34
P85669	00174399	OVERLAKE OIL	275 GAL. DIESEL DELIVERY TO FI	692.68
P85669	00174399	OVERLAKE OIL	257 GAL DIESEL DELIVERY - MAIN	647.34
P85660	00174425	VERMEER NW SALES & SVC	REPAIR PARTS FOR FL -0398	157.97
P85577	00174378	GRAINGER	HAND WINCH FOR TRAILER	98.66
P85678	00174426	WA ST LICENSING	NEW VEHICLE LICENSING FOR 2015	47.75
<i>Org Key: MT4450 - Cust Resp - Clearing Acct</i>				
	00174388	KELLEY, CHRIS M	MILEAGE EXPENSE	33.81
<i>Org Key: MT4501 - Water Administration</i>				
	00174366	CENTURYLINK	PHONE USE FEB 2015	46.04
<i>Org Key: MT4503 - Storm Water Administration</i>				
P85667	00174387	KC FINANCE	KC WRIA INTERLOCAL 3rd Trimes	3,697.16
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	1,056.99
P85791	00174355	CANTERBURY INTERNATIONAL	HINGES FOR CBD RECEPTACLES (DE	81.00
<i>Org Key: PO1100 - Administration (PO)</i>				
	00174382	HOLMES, EDWARD J	CONFERENCE PER DIEM REIMB	142.55
<i>Org Key: PO1350 - Police Emergency Management</i>				
P85759	00174416	SKYLINE COMMUNICATIONS INC	EOC SALILLITE INTERNET	192.55
<i>Org Key: PO2100 - Patrol Division</i>				
P85676	00174427	WATAI	Annual dues TA team	270.00
P85628	00174367	CHIEF SUPPLY CORP	Battery stick, NICAD	187.45
<i>Org Key: PO2150 - Police Support Officer (CJ)</i>				
	00174398	ORMSBY, ANNA	meeting supplies	53.70
<i>Org Key: PO4200 - Training (CJ)</i>				
P85643	00174413	SCREENPOINTE	TB tests	875.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P85637	00174372	CONSOLIDATED PRESS	Summer Camp Brochure Printing	1,516.47
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P85674	00174368	CHRISTIANSEN, ANNE	Instruction services for Easts	1,165.50
P85708	00174424	VERIZON WIRELESS	Parks cell phone charges for	30.15
<i>Org Key: PR2108 - Health and Fitness</i>				
P85711	00174361	AKANA, JANELLE H	Instruction services for Power	100.10
<i>Org Key: PR3500 - Senior Services</i>				
P85708	00174424	VERIZON WIRELESS	Parks cell phone charges for	50.64
<i>Org Key: PR4100 - Community Center</i>				
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	1,343.28
	00174366	CENTURYLINK	PHONE USE FEB 2015	44.96

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P85708	00174424	VERIZON WIRELESS	Parks cell phone charges for	32.56
<i>Org Key: PR5400 - Gallery Program</i>				
P85710	00174428	WIBLE, CONNIE M	Entertainment services for Gal	150.00
<i>Org Key: PR5900 - Summer Celebration</i>				
P85708	00174424	VERIZON WIRELESS	Parks cell phone charges for	32.56
<i>Org Key: PR6100 - Park Maintenance</i>				
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	2,833.55
P85688	00174394	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	855.33
P85703	00174376	FASTSIGNS OF BELLEVUE	IDENTIFICATION PARK SIGNS	278.69
P85708	00174424	VERIZON WIRELESS	Parks cell phone charges for	60.30
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
	00174366	CENTURYLINK	PHONE USE FEB 2015	88.75
P85708	00174424	VERIZON WIRELESS	Parks cell phone charges for	80.41
P85688	00174394	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	71.58
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P85680	00174395	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE JAN 2015	1,969.09
P85688	00174394	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	1,658.74
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	1,327.15
P85703	00174376	FASTSIGNS OF BELLEVUE	IDENTIFICATION PARK SIGNS	278.69
	00174366	CENTURYLINK	PHONE USE FEB 2015	230.42
P85703	00174376	FASTSIGNS OF BELLEVUE	CAR PROWLER SIGNS	191.63
P85708	00174424	VERIZON WIRELESS	Parks cell phone charges for	32.56
P85005	00174369	CINTAS CORPORATION #460	2015 rug cleaning services for	24.64
<i>Org Key: PR6600 - Park Maint-School Related</i>				
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	810.61
P85703	00174376	FASTSIGNS OF BELLEVUE	IDENTIFICATION PARK SIGNS	278.69
P85708	00174424	VERIZON WIRELESS	Parks cell phone charges for	28.34
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	438.20
P85688	00174394	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	328.46
P85703	00174376	FASTSIGNS OF BELLEVUE	IDENTIFICATION PARK SIGNS	278.69
P85692	00174380	H D FOWLER	ROOT BARRIERS	105.40
P85708	00174424	VERIZON WIRELESS	Parks cell phone charges for	94.28
<i>Org Key: PY4615 - Flex Admin 2015</i>				
	00174412	SANDINE, ASEA	FLEX SPEND ACCT REIMB	961.55
	00174363	BOETTCHER, GLENN	FLEX SPEND ACCT REIMB	850.00
	00174364	BRZUSEK, DANIELLE	FLEX SPEND ACCT REIMB	437.09
	00174421	TAWNEY, LAURA	FLEX SPEND ACCT REIMB	424.20
	00174407	QUINN, THOMAS	FLEX SPEND ACCT REIMB	367.18
	00174418	SPIETZ, ALLISON	FLEX SPEND ACCT REIMB	49.93
<i>Org Key: WD105R - Watercourse Minor Repairs</i>				
P84406	00174396	MOUNTAINS TO SOUND	RETAINAGE	4,077.37
<i>Org Key: WG101R - City Hall Building Repairs</i>				
P85586	00174422	TRU MECHANICAL LLC	CITY HALL KITCHEN	1,150.85

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: WG110T - Computer Equip Replacements</i>				
P85386	00174381	HEWLETT PACKARD COMPANY	1 TWR HP 2015 Computer Replace	1,179.03
<i>Org Key: WG550R - Fuel Clean Up</i>				
P85665	00174375	FARALLON CONSULTING LLC	FUEL CLEAN UP	504.00
<i>Org Key: WR322R - Town Center Crosswalks</i>				
P84451	00174390	KPG	TOWN CENTER CROSSWALK NEEDS	11,753.76
<i>Org Key: WW312R - ICW and 85th Ave Water Impv</i>				
P85673	00174365	BUILDERS EXCHANGE OF WA	2015 WATER SYSTEM IMPROVEMENTS	28.35
<i>Org Key: WW524R - 93rd Water System Improvements</i>				
P85673	00174365	BUILDERS EXCHANGE OF WA	2015 WATER SYSTEM IMPROVEMENTS	28.35
<i>Org Key: XG300R - Fire Station 92 Replacement</i>				
	00174354	LA-Z-BOY	REPLACE WARRANT 173225	5,047.90
P76634	00174373	DEDOMINICIS, AMY E	FS 92 Project Management	2,450.00
P80956	00174391	KRAZAN & ASSOCIATES INC	FS 92 CONSTRUCTION TESTING AND	363.00
<i>Org Key: XP710R - Luther Burbank Minor Improvment</i>				
P85664	00174386	ISSAQUAH GLASS INC	REPAIR TO BOILER ROOM AT LUTHE	750.08
<i>Org Key: XR320R - Safe Routes to School</i>				
P85671	00174402	PACIFIC TOPSOIL INC.	SLINGER TRUCK CRUSHED CONCRETE	624.15
<i>Org Key: YF1100 - YFS General Services</i>				
P85073	00174429	WOOD, JULIE D	Clinical consultation services	260.00
<i>Org Key: YF1200 - Thrift Shop</i>				
P85680	00174395	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE JAN 2015	1,474.65
	00174406	PUGET SOUND ENERGY	ENERGY USE FEB 2015	648.48
P85696	00174400	PACIFIC AIR CONTROL INC	THRIFT SHOP HVAC MAINT	309.61
<i>Org Key: YF2500 - Family Counseling</i>				
P85682	00174374	DSHS/CA/CJC	Children's Justice Conference	199.00
<i>Org Key: YF2600 - Family Assistance</i>				
P85077	00174404	PEBBLE @ MIPC, THE	Preschool scholarships and tui	990.10
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
	00174377	FRANKLIN, DEREK	CONFERENCE EXPENSES	7,114.38
Total				<u>119,718.19</u>



**CITY OF MERCER ISLAND
CERTIFICATION OF PAYROLL**

PAYROLL PERIOD ENDING

2/27/2015

PAYROLL DATED

3/6/2015

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, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the city of Mercer Island, and that I am authorized to authenticate and certify to said claim.

Charles L. Corder

Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

Description		Date	Amount
Payroll Checks	62811975 - 62811986		15,926.26
Direct Deposits			450,168.07
Void/Manual Adjustments			25,535.78
Tax & Benefit Obligations			243,122.92
Total Gross Payroll		3/6/15	734,753.03



CITY OF MERCER ISLAND PAYROLL SUMMARY

PAYROLL PERIOD ENDING	2/27/2015
PAYROLL DATED	3/6/2015
Net Cash	466,094.33
Net Voids/Manuals	25,535.78
Federal Tax Deposit - Key Bank	85,920.23
Social Security and Medicare Taxes	41,828.08
Medicare Taxes Only (Fire Fighter Employees)	1,788.38
Public Employees Retirement System 1 (PERS 1)	368.02
Public Employees Retirement System 2 (PERS 2)	16,684.76
Public Employees Retirement System 3 (PERS 3)	3,523.02
Public Employees Retirement System 2 (PERSJBM)	480.23
Public Safety Employees Retirement System (PSERS)	155.64
Law Enforc. & Fire fighters System 2 (LEOFF 2)	24,033.88
Regence & LEOFF Trust - Medical Insurance	14,362.76
Domestic Partner/Overage Dependant - Insurance	2,651.09
Group Health Medical Insurance	1,226.36
Health Care - Flexible Spending Accounts	2,734.45
Dependant Care - Flexible Spending Accounts	2,075.30
United Way	151.07
ICMA Deferred Compensation	39,251.30
ROTH IRA	50.00
Child Support/Garnishment Payments	1,102.74
MI Employees' Association	136.25
Cities & Towns/AFSCME Union Dues	0.00
Police Union Dues	0.00
Fire Union Dues	1,786.20
Fire Union - Supplemental Dues	145.00
AWC - Voluntary Life Insurance	(135.77)
Unum - Long Term Care Insurance	1,326.00
AFLAC - Supplemental Insurance Plans	706.43
GET - Guarantee Education Tuition of WA	671.00
Coffee Fund	38.00
Transportation	62.50
Miscellaneous	0.00

TOTAL GROSS PAYROLL	\$ 734,753.03
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**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5035
March 16, 2015
Regular Business**

**KING COUNTY REGIONAL 2014 HAZARD
MITIGATION PLAN UPDATE**

Proposed Council Action:

Pass Resolution No. 1479 adopting the King County Regional 2014 Hazard Mitigation Plan Update.

DEPARTMENT OF

Police (Jennifer Franklin)

COUNCIL LIAISON

Mike Cero Debbie Bertlin Benson Wong

EXHIBITS

1. Resolution No. 1479
2. King County Regional 2014 Hazard Mitigation Plan Update - Executive Summary

APPROVED BY CITY MANAGER

AMOUNT OF EXPENDITURE	\$	n/a
AMOUNT BUDGETED	\$	n/a
APPROPRIATION REQUIRED	\$	n/a

SUMMARY

BACKGROUND

The Disaster Mitigation Act of 2000 (Public Law 106-390), requires applicants seeking funding through the federal Hazard Mitigation Grant Program to have an approved Hazard Mitigation Plan. The City of Mercer Island's first plan was created in 2004, an update was adopted in 2011. Plans must be updated every five years to remain eligible for funding.

In January 2013, a partnership of King County cities and special purpose districts embarked on a planning process to prepare for and lessen the impacts and costs of each jurisdiction having to pay for and update individual plans. The partnership was formed to pool resources and to create a uniform hazard mitigation strategy that can be consistently applied to the defined planning area and used to ensure eligibility for specified grant funding success.

This effort represents the second comprehensive update to the initial hazard mitigation plan, approved by the Federal Emergency Management Agency (FEMA) in November of 2004, as well as a return to a truly regional effort following the truncated 2009 planning process. The 54 member planning partnership involved in this program includes King County, 26 city and town governments and 27 special purpose districts. The planning area for the hazard mitigation plan was defined as all incorporated and unincorporated areas of King County as well as the incorporated areas of cities that cross County boundaries: Auburn, Bothell, Milton and Pacific. The result of the organizational effort will be a FEMA and State Emergency Management Agency (WAEMD) approved multi-jurisdictional, multi-hazard mitigation plan.

Mitigation is defined in this context as any sustained action taken to reduce or eliminate long-term risk to life and property from a hazard event. Mitigation planning is the systematic process of learning about the hazards that can affect the community, setting clear goals, identifying appropriate actions and following through with an effective mitigation strategy. Mitigation encourages long-term reduction of hazard vulnerability and can reduce the enormous cost of disasters to property owners and all levels of government. Mitigation can also protect critical community facilities, reduce exposure to liability, and minimize post-disaster community disruption.

The hazard identification and profiling in the hazard mitigation plan addresses the following hazards of concern within the planning area:

1. Avalanche
2. Dam failure
3. Earthquake
4. Flood
5. Landslide
6. Severe weather
7. Severe winter weather
8. Tsunami
9. Volcano
10. Fire

With the exception of dam failure, this plan does not provide a full risk assessment of technological and human-caused hazards. However, brief, qualitative discussions of the following hazards of interest are included: health hazards, cybersecurity and terrorism.

The King County Office of Emergency Management has been the lead agency role in developing the hazard mitigation plan. All participating local jurisdictions have been responsible for assisting in the development of the hazard and vulnerability assessments and the mitigation action strategies for their respective jurisdictions and organizations. The Plan presents the accumulated information in a unified framework to ensure a comprehensive and coordinated plan covering the entire King County planning area. Each jurisdiction has been responsible for the review and approval of their individual sections of the Plan.

The Plan was prepared in accordance with the guidelines established by the Washington Military Department Emergency Management Division and has been aligned with the goals, objectives and priorities of the State's multi-hazard mitigation plan.

A 19-member Steering Committee (SC) composed of representative stakeholders was formed early in the planning process to guide the development of the Plan. In addition, residents were asked to contribute by sharing local knowledge of their individual area's vulnerability to natural hazards based on past occurrences. Public involvement has been solicited via a multi-media campaign that included two rounds of public meetings, web-based information, a questionnaire and progress updates via the news media.

MITIGATION DISCUSSION

The Mercer Island Annex to the Plan is framed by three main mitigation goals:

1. Maintain reliability of the Island's infrastructure.
2. Minimize susceptibility to the "cascading effects" of hazards.
3. In future development of all types, incorporate Best Available Science (BAS) as well as All Known and Reasonable Technology (AKART) where it may reduce losses from hazards.

The Plan also provides the status of mitigation projects and activities and that were identified in the original plan, and it discusses a range of projects and activities that can be considered under the updated Plan.

BOTTOM-LINE BENEFITS

With an approved Plan, the City is able to compete for both mitigation project funding and reimbursement following a declared disaster. In a declared disaster, the State of Washington and FEMA can reimburse the

City up to 82% of the cost of incurred damages as long as the City is in compliance with state and federal guidelines, including having an approved Hazard Mitigation Plan and City Emergency Management Plan.

Mercer Island has sought and received FEMA funding several times over the years. The most notable example is a comprehensive seismic retrofit of the City's water reservoirs that was completed in 2000 thanks to a \$1.1 million FEMA grant. The effectiveness of the retrofit was tested a year later by the Nisqually Earthquake, which caused no damage to the reservoirs.

COST OF THE PLAN UPDATE

In 2011, the City was awarded a federal grant that paid 75% of the cost of the update through the state Emergency Management Division. The initial estimated cost of the update was \$30,000. The cost of the original Plan (in 2004) was \$50,000. The King County Regional 2014 Hazard Mitigation Plan was funded solely by King County through an awarded Grant, culminating in no cost to the City of Mercer Island.

NEXT STEPS

Upon the Council passing Resolution No 1470, which adopts of Volume 1, Volume 2b and the appendices of Volume 2 of the King County Regional 2014 Hazard Mitigation Plan Update (RHMP) and subsequent approval of said plan by WAEMD and FEMA, the City of Mercer Island will be eligible to apply for specified grants. The grant funds are made available to states and local governments and can be used to implement the long-term hazard mitigation measures specified within the City of Mercer Island's annex of the RHMP before and after a major disaster declaration. The RHMP is considered a living document such that, as awareness of additional hazards develops and new strategies and projects are conceived to offset or prevent losses due to natural disasters, the RHMP will be evaluated and revised on a continual 5-year time frame.

LINKS

- [King County Regional Hazard Mitigation Plan Update | Volume 1: Planning-Area-Wide Elements](http://www.kingcounty.gov/~media/safety/prepare/documents/RHMP2013/KCRHMP_Vol1_AgencySubmittal.ashx?la=en)
(http://www.kingcounty.gov/~media/safety/prepare/documents/RHMP2013/KCRHMP_Vol1_AgencySubmittal.ashx?la=en)
- [King County Regional Hazard Mitigation Plan Update | Volume 2: Planning Partner Annexes | Part 2b—Federal Way, Hunts Point, Issaquah, Kent, Kirkland, Maple Valley, Medina, Mercer Island, North Bend](http://www.kingcounty.gov/~media/safety/prepare/documents/RHMP2013/KCRHMP_Vol2b_AgencySubmittal.ashx?la=en)
(http://www.kingcounty.gov/~media/safety/prepare/documents/RHMP2013/KCRHMP_Vol2b_AgencySubmittal.ashx?la=en)

RECOMMENDATION

Emergency Manager

MOVE TO: Pass Resolution No. 1479, adopting the King County Regional 2014 Hazard Mitigation Plan Update.

**CITY OF MERCER ISLAND
RESOLUTION NO. 1497**

**A RESOLUTION ADOPTING THE KING COUNTY REGIONAL 2014 HAZARD
MITIGATION PLAN AS THE OFFICIAL HAZARD MITIGATION PLAN FOR
THE CITY OF MERCER ISLAND**

WHEREAS, hazard mitigation planning is the process of determining how to reduce or eliminate the loss of life and property damage resulting from natural and human-caused hazards;

WHEREAS, the King County Regional 2014 Hazard Mitigation Plan is a plan that meets the State of Washington, Military Department, Emergency Management Division, Hazard Mitigation Section, and the Federal Emergency Management Agency requirements for compliance with the Disaster Mitigation Act of 2000 (44CFR 201.6); (Public Law 106-390)

WHEREAS, the King County Regional 2014 Hazard Mitigation Plan provides a current framework for natural hazards and selected man-made hazards for hazard reduction in the community, the framework for the plan has been reviewed through a public involvement process;

WHEREAS, all of King County has experienced hazards to its community in the past;

WHEREAS, a coalition of King County, Cities, Towns and Special Purpose Districts with like planning objectives has been formed to pool resources and create consistent mitigation strategies within the King County planning area; and

WHEREAS, the coalition has completed a planning process that engages the public, assesses the risk and vulnerability to impacts of natural hazards, develops a mitigation strategy with a set of uniform goals and objectives, and creates a plan for implementing, evaluating and revising this strategy;

WHEREAS, it is concluded that the adoption of King County Regional 2014 Hazard Mitigation Plan is necessary and in the public interest.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT THE CITY OF MERCER ISLAND:

1. Adopts in its entirety, Volume 1, Volume 2b, and the appendices in Volume 2 of the King County Regional 2014 Hazard Mitigation Plan (RHMP) Update.
2. Will use the adopted and approved portions of the RHMP to guide pre- and post-disaster mitigation of the hazards identified.
3. Will help to promote and support the mitigation successes of all RHMP Planning Partners.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON AT ITS REGULAR MEETING ON THE 23RD DAY OF FEBRUARY 2015, AND SIGNED IN APPROVAL.

Bruce Bassett, Mayor

ATTEST:

Allison Spietz, City Clerk



King County

Office of Emergency Management

KING COUNTY REGIONAL HAZARD MITIGATION PLAN UPDATE

EXECUTIVE SUMMARY

Agency Review Submittal

July 2014



EXECUTIVE SUMMARY

Hazard mitigation is the use of long-term and short-term policies, programs, projects, and other activities to alleviate the death, injury, and property damage that can result from a disaster. King County and a partnership of local governments within the County have developed and maintained a regional hazard mitigation plan to reduce risks from natural disasters. The plan complies with hazard mitigation planning requirements to maintain eligibility for funding under Federal Emergency Management Agency grant programs.

PREVIOUS HAZARD MITIGATION PLANNING IN KING COUNTY

Federal regulations require periodic updates of hazard mitigation plans to reevaluate recommendations, monitor the impacts of actions that have been accomplished, and determine if there is a need to change the focus of mitigation strategies. A jurisdiction covered by a plan that has expired is no longer in compliance with the federal requirements for hazard mitigation planning.

King County and a coalition of 39 planning partners prepared an initial hazard mitigation plan that was approved by the Federal Emergency Management Agency in November 2004. This document represents the second comprehensive update (the first update was made in 2009). The 2009 plan update process was truncated after back-to-back disasters in 2009—January flooding and March snowstorms—and the emergence of a significant flooding threat in the Green River Valley due to problems at Howard Hanson Dam. The truncated process resulted in a significant decrease in planning partners covered by the regional plan (12 local governments). Many of the original planning partners developed their own plans or let their plans expire. This 2014 update is a return to a truly regional planning effort. Fifty-four local governments are covered by this plan update, including King County, 26 city and town governments, and 27 special purpose districts, as listed in Tables ES-1 and ES-2.

The team that prepared the current update also prepared a five-year progress report of actions completed by all planning partners whose existing plan is replaced by this update. In the reporting period covered by the report, the partners started or completed 165 of 283 initiatives, 58 percent.

TABLE ES-1. MUNICIPAL PLANNING PARTNERS		
King County	City of Issaquah	City of Renton
City of Algona	City of Kent	City of SeaTac
City of Auburn	City of Kirkland	City of Shoreline
City of Bothell	City of Maple Valley	City of Snoqualmie
City of Burien	City of Medina	City of Tukwila
City of Carnation	City of Mercer Island	City of Woodinville
City of Clyde Hill	City of North Bend	Town of Beaux Arts Village
City of Duvall	City of Pacific	Town of Hunts Point
City of Federal Way	City of Redmond	Town of Skykomish

**TABLE ES-2.
SPECIAL PURPOSE DISTRICT PLANNING PARTNERS**

Coal Creek Utility District	Shoreline Fire
Covington Water District	Skyway Water & Sewer District
Highline Water District	Soos Creek Water & Sewer District
Kent Fire	Southwest Suburban Sewer District
Kent School District	Valley Regional Fire Authority
King County Fire District No. 2	Valley View Sewer District
King County Fire District No. 45	Vashon Island Fire & Rescue
King County Hospital District No. 2 (EvergreenHealth)	Water District 111
Midway Sewer District	Water District 125
North City Water District	Water District 19
Public Hospital District No. 1 (Valley Medical)	Water District 20
Riverview School District	Water District 90
Ronald Wastewater District	Woodinville Water District
Sammamish Plateau Water & Sewer District	

PLAN UPDATE PROCESS

Updating the plan consisted of the following phases:

- **Phase 1, Organize and Review**—A planning team was assembled for the plan update, consisting of staff from the King County Office of Emergency Management and a technical consultant. The team conducted outreach to establish the planning partnership. A 19-member steering committee was assembled to oversee the plan update, consisting of planning partner staff, citizens, and other stakeholders in the planning area. Coordination with other county, state and federal agencies involved in hazard mitigation occurred throughout the plan update process. This phase included a review of the existing plan, the Washington State Hazard Mitigation Plan, and existing programs that may support hazard mitigation actions.

Phase 2, Update the Risk Assessment—Risk assessment is the process of measuring the potential loss of life, personal injury, economic injury, and property damage resulting from natural hazards. This process assesses the vulnerability of people, buildings and infrastructure to natural hazards. Risk assessment models were enhanced with new data and technologies that have become available since 2009. The risk assessment included the following:

- Hazard identification and profiling
- Assessment of the impact of hazards on physical, social and economic assets
- Vulnerability identification
- Estimates of the cost of potential damage.

Planning partners used the risk assessment to rank risk and to gauge the potential impacts of each hazard of concern on their jurisdiction. The mitigation actions recommended in this plan include some that address limitations in the modeling caused by insufficient data. For example, in light of the Oso landslide, King County has initiated an effort identified as an action item in this plan to better characterize landslide risks in the County.

- **Phase 3, Engage the Public**—The planning team implemented a public involvement strategy developed by the Steering Committee. The strategy included public meetings to present the risk assessment and the draft plan, a hazard mitigation survey, a County-sponsored website, and multiple media releases.
- **Phase 4, Assemble the Updated Plan**—The planning team and Steering Committee assembled a document to meet federal hazard mitigation planning requirements for all partners. The updated plan contains two volumes. Volume 1 contains components that apply to all partners and the broader planning area. Volume 2 contains all components that are jurisdiction-specific. Each planning partner has a dedicated annex in Volume 2.
- **Phase 5, Plan Adoption/Implementation**—Once pre-adoption approval has been granted by Washington State’s Emergency Management Division and FEMA Region X, the final adoption phase will begin. Each planning partner will individually adopt the updated plan. The plan maintenance process includes a schedule for monitoring and evaluating the plan’s progress periodically and producing a plan revision every 5 years. This plan maintenance strategy also includes processes for continuing public involvement and integration with other programs that can support or enhance hazard mitigation.

RISK ASSESSMENT RESULTS

Based on the risk assessment, hazards were ranked as follows for the risk they pose to the overall planning area:

1. Earthquake (High)
2. Severe Weather (High)
3. Severe Winter Weather (High)
4. Flood (Medium)
5. Landslide (Medium)
6. Wildfire (Medium)
7. Dam Failure (Low)
8. Avalanche (Low)
9. Volcano (Low)
10. Tsunami (Low).

Each planning partner also ranked hazards for its own area. Table ES-3 summarizes the categories of high, medium and low (relative to other rankings) based on the numerical ratings that each jurisdiction assigned each hazard. The results indicate the following general patterns:

- Earthquake, severe weather and severe winter weather generally ranked as the highest risks.
- Tsunami and avalanche were not ranked by most jurisdictions.
- Tsunami, volcano and wildfire tended to receive medium or low rankings based on the geographic location of each jurisdiction. Tsunami was ranked as a higher risk for coastal communities; wildfire was ranked higher for jurisdictions located farther from the highly developed areas near Puget Sound. Volcano was ranked higher for jurisdictions in the southwestern portion of the County near lahar hazard areas.
- Dam failure, volcano and wildland fire tended to have low ratings.

TABLE ES-3. SUMMARY OF HAZARD RANKING RESULTS				
	Number of Jurisdictions Assigning Ranking to Hazard			
	High	Medium	Low	Not Ranked
Avalanche	0	0	6	48
Dam Failure	1	8	20	25
Earthquake	49	5	0	0
Flood	10	25	17	2
Landslide	5	28	17	4
Severe Weather	40	13	1	0
Severe Winter Weather	44	9	1	0
Tsunami	0	3	11	40
Volcano	0	11	34	9
Wildland Fire	3	5	26	10

MITIGATION GUIDING PRINCIPLE, GOALS AND OBJECTIVES

The following principle guided the Steering Committee and the planning partnership in selecting the initiatives contained in this plan update:

King County is a region that promotes community resilience by eliminating or reducing risks and adverse impacts from hazards, while encouraging hazard mitigation activities by all sectors.

The Steering Committee and the planning partnership established the following goals for the plan update:

1. Protect life and property.
2. Increase public awareness of hazards and mitigation opportunities.
3. Protect, restore and enhance environmental quality.
4. Leverage partnering opportunities.
5. Enhance planning activities.
6. Develop and implement cost-effective mitigation strategies.
7. Promote a sustainable economy.

The following objectives were identified that meet multiple goals, helping to establish priorities for recommended mitigation actions:

1. Increase the resilience of critical facilities, infrastructure and government operations to ensure continuity of operations during and after a hazard event.
2. Consider the impacts of hazards in all planning mechanisms that address current and future land uses and integrate hazard mitigation goals and objectives into other existing plans and programs within the planning area.

3. Develop, improve and protect systems that provide early warnings, emergency response communications and evacuation procedures.
4. Use the best available data, science and technologies to improve understanding and stakeholder awareness of the location and potential impacts of hazards, the vulnerability of building types and community development patterns, and the measures needed to mitigate hazards.
5. Seek feasible mitigation projects that provide the highest degree of hazard protection with the best benefit-cost ratio.
6. Emphasize the hazard mitigation message in and promote the value of public outreach and education programs, such as Take Winter By Storm and What to Do to Make it Through.
7. Improve coordination among all sectors to mitigate hazards.
8. Reduce hazard-related risks and vulnerability to potentially isolated populations within the planning area.
9. Retrofit, purchase or relocate structures in high hazard areas, including those known to be repetitively damaged.
10. Strengthen codes to improve the hazard resilience of new construction.
11. Leverage social networks and other social capital mechanisms to educate the public and stakeholders and promote resilience.
12. Seek actions that protect or improve the environment for future environmental conditions.
13. Form private/public partnerships to leverage and share resources.
14. Partner with the private sector, including small businesses, to promote hazard mitigation as part of standard business practice.
15. Educate businesses about contingency planning countywide, targeting small businesses and those located in high risk areas, and promote employee education about disaster preparedness while on the job and at home.

MITIGATION ACTIONS

Mitigation actions presented in this update are activities designed to reduce or eliminate losses resulting from natural hazards. The update process resulted in the identification of nearly 700 mitigation actions for implementation by individual planning partners, as presented in Volume 2 of this plan. In addition, the steering committee and planning partnership identified seven countywide initiatives benefiting the whole partnership, as listed in Table ES-4.

IMPLEMENTATION

Full implementation of the recommendations of this plan will require time and resources. The measure of the plan's success will be its ability to adapt to changing conditions. King County and its planning partners will assume responsibility for adopting the recommendations of this plan and committing resources toward implementation. The framework established by this plan commits all planning partners to pursue initiatives when the benefits of a project exceed its costs. The planning partnership developed this plan with extensive public input, and public support of the actions identified in this plan will help ensure the plan's success.

**TABLE ES-3.
ACTION PLAN—COUNTYWIDE MITIGATION ACTIONS**

Hazards Addressed	Lead Agency	Possible Funding Sources or Resources	Time Line ^a	Objectives
CW-1 —Continue to participate in and support the “Resilient King County” initiative.				
All hazards	King County Office of Emergency Management (OEM)	Local, possible grant funding (FEMA, DHS)	Ongoing	1, 3, 4, 7, 13, 14, 15
CW-2 —Continue to maintain a website that will house the regional hazard mitigation plan, its progress reports and all components of the plan’s maintenance strategy to provide the planning partners and public ongoing access to the plan and its implementation.				
All Hazards	King County OEM	King County OEM operating budget	Ongoing	4, 6, 7, 11, 15
CW-3 —Continue to leverage/support/enhance ongoing, regional public education and awareness programs (such as “Take Winter by Storm and “Make it Through”) as a method to educate the public on risk, risk reduction and community resilience.				
All Hazards	King County and all planning partners	Local	Ongoing	4, 6, 7, 11, 13, 14, 15
CW-4 —Continue to support the use, development and enhancement of a regional alert and notification system.				
All Hazards	King County OEM	Local, possible grant funding (FEMA, DHS, NWS, NOAA)	Ongoing	3, 4, 7, 13
CW-5 —Strive to capture time-sensitive, perishable data—such as high water marks, extent and location of hazard, and loss information—following hazard events to support future updates to the risk assessment.				
All hazards	All Planning partners	Local, FEMA (PA)	Short-term	4, 7
CW-6 —Encourage signatories for the regional coordination framework for disasters and planned events.				
All Hazards	King County OEM	Local	Ongoing	3, 7, 13, 14
CW-7 —Continue ongoing communication and coordination in the implementation of the King County Regional Hazard Mitigation Plan and the 2013 King County Flood Hazard Management Plan.				
Flood	King County OEM, King County Department of Natural Resources & Parks, King County Flood Control District	Local	Ongoing	2, 4, 5, 7, 10, 12



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5055
March 16, 2015
Public Hearing**

**CONTINUATION OF PUBLIC HEARING
REGARDING THE MORATORIUM ON TOWN
CENTER BUILDING PERMITS**

Proposed Council Action:

Continue public hearing and adopt Findings of Fact regarding moratorium on Town Center building permits.

DEPARTMENT OF

City Attorney (Katie Knight)

COUNCIL LIAISON

n/a

EXHIBITS

1. Adopted Ordinance No. 15-04
2. Proposed Ordinance No. 15-05 (Version A)
3. Proposed Ordinance No. 15-05 (Version B)

APPROVED BY CITY MANAGER

AMOUNT OF EXPENDITURE	\$	n/a
AMOUNT BUDGETED	\$	n/a
APPROPRIATION REQUIRED	\$	n/a

SUMMARY

MORATORIUM PROCESS

The Mercer Island City Council adopted a moratorium on the acceptance or processing of building permits in the Town Center on February 2, 2015. The moratorium was adopted via Ordinance No. 15-04 (see Exhibit 1). State law requires that the Council hold a subsequent public hearing and adopt findings of fact in support of the moratorium. March 2, 2015 was set as the date of the public hearing required under state law. At the March 2 hearing, the City Council took public testimony, but continued the hearing to the March 16 meeting to finalize the process. Attached as Exhibits 2 and 3 are proposed Ordinance No. 15-05 alternatives providing the required Findings of Fact for the moratorium. There are two versions of the proposed Ordinance 15-05. Version A retains the exceptions in the moratorium as passed on February 2, 2015. Version B removes the exception referred to as the "Hines Project".

HISTORY

In early 2014, the Mercer Island City Council formed a Town Center Visioning Subcommittee (Subcommittee) to develop a Scope of Work and process in order to establish a Vision and subsequent implementing regulations/actions for the future of the Mercer Island Town Center. The Subcommittee's work was divided into two phases. Phase 1 ended with the publication of the consultant's report which identified potential Town Center-related code amendments. Phase 2 of the Subcommittee's continuing work builds upon the Phase 1 report.

The City Council recognized allowing building and other new development to continue in the Town Center zone before the City fully develops the appropriate visioning and adopts new or revised associated

regulations, would adversely impact the visioning process and the City's efforts to update its development regulations. Accordingly, the City Council adopted the moratorium restricting the acceptance and processing of new building permits in Town Center while this review was underway.

The City Council carefully considered the proposed building project commonly known as the "Hines Project". After significant legal analysis of the issues by internal and outside legal counsel, the City Council determined it appropriate to except out the Hines Project. The moratorium was thus established for a four month period, excepting out the Hines Project and any buildings under two stories. The second exception was adopted as the issues presented by citizens focused on building heights in Town Center over two stories.

The City Council now is considering public comments and additional legal advice from its attorneys. The moratorium process is not quasi-judicial, rather, it is legislative. Adoption of a moratorium is a legislative power specifically reserved to the City Council. Accordingly, the City Council may discuss public issues regarding the moratorium with members of the public. However, this does not include privileged communications from the City's attorneys. The communications between the City Council and its attorneys are privileged and this privilege may not be selectively waived. The inability to waive selective pieces of the privileged communication is not an attempt to undermine transparency. Such waiver would severely compromise the City of Mercer Island's legal defense.

RECOMMENDATION

City Attorney

MOVE TO: Adopt Ordinance No. 15-05 (Version A) providing Findings of Fact for the moratorium regarding the acceptance and processing of building permits in the Town Center.

In the alternative:

MOVE TO: Adopt Ordinance No. 15-05 (Version B) providing Findings of Fact for the moratorium regarding the acceptance and processing of building permits in the Town Center, and removing the "Hines Project" exception.

**CITY OF MERCER ISLAND
ORDINANCE NO. 15-04**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
RELATING TO LAND USE AND ZONING, ADOPTING A
MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR
BUILDING PERMITS OR NEW DEVELOPMENT OR RE-
DEVELOPMENT IN THE MERCER ISLAND TOWN CENTER ZONE.**

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island adopted a Comprehensive Plan in 1994 and has amended the plan on several occasions since that time; and

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island has adopted a zoning code and map (Mercer Island City Code, Title 19, Unified Land Development Code); and

WHEREAS, the City of Mercer Island is in the process of updating its Comprehensive Plan pursuant to the requirements in the Washington State Growth Management Act, Chapter 36.70A, which update is required to be completed by June 30, 2015; and

WHEREAS, as part of its Growth Management Act obligations, its Comprehensive Plan updates, and Town Center planning activities, the City of Mercer Island has been engaged in Phase 1 of the Mercer Island Town Center Visioning since fall of 2014; and

WHEREAS, in the course of the update to the Comprehensive Plan and the Town Center Visioning, the Mercer Island City Council has heard concerns from its citizens regarding both plans; and

WHEREAS, during its annual Planning Session, the City Council discussed the need to step back from the Town Center Visioning and the Comprehensive Plan to determine whether Mercer Island citizens find such planning consistent with city values; and

WHEREAS, on January 23, 2015 during its annual Planning Session, the City Council requested that a proposed moratorium on the acceptance and issuance of building permits and all other land development permits or approvals for major new construction in Town Center be provided for its review as soon as possible; and

WHEREAS, the City Council may adopt an immediate moratorium for a period of up to six months on the acceptance of building and development permit applications for major new construction as long as the City Council holds a public hearing on the proposed moratorium within sixty days after adoption, pursuant to RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, in order to fully consider all the options and alternatives for such regulations, and to fully investigate and review all of the factors involved in developing potential appropriate Town Center Visioning and Comprehensive Plan updates, and related regulations thereto, the City needs time to complete such reviews and put into place such appropriate regulations or to revise and

update existing regulations to support the Town Center Visioning as well as Comprehensive Plan policies; and

WHEREAS, consistent with the provisions of RCW 35A.63.220 and RCW 36.70A390, it is appropriate for the City Council to hold public hearings and to authorize the holding of public hearings and/or other means to gather information and adopt findings of fact supporting and justifying the moratorium, and to implement a work plan for review of the issues relating to the preparation of the Town Center Visioning and related code changes, as well as to the issues relating to the update of the City's Comprehensive Plan; and

WHEREAS, allowing building and other new development to continue in the Town Center zone before the City Council can fully develop the appropriate visioning and either adopt new or revise existing associated regulations for the Town Center, will impact the visioning process and the City's efforts to update its Comprehensive Plan and associated regulations; and

WHEREAS, building permit applications and other development proposals submitted under existing regulations may be inconsistent with updated Town Center Development and Design Guidelines and visioning currently underway;

WHEREAS, the moratorium is not intended to apply to a current proposed mixed use development underway intended to be located between 77th Avenue SE, 78th Avenue SE and SE 29th Street in the Town Center, hereinafter referred to as the Hines Project; and

WHEREAS, agents of the Hines Project have met/conferred with City staff in the Development Services Group throughout a pre-application process and have participated in a study session before the City's Design Commission on November 13, 2013 and December 10, 2014; and

WHEREAS, the moratorium does not apply to major new construction that has two stories or less; and

WHEREAS, the City Council held a public meeting on February 2, 2015 to provide opportunities for formal public comment on these matters; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Moratorium Established. The Mercer Island City Council hereby imposes a four month moratorium on the submission or acceptance of applications for any building permits or any other land development permits or approvals for major new construction as defined in MICC 19.16 in the Mercer Island Town Center zone. A map showing the boundaries of the Town Center ("TC") zone is attached as Exhibit A. This moratorium does not apply to the MF-2 or P-zones. This moratorium also does not apply to the project proposed to be located between 77th Avenue SE, 78th Avenue SE and SE 29th Street ("Hines Project") in Town Center. This moratorium also does not apply to major new construction that has two stories or less. All other such applications shall be rejected and returned to the applicant.

Section 2. **Term of Moratorium.** The moratorium imposed by this ordinance shall become effective five days after passage and publication, and shall continue in effect for an initial period of four months, unless repealed, extended or modified by the City Council after subsequent public hearing(s) and entry of appropriate findings of fact pursuant to RCW 35A.63.220 and RCW 36.70A.390, provided that the moratorium shall automatically expire upon the effective date of land use regulations adopted by the City Council to address the implementation of its Town Center Visioning Plan.

Section 3. **Preliminary Findings.** The following preliminary findings of fact are hereby adopted:

- A. That the City of Mercer Island desires to create a vibrant Town Center meeting the needs and desires of its citizens.
- B. That allowing building and other new development to continue in the Town Center zone before the City Council can fully develop the appropriate visioning and either adopt new or revise existing associated regulations for the Town Center will impact the visioning process and the City's efforts to update its Comprehensive Plan and associated regulations.
- C. That because of the impact of building and other new development before the Town Center Vision is fully developed, along with the associated policies in the City's Comprehensive Plan update, special care and attention needs to be employed in evaluating, considering and developing appropriate legislation that satisfactorily addresses the concerns of the City while also conforming to legal requirements.
- D. That the moratorium does not apply to the Hines Project because agents of the Hines Project have committed to working with the City and communicating with the community to create a vibrant Town Center, while meeting the needs and incorporating the aesthetic considerations of its citizens, as indicated in the letter to the City Manager dated January 30, 2015. This recognizes that the January 30, 2015 letter reflects the Hines project commitment to 15 days advance notice prior to submitting its building permit application.
- E. This moratorium also does not apply to major new construction that has two stories or less.
- F. Collecting and compiling information, testimony and statements of concerned citizens of the City and of other persons interested in or familiar with the issues of developing a vibrant Town Center is appropriate.

Section 4. **Conclusion.** Based on the above Findings of Fact, the City Council concludes that the City has the authority to establish a moratorium, and that it is necessary to establish a moratorium in order to act as a stop gap measure for the receiving of and processing of building permits, unless specifically excluded herein from the moratorium, in order to 1) provide the City with an opportunity to more fully engage the citizens in the Town Center Visioning and to prepare appropriate revisions to the City's codes and regulations to implement such Vision, and 2) provide the City with an opportunity to more fully engage the citizens in the update of the Comprehensive Plan.

Section 5. Public Hearing. A public hearing shall be scheduled for 7:00 pm on March 2, 2015 at Mercer Island City Hall, 9611 SE 36th Street, Mercer Island, WA to hear and consider the comments and testimony of those wishing to speak at such public hearing regarding the moratorium created by this Ordinance.

Section 6. Publication. This Ordinance shall be published by an approved summary consisting of the title.


Section 7. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or its application to any other person, property or circumstance.

Section 8. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 9. Effective Date. This Ordinance shall be in full force and effect five days after passage and publication.

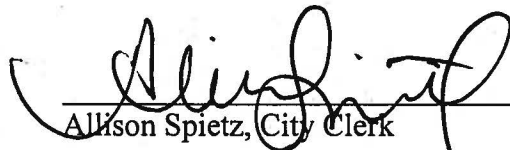
ADOPTED by the City Council of the City of Mercer Island, Washington at its regular meeting on the 2nd day of February 2015 and signed in authentication of its passage.

CITY OF MERCER ISLAND



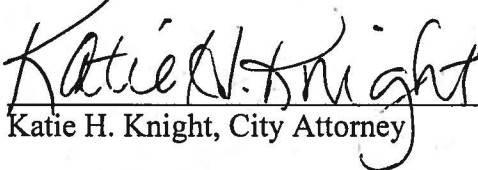
Bruce Bassett, Mayor

ATTEST:



Allison Spietz, City Clerk

Approved as to Form:

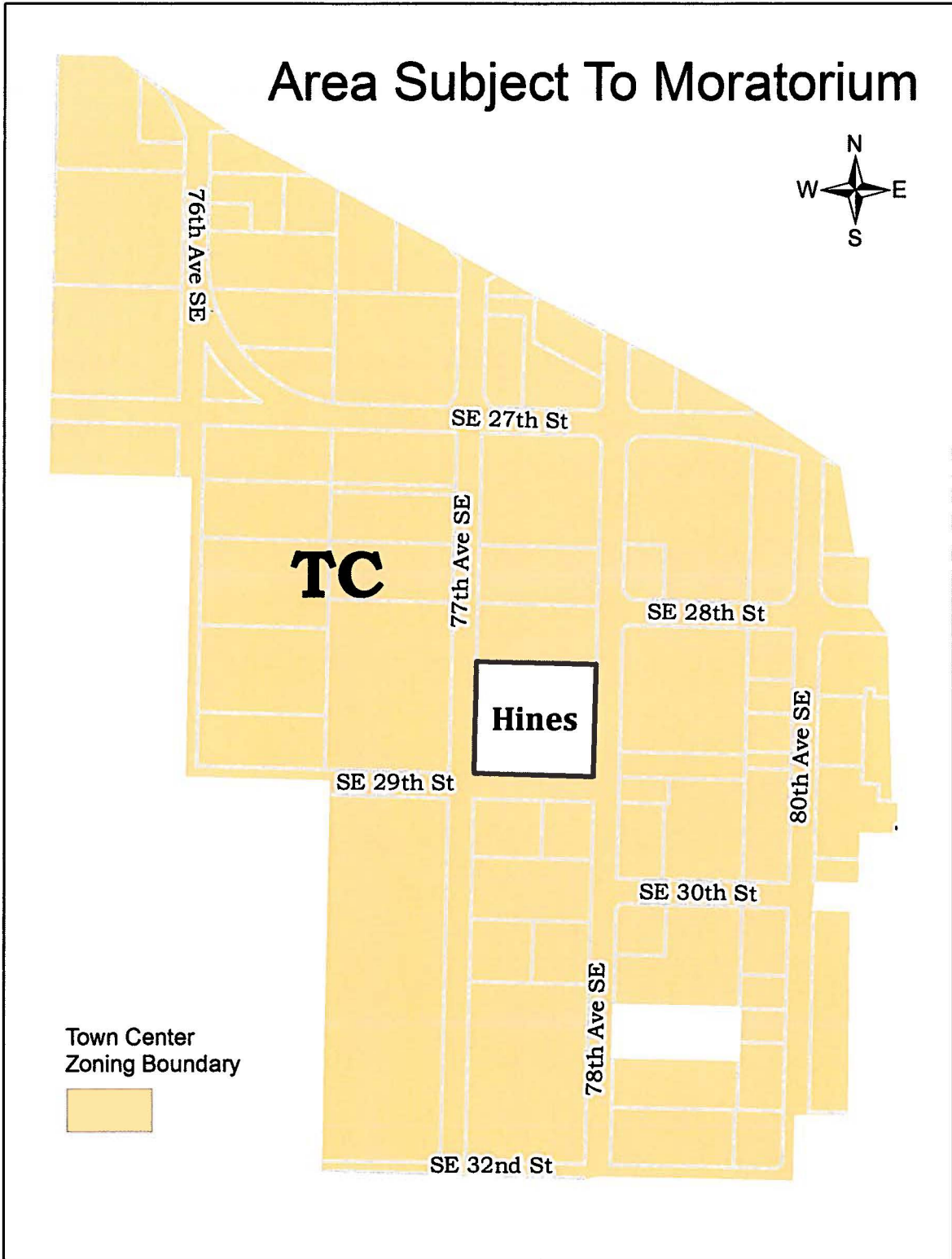


Katie H. Knight, City Attorney

Date of Publication: 2/11/15

EXHIBIT A

Mercer Island Town Center



**CITY OF MERCER ISLAND
ORDINANCE NO. 15-05**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
RELATING TO LAND USE AND ZONING, ADOPTING A
MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR
BUILDING PERMITS OR NEW DEVELOPMENT OR RE-
DEVELOPMENT IN THE MERCER ISLAND TOWN CENTER ZONE.**

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island adopted a Comprehensive Plan in 1994 and has amended the plan on several occasions since that time; and

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island has adopted a zoning code and map (Mercer Island City Code, Title 19, Unified Land Development Code); and

WHEREAS, the City of Mercer Island is in the process of updating its Comprehensive Plan pursuant to the requirements in the Washington State Growth Management Act, Chapter 36.70A, which update is required to be completed by June 30, 2015; and

WHEREAS, as part of its Growth Management Act obligations, its Comprehensive Plan updates, and Town Center planning activities, the City of Mercer Island has been engaged in Phase 1 of the Mercer Island Town Center Visioning since fall of 2014; and

WHEREAS, in the course of the update to the Town Center Visioning, the Mercer Island City Council has heard concerns from its citizens regarding the plan; and

WHEREAS, during its annual Planning Session, the City Council discussed the need to step back from the Town Center Visioning to determine whether Mercer Island citizens find such planning consistent with city values; and

WHEREAS, on January 23, 2015 during its annual Planning Session, the City Council requested that a proposed moratorium on the acceptance and issuance of building permits and all other land development permits or approvals for major new construction in Town Center be provided for its review as soon as possible; and

WHEREAS, the City Council may adopt an immediate moratorium for a period of up to six months on the acceptance of building and development permit applications for major new construction as long as the City Council holds a public hearing on the proposed moratorium within sixty days after adoption, pursuant to RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, in order to fully consider all the options and alternatives for such regulations, and to fully investigate and review all of the factors involved in developing potential appropriate Town Center Visioning and related regulations thereto, the City needs time to complete such reviews

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and put into place such appropriate regulations or to revise and update existing regulations to support the Town Center Visioning; and

WHEREAS, consistent with the provisions of RCW 35A.63.220 and RCW 36.70A390, it is appropriate for the City Council to hold public hearings and to authorize the holding of public hearings and/or other means to gather information and adopt findings of fact supporting and justifying the moratorium, and to implement a work plan for review of the issues relating to the preparation of the Town Center Visioning and related code changes; and

WHEREAS, allowing building and other new development to continue in the Town Center zone before the City Council can fully develop the appropriate visioning and either adopt new or revise existing associated regulations for the Town Center, will impact the visioning process and associated regulations; and

WHEREAS, building permit applications and other development proposals submitted under existing regulations may be inconsistent with updated Town Center Development and Design Guidelines and visioning currently underway;

WHEREAS, the moratorium is not intended to apply to a current proposed mixed use development underway intended to be located between 77th Avenue SE, 78th Avenue SE and SE 29th Street in the Town Center, hereinafter referred to as the Hines Project; and

WHEREAS, agents of the Hines Project have met/conferred with City staff in the Development Services Group throughout a pre-application process and have participated in a study session before the City's Design Commission on November 13, 2013 and December 10, 2014; and

WHEREAS, the moratorium does not apply to major new construction that has two stories or less; and

WHEREAS, the City Council held a public meeting on February 2, 2015 to provide opportunities for formal public comment on these matters; and

WHEREAS, the City Council adopted Ordinance 15-04 at its February 2, 2015 meeting establishing a four month moratorium and setting March 2, 2015 for a public hearing on this matter; and

WHEREAS, the City Council held a public hearing on March 2, 2015 to provide opportunities for formal public comment on these matters and to formulate Findings of Fact; and

WHEREAS, at the March 2, 2015 council meeting, the City Council approved the Town Center Visioning Community Engagement Plan; and

WHEREAS, the City Council continued the public hearing on the moratorium to March 16, 2015 to provide additional opportunities for formal public comment on these matters and to formulate Findings of Fact;

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NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Moratorium Established. The Mercer Island City Council hereby imposes a four month moratorium on the submission or acceptance of applications for any building permits or any other land development permits or approvals for major new construction as defined in MICC 19.16 in the Mercer Island Town Center zone. A map showing the boundaries of the Town Center (“TC”) zone is attached as Exhibit A. This moratorium does not apply to the MF-2 or P-zones. This moratorium also does not apply to the project proposed to be located between 77th Avenue SE, 78th Avenue SE and SE 29th Street (“Hines Project”) in Town Center. This moratorium also does not apply to major new construction that has two stories or less. All other such applications shall be rejected and returned to the applicant.

Section 2. Term of Moratorium. The moratorium imposed by this ordinance previously became effective five days after passage and publication of Ordinance 15-04, and shall continue in effect for an initial period of four months after that effective date, unless repealed, extended or modified by the City Council, provided that the moratorium shall automatically expire upon the effective date of land use regulations adopted by the City Council to address the implementation of its Town Center Visioning Plan.

Section 3. Findings of Fact. The following findings of fact are hereby adopted:

A. The 1994 Plan

1. On November 30, 1994, and following a substantial public input process, the City of Mercer Island (“City”) and the Regional Transportation Authority (Washington State) published the Town Center Plan for the City of Mercer Island that had been prepared by Lennertz and Coyle (the “1994 Plan”), the terms of which are incorporated herein by this reference.
2. The 1994 Plan envisioned a Town Center that would be developed in a manner that incorporates certain features including public spaces such as Station Square and Civic Square, parking, substantial retail, office uses, a hotel, a range of housing options, public facilities, buildings of different heights and various public amenities.
3. The 1994 Plan was also consistent with the City Council’s decision to accommodate the additional growth that would be required in the future by the State’s Growth Management Act within the Town Center rather than by increases in density in the City’s single family neighborhoods.
4. The provisions of the Comprehensive Plan and the Development Code that address the Town Center, including the Design Guidelines, were based on the 1994 Plan.

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B. Loss of Mobility, East Link, Bus Intercept and Commuter Parking

5. In August 2004, the City and various other governmental authorities entered into an Amendment (the “2004 Amendment”), incorporated herein by this reference, to the 1976 Memorandum of Agreement relating to the construction and operation of Interstate 90 (“I-90”). Section 7 of the 2004 Amendment provided for certain actions to be taken to address any loss of mobility to and from Mercer Island resulting from the conversion of the I-90 center roadway to high capacity transit. For example, Section 7 specified that “parking [be] available for Mercer Island residents.”
6. In 2008, regional voters, including voters in the City, approved the development by Sound Transit of East Link light rail that will run between Seattle and Redmond, including a station in the Mercer Island Town Center (“East Link”). East Link is scheduled to be operational in 2023.
7. As East Link will result in the conversion of the I-90 center roadway to high capacity transit with an expected closure of the center roadway starting in 2017, the City Council intends to ensure that Islanders receive the benefits of Section 7 of the 2004 Amendment, which will require a certain amount of planning and progress in advance of the 2017 closure of the I-90 center roadway to vehicle traffic.
8. The City has made it clear to Sound Transit that providing parking for Islanders desiring to use East Link is essential to mitigate the loss of mobility caused by the closure of the I-90 center roadway. If additional parking is not constructed, it would not be feasible for many Islanders to take advantage of East Link. Instead, many Islanders would be forced onto the I-90 outside roadways with the resulting substantial loss of mobility that was the concern that resulted in the inclusion of Section 7 in the 2004 Amendment.
9. In 2013, Sound Transit notified the City that it wanted to study a change in the East Link project that would enable buses that were originally planned to travel between Seattle and areas to the east of Mercer Island along the I-90 Corridor, such as Issaquah, to instead terminate their route on Mercer Island and, by so doing, eliminate the need for the buses to cross the I-90 floating bridge. Instead, bus users would use East Link for that portion of their travel between Seattle and Mercer Island (the “Bus Intercept Proposal”).
10. Sound Transit has provided the City with various options for implementing the Bus Intercept Proposal, the most recent of which would involve buses turning on 80th Ave. SE, thereby substantially reducing the need for buses to travel on Town Center streets as compared to other options. This proposal also would reduce the cumulative distance that buses travel on Mercer Island streets as compared to bus travel on Mercer Island today. Despite this, the Bus Intercept Proposal will have environmental and other impacts on Mercer Island that remain of concern to the City.
11. The City Council advised Sound Transit that if it were to consider approving the Bus Intercept Proposal, it would be essential that significant parking be added at or near the proposed Mercer Island East Link station that would be available during the work day

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exclusively for Mercer Island residents desiring to use East Link. Ensuring this additional parking also is consistent with addressing the loss of mobility as required by the 2004 Amendment.

12. Sound Transit has advised the City that the design for the East Link station on Mercer Island will include two entry points with one on 77th Ave. SE and one on 80th Ave. SE.
13. In September, 2014, King County Metro reduced bus service on Mercer Island making it more difficult for Islanders, particularly those living in the central and south parts of the Island, to use buses in order to access the Town Center as well as locations off of Mercer Island. This further increases the need for additional commuter parking in or near Town Center so that Islanders are able to use buses and eventually East Link.
14. The City Council determined several years ago that there already was a need for additional commuter parking in or near the Town Center that would enable Islanders to take advantage of bus transit. The City Council has now concluded that the need for this parking has increased as a result of the reduction in King County Metro bus service and will continue to increase as a result of the closure of the I-90 center roadway and once East Link is operational.
15. Throughout 2014 and continuing into 2015, the City has been discussing with Sound Transit the creation of additional commuter parking in or near the Town Center that would be available during the work day exclusively for Mercer Island residents desiring to use East Link.
16. In 2014, a proposal was made that would have located commuter parking adjacent to the Mercer Island Community and Event Center. The public response to that proposal caused the City Council to not pursue that option and instead focus its efforts on finding a location within the Town Center.
17. The City Council believes that Sound Transit is prepared to provide the resources required to develop the required commuter parking in the Town Center.
18. The City has identified two sites within the Town Center at which commuter parking would appear to be feasible: (i) the Hines Project (discussed in more detail below); and (ii) 2411 SE 27th St., commonly known as the Freshy's site.

C. Revisiting the 1994 Plan

19. In early 2014, the City Council recognized that the Town Center was likely to experience increased development as the time approached for East Link to be operational. The Council based this conclusion on the expectation that Town Center, which is within walking distance of East Link, would be particularly attractive to individuals employed in Seattle, Bellevue or Redmond, near to or easily accessible from a Sound Transit light rail system station, but who preferred to live in a smaller community such as Mercer Island.

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20. The City Council had also heard public concern that the type of development occurring under the existing Development Code was neither satisfactory nor consistent with the 1994 Plan goals and vision.
21. In early 2014, and based on the expectation that development would increase with the construction of East Link, the City Council formed a Town Center Visioning Subcommittee (the “TC Subcommittee”) to address the concern that additional Town Center development be consistent with the interests of Islanders. The TC Subcommittee was charged with developing a plan for studying this issue. As the City Council and the TC Subcommittee pursued this work, it has also been necessary to consider the implications for future Town Center development of the Bus Intercept Proposal, the design of the East Link station, and the need for commuter parking.
22. On May 21, 2014, the Subcommittee held a workshop with approximately 30 individuals representing various interests and viewpoints to solicit their input on future development in the Town Center. Based on that workshop, a presentation was given to the City Council at its June 2014 Planning Session. The City Council directed staff to hire a consultant who would address one of the key directives that came out of that workshop: to identify possible changes to the Town Center Development Code and Design Guidelines.
23. In November 2014, after meetings with outside experts and following a request for proposal process, the City hired a consultant team of Seth Harry and Associates, 3MW and KPG for Phase 1 of the project – an evaluation of the Town Center Development Code and Design Guidelines (“Phase 1”). Based on that evaluation, the City Council would decide whether to proceed to Phase 2, which would include consideration of changes to the Development Code and Design Guidelines (“Phase 2”).
24. The consultants presented their conclusions to the public and to the City Council in December 2014 and January 2015, including in a January 20, 2015 written report entitled Mercer Island, WA Code Update Review and Analysis Workshop, the terms of which are incorporated herein by this reference (the “Phase 1 Report”).
25. The Phase 1 Report identified aspects of the 1994 Plan that were not achieved, noted provisions within the Development Code that the City should consider revising, proposed consideration of a “form-based” Development Code in place of the existing “incentive-based” Development Code, raised concerns as to the types of public amenities the City was receiving in exchange for additional building height, and generally provided ideas that the City could consider to better achieve its objectives.
26. Based on the Phase 1 Report, the City Council authorized the TC Subcommittee to proceed with Phase 2, with a final goal of developing changes to the Development Code for consideration by the City’s Planning Commission and City Council.
27. At its meeting on February 2, 2015, the City Council approved Ordinance No. 15-04 implementing a moratorium on the acceptance or processing of applications for building permits in Town Center which moratorium does not apply to the Hines Project because of

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concerns about potential litigation and because agents of the Hines Project have committed to working with the City and communicating with the community to create a vibrant Town Center, while meeting the needs and incorporating the aesthetic considerations desired by its citizens, as indicated in the letter to the City Manager dated January 30, 2015.

28. At its meeting on February 23, 2015, the City Council approved a Town Center Community Engagement Strategy, the terms of which are incorporated herein by this reference (the “Community Engagement Strategy”). The Community Engagement Strategy provides a schedule for proceeding with Phase 2 that includes returning to the City Council at its meeting on June 1, 2015, with recommendations for Council consideration and direction.
29. At its meeting on June 1, 2015, the City Council can decide whether it is appropriate to implement a further moratorium in order to provide time to implement whatever recommendations are approved by the City Council.
30. In order to enable Phase 2 to proceed without additional development in the Town Center becoming vested under RCW 19.27.095, which could potentially frustrate the ability of the City to implement the Phase 2 recommendations, a moratorium on accepting applications for any building permits or any other land development permits or approvals for major new construction in the Town Center is necessary. Two exceptions to this moratorium, as more fully described below, are appropriate.
31. The City is also reviewing the system it now has in place to ensure that new development pays an appropriate amount for resulting infrastructure (e.g., schools, parks and transportation) improvement costs. While the imposition of these assessments is not subject to the vesting rules in RCW 19.27.095, a moratorium will provide additional opportunity for the City to complete its work on this project.

D. The Hines Project

32. What is commonly referred to as the Hines Project is a residential/retail development that has been proposed for the area of Town Center south of the McDonald’s Restaurant that is bounded by 77th Ave. SE, 78th Ave. SE and SE 29th St. The property consists of three separate tax parcels (5315101316, 5315101325 and 5315101326), each of which is owned by a different and unrelated person or legal entity.
33. Hines Residential (“Hines”) has obtained options to purchase these three properties and has proposed the Hines Project, the specific design of which is still in development. In 2014, Hines participated in two meetings with the City’s Design Commission to discuss possible designs for the Hines Project and has had extensive discussions with City staff relating to the design.
34. The relationship between some of the current owners of the three properties has at times been acrimonious and there are also title issues that are best resolved through one person or

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entity acquiring sole ownership of all three parcels. Hines is the first entity that has managed to obtain the right to consolidate ownership of the three parcels.

35. On March 2, 2015, the City Council was told by one of the three property owners that if the Hines Project was not to proceed, the owner would do what it could to sell off its separate parcel as soon as possible rather than wait for another company to try and consolidate ownership.
36. By letter dated January 30, 2015, to the City Manager signed by Ty Bennion and Evan Kaseguma (the terms of which are incorporated herein by this reference), Hines has advised the City that it will provide City Staff and the City Council with 15 days advance notice prior to submitting its Building Permit Application for the Hines Project. In that same letter, Hines expressed its desire to develop a building that incorporated the aesthetic considerations of Islanders, that it wanted to create unique open spaces to activate the streets and provide lasting value to the Town Center and that it was actively pursuing an upscale grocery store as an anchor retailer. The 15-days advance notice was promised by Hines to provide time for the Council to consider extending the moratorium to Hines in the event it did not fulfill these and other promises it has made to the City.
37. By letter dated February 1, 2015, to the City Council signed by Joe Rogoff of Whole Foods and procured by Hines (the terms of which are incorporated herein by this reference), the City has been advised that Whole Foods is in discussion with Hines regarding locating a store within the Hines Project and further that a moratorium could adversely impact this.
38. The City Council has received many public comments in recent years that locating a Whole Foods or similar upscale grocer in the Town Center would be desirable to many Islanders and could also improve retail activities in the Town Center by helping to support existing retailers and attract new, upscale retailers. The City Council believes that improvements to the Town Center retail climate are desirable and considers a Whole Foods or similar upscale grocer as a significant opportunity to achieve those improvements.
39. Evan Kaseguma of Hines made a statement to the City Council on March 2, 2015, in which he represented, among other things, that the Hines Project would include a 40-foot wide public area the entire length of SE 29th St., which is consistent with the public area proposed in the Phase 1 Report. The City Council recognizes that Hines has redesigned the Hines Project in order to accommodate this recommendation in the Phase 1 Report.
40. Hines has been in discussions with the City as to the possibility of including 200 or more commuter parking spaces within the Hines Project. The City has concluded that locating the commuter parking within the Hines Project presents the City with a unique opportunity to have parking situated in a location that would serve commuters and, during other times, persons desiring to shop or otherwise engage in an activity within the Town Center including community activities within Mercerdale Park, in the Sculpture Garden, and at the Sunday Farmer's Market and Summer Celebration.

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41. The City Council recognizes that Hines' ability to consolidate the ownership of these three parcels in Town Center provides a unique opportunity to provide certain public benefits to Islanders, including a public plaza, commuter parking, and retail such as Whole Foods that would be beneficial to Islanders. Given the limited amount of development area available in Town Center, it is by no means certain that another developer could offer the same magnitude of public benefit, such as the large public plaza identified in the Phase 1 Report, the large public parking facility needed for Town Center and East Link commuters, or beneficial retail as the Hines Project could provide.
42. All of the above considerations make the Hines Project a unique opportunity for Mercer Island that could be put at risk if including it within the moratorium were to cause Hines to relinquish its options to purchase the three parcels.

E. One or Two Story Development

43. The City has also concluded that major new construction in the Town Center that is one or two stories in height should not be included in the moratorium due to the minimal impact such development would be likely to have on whatever policies the City chooses to implement through the changes in the Development Code that may result from Phase 2.
44. The City further notes that such development would still be subject to the existing Development Code and Design Guidelines.

Section 4. Conclusion. Based on the above Findings of Fact, the City Council concludes that the City has the authority to establish a moratorium, and that it is necessary to establish a moratorium in order to act as a stop gap measure for the receiving of and processing of building permits, unless specifically excluded herein from the moratorium, in order to provide the City with an opportunity to more fully engage the citizens in the Town Center Visioning and to prepare appropriate revisions to the City's codes and regulations to implement such Vision.

Section 5. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 6. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or its application to any other person, property or circumstance.

Section 7. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 8. Effective Date. This Ordinance shall be in full force and effect five days after passage and publication.

VERSION A

ADOPTED by the City Council of the City of Mercer Island, Washington at its regular meeting on the 16th day of March 2015 and signed in authentication of its passage.

CITY OF MERCER ISLAND

Bruce Bassett, Mayor

ATTEST:

Approved as to Form:

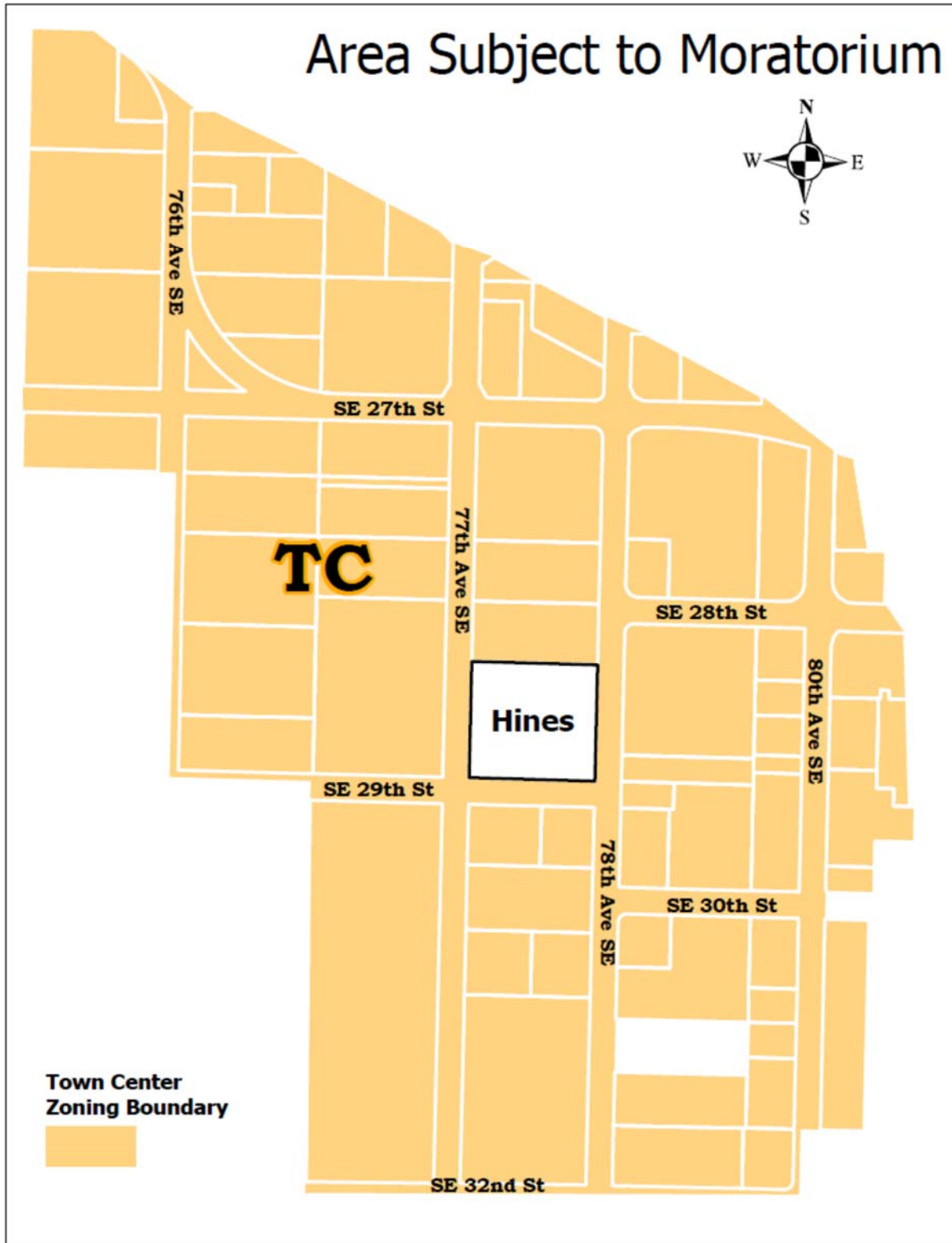
Allison Spietz, City Clerk

Katie H. Knight, City Attorney

Date of Publication: _____

EXHIBIT A

Mercer Island Town Center



VERSION B

**CITY OF MERCER ISLAND
ORDINANCE NO. 15-05**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
RELATING TO LAND USE AND ZONING, ADOPTING A
MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR
BUILDING PERMITS OR NEW DEVELOPMENT OR RE-
DEVELOPMENT IN THE MERCER ISLAND TOWN CENTER ZONE.**

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island adopted a Comprehensive Plan in 1994 and has amended the plan on several occasions since that time; and

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the City of Mercer Island has adopted a zoning code and map (Mercer Island City Code, Title 19, Unified Land Development Code); and

WHEREAS, the City of Mercer Island is in the process of updating its Comprehensive Plan pursuant to the requirements in the Washington State Growth Management Act, Chapter 36.70A, which update is required to be completed by June 30, 2015; and

WHEREAS, as part of its Growth Management Act obligations, its Comprehensive Plan updates, and Town Center planning activities, the City of Mercer Island has been engaged in Phase 1 of the Mercer Island Town Center Visioning since fall of 2014; and

WHEREAS, in the course of the update to the Town Center Visioning, the Mercer Island City Council has heard concerns from its citizens regarding the plan; and

WHEREAS, during its annual Planning Session, the City Council discussed the need to step back from the Town Center Visioning to determine whether Mercer Island citizens find such planning consistent with city values; and

WHEREAS, on January 23, 2015 during its annual Planning Session, the City Council requested that a proposed moratorium on the acceptance and issuance of building permits and all other land development permits or approvals for major new construction in Town Center be provided for its review as soon as possible; and

WHEREAS, the City Council may adopt an immediate moratorium for a period of up to six months on the acceptance of building and development permit applications for major new construction as long as the City Council holds a public hearing on the proposed moratorium within sixty days after adoption, pursuant to RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, in order to fully consider all the options and alternatives for such regulations, and to fully investigate and review all of the factors involved in developing potential appropriate Town Center Visioning, and related regulations thereto, the City needs time to complete such reviews

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and put into place such appropriate regulations or to revise and update existing regulations to support the Town Center Visioning as well as Comprehensive Plan policies; and

WHEREAS, consistent with the provisions of RCW 35A.63.220 and RCW 36.70A390, it is appropriate for the City Council to hold public hearings and to authorize the holding of public hearings and/or other means to gather information and adopt findings of fact supporting and justifying the moratorium, and to implement a work plan for review of the issues relating to the preparation of the Town Center Visioning and related code changes; and

WHEREAS, allowing building and other new development to continue in the Town Center zone before the City Council can fully develop the appropriate visioning and either adopt new or revise existing associated regulations for the Town Center, will impact the visioning process; and

WHEREAS, building permit applications and other development proposals submitted under existing regulations may be inconsistent with updated Town Center Development and Design Guidelines and visioning currently underway; and

WHEREAS, the moratorium does not apply to major new construction that has two stories or less; and

WHEREAS, the City Council held a public meeting on February 2, 2015 to provide opportunities for formal public comment on these matters; and

WHEREAS, the City Council adopted Ordinance 15-04 at its February 2, 2015 meeting establishing a four month moratorium and setting March 2, 2015 for a public hearing on this matter; and

WHEREAS, the City Council held a public hearing on March 2, 2015 to provide opportunities for formal public comment on these matters and to formulate Findings of Fact; and

WHEREAS, at the March 2, 2015 council meeting, the City Council approved the Town Center Visioning Community Engagement Plan; and

WHEREAS, the City Council continued the public hearing on the moratorium to March 16, 2015 so as to provide additional opportunities for formal public comment on these matters and to formulate Findings of Fact;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND,
WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Moratorium Established. The Mercer Island City Council hereby imposes a four month moratorium on the submission or acceptance of applications for any building permits or any other land development permits or approvals for major new construction as defined in MICC 19.16 in the Mercer Island Town Center zone. A map showing the boundaries of the Town Center (“TC”) zone is attached as Exhibit A. This moratorium does not apply to the MF-2 or P-zones. This

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moratorium also does not apply to major new construction that has two stories or less. All other such applications shall be rejected and returned to the applicant.

Section 2. Term of Moratorium. The moratorium imposed by this ordinance previously became effective five days after passage and publication of Ordinance 15-04, and shall continue in effect for an initial period of four months after that effective date, unless repealed, extended or modified by the City Council, provided that the moratorium shall automatically expire upon the effective date of land use regulations adopted by the City Council to address the implementation of its Town Center Visioning Plan.

Section 3. Findings of Fact. The following findings of fact are hereby adopted:

A. The 1994 Plan

1. On November 30, 1994, and following a substantial public input process, the City of Mercer Island (“City”) and the Regional Transportation Authority (Washington State) published the Town Center Plan for the City of Mercer Island that had been prepared by Lennertz and Coyle (the “1994 Plan”), the terms of which are incorporated herein by this reference.
2. The 1994 Plan envisioned a Town Center that would be developed in a manner that incorporates certain features including public spaces such as Station Square and Civic Square, parking, substantial retail, office uses, a hotel, a range of housing options, public facilities, buildings of different heights and various public amenities.
3. The 1994 Plan was also consistent with the City Council’s decision to accommodate the additional growth that would be required in the future by the State’s Growth Management Act within the Town Center rather than by increases in density in the City’s single family neighborhoods.
4. The provisions of the Comprehensive Plan and the Development Code that address the Town Center, including the Design Guidelines, were based on the 1994 Plan.

B. Loss of Mobility, East Link, Bus Intercept and Commuter Parking

5. In August 2004, the City and various other governmental authorities entered into an Amendment (the “2004 Amendment”), incorporated herein by this reference, to the 1976 Memorandum of Agreement relating to the construction and operation of Interstate 90 (“I-90”). Section 7 of the 2004 Amendment provided for certain actions to be taken to address any loss of mobility to and from Mercer Island resulting from the conversion of the I-90 center roadway to high capacity transit. For example, Section 7 specified that “parking [be] available for Mercer Island residents.”
6. In 2008, regional voters, including voters in the City, approved the development by Sound Transit of East Link light rail that will run between Seattle and Redmond, including a

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station in the Mercer Island Town Center (“East Link”). East Link is scheduled to be operational in 2023.

7. As East Link will result in the conversion of the I-90 center roadway to high capacity transit with an expected closure of the center roadway starting in 2017, the City Council intends to ensure that Islanders receive the benefits of Section 7 of the 2004 Amendment, which will require a certain amount of planning and progress in advance of the 2017 closure of the I-90 center roadway to vehicle traffic.
8. The City has made it clear to Sound Transit that providing parking for Islanders desiring to use East Link is essential to mitigate the loss of mobility caused by the closure of the I-90 center roadway. If additional parking is not constructed, it would not be feasible for many Islanders to take advantage of East Link. Instead, many Islanders would be forced onto the I-90 outside roadways with the resulting substantial loss of mobility that was the concern that resulted in the inclusion of Section 7 in the 2004 Amendment.
9. In 2013, Sound Transit notified the City that it wanted to study a change in the East Link project that would enable buses that were originally planned to travel between Seattle and areas to the east of Mercer Island along the I-90 Corridor, such as Issaquah, to instead terminate their route on Mercer Island and, by so doing, eliminate the need for the buses to cross the I-90 floating bridge. Instead, bus users would use East Link for that portion of their travel between Seattle and Mercer Island (the “Bus Intercept Proposal”).
10. Sound Transit has provided the City with various options for implementing the Bus Intercept Proposal, the most recent of which would involve buses turning on 80th Ave. SE, thereby substantially reducing the need for buses to travel on Town Center streets as compared to other options. This proposal also would reduce the cumulative distance that buses travel on Mercer Island streets as compared to bus travel on Mercer Island today. Despite this, the Bus Intercept Proposal will have environmental and other impacts on Mercer Island that remain of concern to the City.
11. The City Council advised Sound Transit that if it were to consider approving the Bus Intercept Proposal, it would be essential that significant parking be added at or near the proposed Mercer Island East Link station that would be available during the work day exclusively for Mercer Island residents desiring to use East Link. Ensuring this additional parking also is consistent with addressing the loss of mobility as required by the 2004 Amendment.
12. Sound Transit has advised the City that the design for the East Link station on Mercer Island will include two entry points with one on 77th Ave. SE and one on 80th Ave. SE.
13. In September, 2014, King County Metro reduced bus service on Mercer Island making it more difficult for Islanders, particularly those living in the central and south parts of the Island, to use buses in order to access the Town Center as well as locations off of Mercer Island. This further increases the need for additional commuter parking in or near Town Center so that Islanders are able to use buses and eventually East Link.

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14. The City Council determined several years ago that there already was a need for additional commuter parking in or near the Town Center that would enable Islanders to take advantage of bus transit. The City Council has now concluded that the need for this parking has increased as a result of the reduction in King County Metro bus service and will continue to increase as a result of the closure of the I-90 center roadway and once East Link is operational.
15. Throughout 2014 and continuing into 2015, the City has been discussing with Sound Transit the creation of additional commuter parking in or near the Town Center that would be available during the work day exclusively for Mercer Island residents desiring to use East Link.
16. In 2014, a proposal was made that would have located commuter parking adjacent to the Mercer Island Community and Event Center. The public response to that proposal caused the City Council to not pursue that option and instead focus its efforts on finding a location within the Town Center.
17. The City Council believes that Sound Transit is prepared to provide the resources required to develop the required commuter parking in the Town Center.
18. The City has identified two sites within the Town Center at which commuter parking would appear to be feasible: (i) the Hines Project; and (ii) 2411 SE 27th St., commonly known as the Freshy's site.

C. Revisiting the 1994 Plan

19. In early 2014, the City Council recognized that the Town Center was likely to experience increased development as the time approached for East Link to be operational. The Council based this conclusion on the expectation that Town Center, which is within walking distance of East Link, would be particularly attractive to individuals employed in Seattle, Bellevue or Redmond, near to or easily accessible from a Sound Transit light rail system station, but who preferred to live in a smaller community such as Mercer Island.
20. The City Council had also heard public concern that the type of development occurring under the existing Development Code was neither satisfactory nor consistent with the 1994 Plan goals and vision.
21. In early 2014, and based on the expectation that development would increase with the construction of East Link, the City Council formed a Town Center Visioning Subcommittee (the "TC Subcommittee") to address the concern that additional Town Center development be consistent with the interests of Islanders. The TC Subcommittee was charged with developing a plan for studying this issue. As the City Council and the TC Subcommittee pursued this work, it has also been necessary to consider the implications for future Town Center development of the Bus Intercept Proposal, the design of the East Link station, and the need for commuter parking.

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22. On May 21, 2014, the Subcommittee held a workshop with approximately 30 individuals representing various interests and viewpoints to solicit their input on future development in the Town Center. Based on that workshop, a presentation was given to the City Council at its June 2014 Planning Session. The City Council directed staff to hire a consultant who would address one of the key directives that came out of that workshop: to identify possible changes to the Town Center Development Code and Design Guidelines.
23. In November 2014, after meetings with outside experts and following a request for proposal process, the City hired a consultant team of Seth Harry and Associates, 3MW and KPG for Phase 1 of the project – an evaluation of the Town Center Development Code and Design Guidelines (“Phase 1”). Based on that evaluation, the City Council would decide whether to proceed to Phase 2, which would include consideration of changes to the Development Code and Design Guidelines (“Phase 2”).
24. The consultants presented their conclusions to the public and to the City Council in December 2014 and January 2015, including in a January 20, 2015 written report entitled Mercer Island, WA Code Update Review and Analysis Workshop, the terms of which are incorporated herein by this reference (the “Phase 1 Report”).
25. The Phase 1 Report identified aspects of the 1994 Plan that were not achieved, noted provisions within the Development Code that the City should consider revising, proposed consideration of a “form-based” Development Code in place of the existing “incentive-based” Development Code, raised concerns as to the types of public amenities the City was receiving in exchange for additional building height, and generally provided ideas that the City could consider to better achieve its objectives.
26. Based on the Phase 1 Report, the City Council authorized the TC Subcommittee to proceed with Phase 2, with a final goal of developing changes to the Development Code for consideration by the City’s Planning Commission and City Council.
27. At its meeting on February 2, 2015, the City Council approved Ordinance No. 15-04 implementing a moratorium on the acceptance or processing of applications for building permits in Town Center which moratorium did not apply to the Hines Project.
28. At its meeting on February 23, 2015, the City Council approved a Town Center Community Engagement Strategy, the terms of which are incorporated herein by this reference (the “Community Engagement Strategy”). The Community Engagement Strategy provides a schedule for proceeding with Phase 2 that includes returning to the City Council at its meeting on June 1, 2015, with recommendations for Council consideration and direction.
29. At its meeting on June 1, 2015, the City Council can decide whether it is appropriate to implement a further moratorium in order to provide time to implement whatever recommendations are approved by the City Council.

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30. In order to enable Phase 2 to proceed without additional development in the Town Center becoming vested under RCW 19.27.095, which could potentially frustrate the ability of the City to implement the Phase 2 recommendations, a moratorium on accepting applications for any building permits or any other land development permits or approvals for major new construction in the Town Center is necessary. Two exceptions to this moratorium, as more fully described below, are appropriate.
31. The City is also reviewing the system it now has in place to ensure that new development pays an appropriate amount for resulting infrastructure (e.g., schools, parks and transportation) improvement costs. While the imposition of these assessments is not subject to the vesting rules in RCW 19.27.095, a moratorium will provide additional opportunity for the City to complete its work on this project.
32. The City has concluded that the Hines Project should not be exempt from the moratorium.

D. One or Two Story Development

33. The City has also concluded that major new construction in the Town Center that is one or two stories in height should not be included in the moratorium due to the minimal impact such development would be likely to have on whatever policies the City chooses to implement through the changes in the Development Code that may result from Phase 2.
34. The City further notes that such development would still be subject to the existing Development Code and Design Guidelines.

Section 4. Conclusion. Based on the above Findings of Fact, the City Council concludes that the City has the authority to establish a moratorium as adopted initially through Ordinance 15-04, without the “Hines Project” exception, and that the moratorium is necessary in order to act as a stop gap measure for the receiving of and processing of building permits, unless specifically excluded herein from the moratorium, in order to provide the City with an opportunity to more fully engage the citizens in the Town Center Visioning and to prepare appropriate revisions to the City’s codes and regulations to implement such Vision.

Section 5. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 6. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or its application to any other person, property or circumstance.

Section 7. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

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Section 8. **Effective Date.** This Ordinance shall be in full force and effect five days after passage and publication.

ADOPTED by the City Council of the City of Mercer Island, Washington at its regular meeting on the 16th day of March 2015 and signed in authentication of its passage.

CITY OF MERCER ISLAND

Bruce Bassett, Mayor

Approved as to Form:

ATTEST:

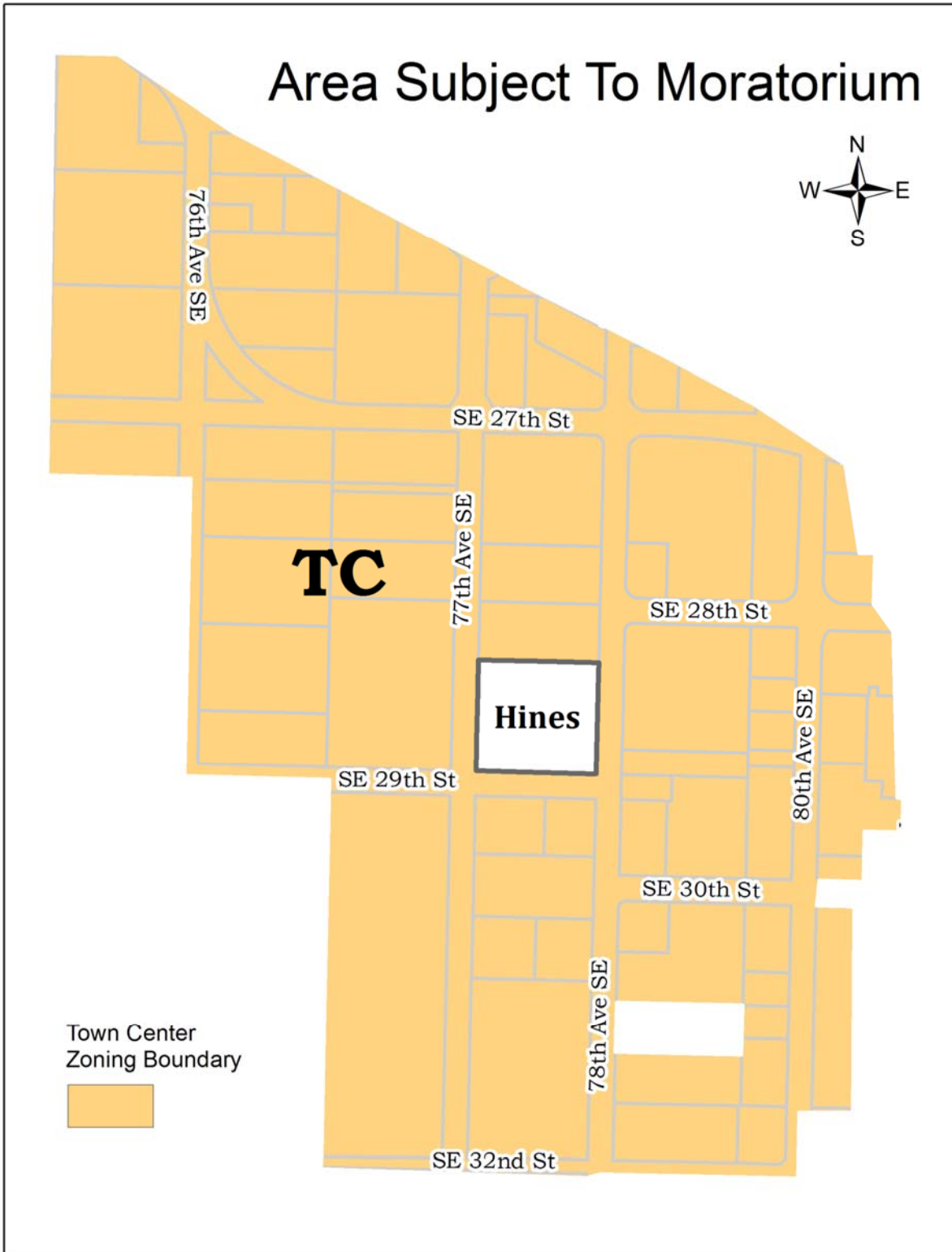
Allison Spietz, City Clerk

Katie H. Knight, City Attorney

Date of Publication: _____

EXHIBIT A

Mercer Island Town Center





**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5049
March 16, 2015
Regular Business**

**DISCUSSION OF GMA IMPACT FEES AND
SEPA MITIGATION FEES**

Proposed Council Action:
Provide direction to staff.

DEPARTMENT OF	Development Services Group (Scott Greenberg)
COUNCIL LIAISON	n/a
EXHIBITS	1. March 2, 2015 Letter from MISD
APPROVED BY CITY MANAGER	

AMOUNT OF EXPENDITURE	\$	n/a
AMOUNT BUDGETED	\$	n/a
APPROPRIATION REQUIRED	\$	n/a

SUMMARY

At its 2015 Planning Session, the City Council requested information on the use of Growth Management Act (GMA) impact fees under RCW 82.02 and mitigation payments under the authority of the State Environmental Policy Act (SEPA), RCW 43.21C and WAC 197-11. The purpose of this agenda bill is to provide basic information about two alternatives for partially financing public facilities and to provide the City Council with an opportunity for questions and comments regarding these tools. Staff is seeking Council direction on next steps, if any related to GMA impact fees and/or SEPA mitigation payments.

The City has looked at these issues in the past. On December 5, 2011, City Council discussed GMA impact fees and SEPA mitigation fees related to funding of future public improvements for the Town Center (Agenda Bill 4687). The agenda item was informational only and no direction to staff was provided. Much of the information below was taken from the previous agenda bill.

FINANCING OPTIONS

GMA impact fees and SEPA mitigation payments are two options in the City's toolbox for financing public facilities. In addition, the City has historically invested REET (Real Estate Excise Taxes), General Fund revenues, Utility Fund, Grants and SEPA mitigation payments as the sources of funding capital facilities. The City recently started a Transportation Benefit District (TBD) to fund transportation improvements. Other financing tools such as GMA Impact Fees, Local Improvement Districts (LID), and Parking and Business Improvement Areas (PBIA) may also be considered.

The City has made significant capital investments in the Town Center and many of the facilities needed to support the current and planned Town Center redevelopment are already in place. These have been partially funded by SEPA mitigation fees. The street and pedestrian network, utilities and parks and open space are largely established, but with continued redevelopment new or enhanced facilities may be needed in the Town Center over the next twenty years.

SEPA MITIGATION PAYMENTS

Originally adopted in 1971, SEPA (chapter 43.21C RCW) has been called by the State Department of Ecology perhaps “the most powerful legal tool for protecting the environment of the state” (SEPA Handbook, 1.2 History). SEPA includes “substantive authority” to condition or deny permits.

For permits in the Mercer Island Town Center, SEPA’s “substantive authority” had been used to impose conditions on developments to mitigate for significant probable adverse environmental impacts, especially traffic impacts. SEPA authority has also been used to mitigate school impacts of new Town Center development. SEPA decisions are made by the DSG Director and those decisions are appealable to the Planning Commission. SEPA mitigation must also have a “rational nexus” to the development and be “proportional” to the impact.

Benefits of SEPA Mitigation Payments:

The benefit of using SEPA’s substantive authority to collect mitigation payments is that mitigation of environmental impacts can be tailored to each individual project and its specific impacts.

Disadvantages of SEPA Mitigation Payments:

The disadvantages of using SEPA to collect mitigation payments are:

- 1) Smaller developments are exempt from SEPA mitigation fees, thus cumulative impacts from several small developments can lead to impacts that are not funded by new development and must be funded from other sources such as property taxes or bonds and levies. Most new development on Mercer Island is categorically exempt from SEPA under State law, and is not required to mitigate its impacts. Exempt development includes most short plats and new single-family homes.

In the last 5 years, the City issued 137 SEPA determinations. Of these, only 5 could potentially be subject to SEPA mitigation fees. The rest were for shoreline improvements, code amendments, public works projects, wireless communication facilities and replacement single family homes.

- 2) SEPA transportation mitigation fees are typically used to fund specific improvements identified in the six-year Transportation Improvement Program in the immediate vicinity of the proposed development. They cannot be used for transportation improvements farther away from the project site.
- 3) The current system of using SEPA to mitigate project impacts can be uncertain for the developer. A developer is required to submit a SEPA Environmental Checklist with the permit application and provide appropriate impact analysis (E.G. a traffic study), and then come to agreement with city staff regarding reasonable and appropriate mitigation. This process creates a high level of uncertainty and risk for the developer who does not know what mitigation will be required, or how much those impacts will cost, until after the project permit has been submitted. Since mitigation payments usually only fund a small portion of an improvement, additional City resources must be appropriated to cover the remaining cost of the actual system improvements.

GMA IMPACT FEES

The State’s Growth Management Act (GMA) requires a capital facilities plan as a mandatory element of our Comprehensive Plan (RCW 36.70A.070). In 1990, the legislature, as part of the GMA, authorized the use of impact fees to ensure that adequate facilities are available to serve new growth and development (RCW 82.02.050).

The funds collected cannot be used for operation, maintenance, repair, alteration, or replacement of existing capital facilities and cannot just be added to general revenue. Instead, the use of GMA impact fees are

limited and 1) shall only be imposed for system improvements that are “reasonably related” to the new development; 2) shall not exceed a “proportionate share” of the costs of system improvements that are “reasonably related” to the new development; and 3) shall be used for system improvements that will reasonably benefit the new development.

A GMA impact fee may be imposed for “public facilities” owned or operated by government entities including: 1) public streets and roads, 2) publically owned parks, open spaces and recreational facilities, 3) school facilities and 4) fire protection facilities (RCW 82.02.090). The ordinance imposing impact fees must be carefully crafted to avoid an unconstitutional taking of private property. For this reason, development of impact fee ordinances often require use of technical consultants.

A city may adopt GMA impact fees by local ordinance following a very detailed analysis of public facility needs and costs related to new growth and development. GMA impact fees collected by the city shall be held in special interest bearing accounts, with separate accounts established for each type of public facility. Annual Reports are required. GMA impact fees collected must be spent or encumbered on eligible improvements identified in the capital facilities plan within 10 years of receipt or the fee must be refunded to the applicant. GMA impact fees may be held longer for “an extraordinary and compelling reason” (RCW 82.02.070).

GMA impact fees work well for the development of raw land, or “greenfield development” when new streets, parks, schools and fire protection infrastructure are needed to support development. In simple terms, an impact fee system might be described as follows: the cost of new infrastructure needed to support new development is divided by number of new housing units (and/or commercial or industrial space) resulting in an impact fee per unit. For example, if a new road were to cost \$1,000,000 and were to exclusively serve multiple developments totaling 126 units, an impact fee of \$7,936.51 per unit would likely pass the rational nexus and proportionality tests. Establishment of an impact fee becomes more complex in cases where the new road provides some benefit to the public, in addition to the benefit to the development. So, using this same example, if 50% of the users of the new road were expected to be members of the public, who are not residents of the new development, the reasonable impact fee would be cut in half, or would be \$3,968.25.

One very important aspect of GMA impact fees is that the fee must be used to support new growth and development. Because nearly all of Mercer Island is fully developed, the use of GMA impact fees for redevelopment is constrained. To establish GMA impact fees where developed land is gradually being redeveloped, careful analysis would be required. For example, the establishment of a road impact fee would require an analysis of the incremental impact of the new development. This analysis would include consideration of the surplus capacity of existing roads and the proportional impact of the development in relationship of trips by the general public. Proposed capital improvements would need to be identified to address the needed expansion of roadway capacity. Finally, a rational nexus and proportionality test would be applied to the proposed improvements to establish an appropriate impact fee for redeveloping land.

The complexity of redevelopment impact fees typically requires extensive and detailed analysis and study to justify the fee, which may be challenged by any developer who believes the fee does not meet the standards of nexus and proportionality established by the State. In addition, once the GMA impact fee is adopted, the cost of administration including management of the fund and the actual construction of the facility can add cost to the program.

In the last 5 years, the City issued 190 building permits for new single-family homes and 138 single family demolition permits (see chart on next page). This is a net increase of 52 new homes for which GMA impact fees could have been collected. All of these houses were exempt from SEPA, so collection of SEPA mitigation fees was not possible.

	2010	2011	2012	2013	2014	TOTALS
New Single-Family Permits	20	25	25	59	61	190
Single-Family Demolition Permits	20	21	21	34	42	138
Net New Single-Family Permits	0	4	4	25	19	52

Benefits of GMA Impact Fees:

- 1) Impact fees provide a revenue stream to construct public facilities needed to support new development.
- 2) Impact fees establish certainty for developers who know the costs for public facilities development and reduce the risk of the unknown as the project is planned and developed.
- 3) Impact fees can be collected for new development that is exempt from SEPA, and therefore, not subject to SEPA mitigation payments. For example, a lot with an existing home is approved for a 4 lot short plat. The City could collect impact fees on the new development (3 homes) but could not collect a SEPA mitigation payment since the short plat is exempt from SEPA.

Disadvantages of Impact Fees:

- 1) The cost of developing and administering the impact fee program as well as follow-up modeling and updating. Since GMA impact fees would conceivably be collected on all new development, there would be more fees and payments to track than the less frequently used SEPA mitigation fees.
- 2) Impact fees add to the cost of development.

IMPACTS

The following discusses several specific types of impacts that have been raised by Councilmembers:

Transportation Impacts:

This mitigation typically comes in the form of a proportionate share of a future transportation improvement by the City. The current approach is to address transportation impacts on a project-specific basis. A project that is subject to SEPA may require a traffic study that analyzes the impacts of the project and identifies appropriate project-specific mitigation.

An example is impacts on intersections from Town Center projects. The following chart shows contribution toward traffic signals for Town Center projects since 2005:

PROJECT	CONTRIBUTION TOWARD TRAFFIC SIGNALS (YEAR)
Starbucks	\$28,000 (2005)
The Mercer	\$18,667 (2007)
Island Square	\$3,645 (2008)
7700 Central	\$33,950 (2009)
7800 Plaza	\$9,143 (2010)
Aviara	\$35,500 (2011)

If GMA impact fees are enacted for transportation impacts, the fees must be based on system improvements that are reasonably related to the new development. A reasonable question is what planned improvements are related to growth.

The only project in the City's current Transportation Improvement Plan that could be somewhat related to growth is the SE 40th Street project. This \$759,000 project is projected for 2018, so it meets the 10-year requirement for use of impact fees. However, most of this project is needed to handle the impact of current development and traffic. So an impact fee to recover some of the SE 40th Street project costs would need to be based on less than 100% of the project cost.

If the City charged a GMA transportation impact fee, a development project would still be responsible for on-site street improvements and any nearby off-site improvements to mitigate impacts that are unrelated to the SE 40th Street project.

School Impacts:

Under the current SEPA mitigation fee system, the Mercer Island School District submits comments on SEPA checklists requesting mitigation. The table below shows the mitigation payments that were paid by each project. The gap of payments between 2004-2007 is unexplained. The Legacy payment was based on the cost of a portable and the projected number of students per unit in the project.

PROJECT NAME	SCHOOL MITIGATION	YEAR
Legacy	\$90,556.00	2014
Aviara	\$0.00	2007
7800 Plaza	\$0.00	2005
77 Central	\$0.00	2005
Aljoya	\$0.00	2004
The Mercer	\$93,696.46	2002
Island Market	\$43,244.42	2001
Avellino	\$19,608.00	2001
Newell Court	\$17,160.50	2001

The School District recently submitted a letter asking that the previous mitigation formula be updated to reflect the cost of a new classroom. See Exhibit 1. If the City continues to use the SEPA mitigation fee tool, the City will collect the updated fee for projects in the Town Center as indicated in the letter. City Council action is not required to update the mitigation formula.

Parks, Open Spaces and Recreational Facility Impacts:

The City has not been collecting SEPA mitigation fees for impacts to parks, open spaces and recreational facilities. GMA impact fees for parks, open spaces and recreational facilities would need to fund system improvements that are reasonably related to new growth.

OTHER CITIES FEES

The Municipal Research and Service Center (MRSC) has a valuable webpage related to impact fees: <http://mrsc.org/Home/Explore-Topics/Planning/Land-Use-Administration/Impact-Fees.aspx>. MRSC has some information on what other cities charge for impact fees. While it is tempting to conclude that Mercer Island can collect \$8,400 per PM peak hour trip like Redmond or \$3,000 like Bellevue, each City's fee must be based uniquely on its projected growth and Capital Facilities plans. Comparison to other cities is helpful

when deciding how a proposed impact fee compares to other cities in the market but should not be used to inform a decision on how much funding is potentially available.

NEXT STEPS

If the City Council would like to continue to study use of GMA impact fees, a rate study will be needed to provide legal support for any fee that is adopted. A rough estimate of a rate study for a transportation impact fee would be \$20,000 to \$50,000 depending on what is needed to support collection of the fee. Council could direct staff to return with a budget request and hire a consultant to complete the study. If Council wanted to study impact fees for parks, open spaces and recreational facilities, school facilities and/or fire protection facilities, staff could return with cost estimate(s) to study each of those items.

ADDITIONAL RESOURCES

Two good resources for information are the aforementioned MRSC website and the Thurston County website: http://www.co.thurston.wa.us/planning/impact/impact_home.html. The linked documents at the bottom of the Thurston County webpage provide examples of impact fee studies.

RECOMMENDATION

Development Services Director

Provide direction to staff.



MERCER ISLAND SCHOOL DISTRICT #400

4160 86th Avenue Southeast * Mercer Island, Washington 98040-4196

www.mercerislandschools.org

BUSINESS SERVICES

Dean Mack, Executive Director
dean_mack@misd.wednet.edu
206-236-4522

Karen Hubbert, Business Specialist
karen_hubbert@misd.wednet.edu
206-236-3310

March 2, 2015

Scott Greenberg
Director of Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, Washington 98040

RECEIVED

MAR 03 2015

CITY OF MERCER ISLAND
DEVELOPMENT SERVICES

Dear Scott;

I am writing to you at the direction of Dr. Plano, school superintendent, regarding the assessment of impact fees for new and future development on Mercer Island. As you know, the Mercer Island School District has had an agreement with the City of Mercer Island on the amount of school mitigation fees it seeks on residential development within the Town Center since the 1990's. Mitigation fees are requested by the District as each development is submitted for design approval and permitting.

Should the City desire to move to an impact fee ordinance, the District would like to work with the City to develop one as provided for under the Growth Management Act for all new residential development within the City. In the interim the District desires to revisit the current agreement with the City on the level of mitigation fees it seeks regarding residential development in the Town Center once the current moratorium expires.

The District would like to seek mitigation fees within the Town Center as illustrated in the attachment below. The calculation of impact fees would be based on the total number of residential units within the development or based on the number of two or more bedroom units within the development. The fee would be \$2,725.38 per unit (based on the total number of units) or \$5,923.92 per unit (for two or more bedroom units).

The District is also requesting that the City work with District to update Attachment 2, which will require a small adjustment to the fee being requested.

Sincerely,

R. Dean Mack
Chief Operating/Financial Officer
Mercer Island School District
206.236.4522

Attachments

ATTACHMENT 1:
Mercer Island School District (Elementary No. 4 Cost Detail)

Cost of Elementary No. 4

Hard Costs	Cost
Contract with Bayley Construction	\$ 30,385,900.00
Sales Tax 9.50%	<u>2,886,660.50</u>
Subtotal	\$ 33,272,560.50
Other Costs	
Design/Planning	\$ 3,481,597.33
Permitting/Inspection	555,880.11
Builders Risk Insurance/Constr. Management	601,680.00
Furniture	<u>950,000.00</u>
Total	<u>\$ 38,861,717.94</u>

Cost Per Square Foot

\$ 38,861,717.94/77,000 Sq. Ft. = \$504.70 per square foot

Impact Fee Calculation Options (Per Unit)

Option 1 – Based on Total Number of Units

\$ 504.70 X 900 sq. ft. = \$454,230.00 per classroom

\$ 454,230.00/24 = \$18,926.25 per student

\$ 18,926.25 X .144 = \$2,725.38 per unit (all units)

Option 2 – Based on Total Number of Units Containing Two or More Bedrooms

\$ 504.70 X 900 sq. ft. = \$454,230.00 per classroom

\$ 454,230.00/24 = \$18,926.25 per student

\$ 18,926.25 X .313 = \$5,923.92 per unit (2 or more bedrooms)

ATTACHMENT 2:

Mercer Island School District Historic School Enrollment for Projects in the Town Center (2012)

<u>Building</u>	<u>Students</u>	<u>1-bedroom, Studio, Live/work</u>	<u>2- bedroom</u>	<u>3- bedroom</u>	<u>Average student per >1 bedroom unit</u>
The Mercer Island Square	49	76	83	0	59.0%
Avellino 7700 Building	37	149	86	0	43.0%
78 Plaza	2	0	23	0	8.7%
Newell	1	119	49	3	12.5%
Total:	92	344	291	3	

Average number of students per all units is .144

Average number of students per all two and three bedroom units is .313



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5052
March 16, 2015
Regular Business**

**TOWN CENTER DESIGN GUIDELINES UPDATE
BUDGET AUTHORIZATION**

Proposed Council Action:

Authorize proposed budget request

DEPARTMENT OF

Development Services Group (Scott Greenberg)

COUNCIL LIAISON

Dan Grausz Benson Wong Jane Brahm

EXHIBITS

1. Community Engagement Strategy
2. Seth Harry & Associates Proposal
3. 3 Square Blocks Proposal

APPROVED BY CITY MANAGER

AMOUNT OF EXPENDITURE	\$	126,610
AMOUNT BUDGETED	\$	75,000
APPROPRIATION REQUIRED	\$	51,610

SUMMARY

Over the past year, the City Council has been working with staff and consultants on plans to revise the Town Center development and design guidelines. The initial work occurred in spring 2014 and concluded with a list of eight priorities to achieve the Town Center vision. Each of these priorities had potential action items. Several of these action items related to revisions to the Town Center development and design guidelines (the "Town Center Code").

In fall 2014, the City Council authorized hiring the consultant team of Seth Harry and Associates, and 3MW (now 3 Square Blocks) to provide the City with recommendations for elements to include in a code amendment. This work concluded with presentation of a final report to City Council at the January 23, 2015 Planning Session.

The next phase of the code revision project is to incorporate the recommendations into a set of draft revised design guidelines. The approved 2015-2016 budget included \$50,000 for the code revision project. This amount was characterized as a ballpark figure that needed additional refinement after a specific scope of work was prepared. The approved budget also included \$25,000 for additional resources to help implement some of the eight Town Center priorities as they relate to economic development. If both funding sources were combined, \$75,000 would be available to support the code revision project.

At the 2015 Mercer Island City Council Planning Session, the City Council directed staff to return with a plan to more fully engage the public in all of the Council's current major topics of discussion. The Council expressed a desire for the City to increase public engagement by providing information in a consistent location and format on the City website, creating information to answer the community's questions on current topics, informing the public of all public input opportunities, and actively reaching out to the public to participate in community conversations.

The Council-approved Community Engagement Plan currently has 17 formal meetings (Town Center Liaison Group, Stakeholder Group, a two-day workshop and public input meetings) and weekly consultant/staff coordination phone meetings. This level of effort has increased the budget for both consultants to provide appropriate support for the community engagement effort.

Seth Harry and Associates proposed budget is \$83,530 and 3 Square Blocks proposed budget is \$43,080, for a total of \$126,610. Therefore, a budget appropriation of \$51,610 is needed (\$126,610-\$75,000). Funding will come from 2014 General Fund surplus.

RECOMMENDATION

Development Services Group Director

MOVE TO: Appropriate \$51,610 for the Town Center Development and Design Guidelines update using 2014 General Fund surplus.

TOWN CENTER COMMUNITY ENGAGEMENT STRATEGY

TOWN CENTER LIAISON GROUP (“TCLG”)

- A. Membership:** Nine (9) members appointed by the Mayor including, three (3) City Councilmembers, three (3) Planning Commission Members and three (3) Design Commission Members. Appointments will be confirmed by the City Council on February 23, 2015.
- B. Meetings:** Approximately two meetings will be scheduled each month from March – June. Meetings can be added or cancelled as requirements dictate. Meetings will be open to the public and publicized on the City website and through other means. TCLG members are also expected to attend all March and April Stakeholder Group meetings as well as appropriate City Council meetings.
- C. Responsibilities:** TCLG’S primary responsibility is to serve as a liaison between the public and the City Council, City staff and outside consultants to ensure that the public receives sufficient information and ample opportunity to provide public input and that the input received is properly considered and addressed in the development of changes to the Development Code. Specifically:
1. Ensure that the public engagement process is effective:
 - a) Is sufficient information being provided to the public in a timely manner in order to receive meaningful public input?
 - b) Is the public input being accurately recorded and compiled?
 - c) Is the public input process that was initially envisioned actually occurring during the public input sessions?
 2. If the public input process that was initially envisioned is not being effective, then the TCLG along with the consultants and City staff will promptly adjust our methods to engage the public through alternate means.
 3. Work with the consultants, Stakeholder Group and City staff to develop Town Center Development Code outline proposals that reflect the general consensus of public input.
 4. Review Development Code language with City staff, Stakeholder Group and consultants to ensure consistency with public input and subsequent City Council direction.
 5. Resolved any questions regarding Stakeholder Group participation and process.

TOWN CENTER STAKEHOLDER GROUP (“STAKEHOLDER GROUP”)

- A. Membership:** Approximately 40 members who have the interest and experience to provide input to the process and are willing to commit the required time. Members will be selected by City staff and the City Council Town Center Committee with input from other members of the TCLG to the extent feasible. The intent is to have the collective voice of the Stakeholder Group represent a cross section of opinions of Island residents. Consequently, members will be drawn from community

groups such as Save our Suburbs (SOS), MIPA, Rotary, MIYFS Board, Strivers or similar seniors groups, PTA, from residential areas around the Island, from persons and groups that are directly involved in Town Center businesses and development and, when possible, will include people with specialized knowledge in relevant areas (architecture, landscaping).

B. Meetings: The Stakeholder Group will have meetings as follows:

1. A meeting the week of March 9 with the outside consultant, TCLG and City staff in order to ensure that all members of the Stakeholder Group are aware of what has already been done by Seth Harry and his team in Phase 1, see the materials generated by the consultants that will be presented during the public input meetings and community outreach sessions and learn about the expected process and schedule in the months ahead.
2. A 2-day meeting/workshop/charrette on March 20-21 during which the Stakeholder Group will work with City staff, consultants and TCLG to review and analyze the previously received public input and provide guidance on changes to the Development Code that they believe are appropriate based on the public input and their own opinions on community and business needs;
3. A meeting the week of April 20 at which they will be presented with the proposals that TCLG intends to take to the City Council so they can advise the TCLG as to whether, in their opinion, the proposals properly reflect the input they previously provided. The input of the Stakeholder Group at this second meeting will be considered by TCLG in deciding whether to make further changes to the proposals before being presented to the public at the public input meeting that will occur the week of April 27.
4. A meeting the week of May 4 for one final review and check-in prior to proposals going to the City Council for any remaining fine tuning of proposals based on information derived during public input sessions that occurred the week of April 27.

Based on the direction given by the City Council at its June 1 meeting, the Stakeholder Group will participate through subsequent meetings in the review of draft Development Code language so that questions or concerns of the Stakeholder Group can be considered before the proposed language is sent to the Planning Commission and possibly Design Commission for their consideration and action.

- C. Expectations:** Stakeholder Group members are encouraged to attend the public input meetings in March and April and are expected to attend all scheduled meetings of the Stakeholder Group itself as the ability of the group to function effectively requires active participation and continuity.
- D. Responsibilities:** The Stakeholder Group's primary responsibility is to provide constructive input into the Development Code revision process based on their individual expertise and to ensure that public opinion, as developed during the public input process, is given full consideration. Various members will be appointed to the Stakeholder Group based on their personal expertise in certain areas (e.g., architecture, landscaping, parents of children currently in the schools, seniors) and they will be asked to provide specialized information in their respective areas of expertise.

PUBLIC INPUT AND TOUCH POINTS

- A. Website:** The City's website will be used as a primary means for ensuring that current information is available 24/7 to the public and that all members of the public, even if they are unable to attend one of the scheduled public meetings, have a means by which they can provide input. This input will be part of the information recorded and compiled by TCLG and the Stakeholder Group.
- B. Next Door:** Suggestions and ideas have been circulated on NextDoor.com. That information will be captured and will be part of the information considered by TCLG and the Stakeholder Group.
- C. Initial Presentations:** During the week of March 9, consultants, working with City staff and TCLG, will hold a series of public meetings/community outreach sessions. These will include two community public meetings (one in the north end and one in the south end or center Island) and then meetings with as many community groups as is feasible. The primary purposes of these meetings/outreach sessions will be:
1. A brief review of the Phase 1 findings primarily for background purposes.
 2. Presentation of a detailed and comprehensive graphic/pictorial presentation by the Seth Harry team depicting the development that we could expect if the Phase 1 recommendations were implemented. To the extent possible, the presentation will include alternatives so that Islanders understand the various possibilities.
 3. Opportunities for public input and questions.

The public input received during these public meetings will be distilled and analyzed by the consultants and City staff so that it can be given full consideration during the March 20-21 Stakeholder Group meetings.

- D. Review Meeting:** At least one community meeting the week of April 27 at which the public will be presented with the proposals that TCLG intends to take to the City Council at the June 1 meeting. The public input received during this public meeting will be distilled and analyzed by the outside consultants and City staff for inclusion in the report to the City Council to ensure that all City Councilmembers are fully aware of public support and concerns.
- E. Additional Public Input and Touch Points:** City Council, Planning Commission and Design Commission meetings likely to occur between June and August. Planning Commission and City Council will hold public hearings on actual Development Code language.

DRAFT SCHEDULE

DATE/WEEK	ACTION ITEMS/EVENTS
2/23/15	Review of Community Engagement Plan by City Council
2/23/15 – 3/8/15	Seth Harry to develop all materials required for public input meetings and community outreach sessions. City staff to schedule meetings and sessions.
Week of 3/2/15	TCLG Meeting #1 (prepare for Public Input Meetings/Community Outreach Sessions)
Week of 3/9/15	Meeting #A of Stakeholder Group
Week of 3/9/15	Public Input Meetings and Community Outreach Sessions
Week of 3/16/15	TCLG Meeting #2 (review public input meeting results and prepare for Stakeholder Group Workshop)
3/20 – 3/21/15	Stakeholder Group Workshop (Meeting #B)
Week of 3/23/15	TCLG Meeting #3 (review results of Stakeholder Group Workshop)
3/23/15 – 4/13/15	Consultants take input from Stakeholder Group Workshop and public input to revise materials previously developed.
Week of 4/13/15	TCLG Meeting #4 (receive update from and provide input, if needed, to consultants)
Week of 4/20/15	Stakeholder Group Meeting #C to review revised materials.
Week of 4/20/15	TCLG Meeting #5 to review Stakeholder Group Meeting and provide appropriate direction to consultant
Week of 4/27/15	Public Meeting(s) to review revised materials
Week of 5/4/15	Stakeholder Group Meeting #D for additional check-in and review
Week of 5/4/15	TCLG Meeting #6 to provide final direction to enable consultants to prepare materials for City Council review
5/4/15 – 5/20/15	Consultants and Staff draft outline of Code changes and graphics for City Council review
Week of 5/18/15	TCLG Meeting #7 to provide feedback on draft outline of Code changes and graphics to finalize recommendation for City Council
6/1/15	City Council Decision on Next Steps
After 6/1/15	Draft Code Amendments begin formal review by Planning Commission, Design Commission and City Council. The schedule for additional Stakeholder Group and TCLG meetings will be developed following City Council action at the June 1 meeting.

DRAFT AGREEMENT FOR PROFESSIONAL SERVICES FOR MERCER ISLAND, WASHINGTON

MERCER ISLAND, WASHINGTON – Town Center Development and Design Guidelines Update – Phase 2

This is a Draft Letter of Agreement between the Consultant- Seth Harry & Associates, Inc. (SHA) and the City of Mercer Island, Washington for the Town Center Development and Design Guidelines Update – Phase 2

TASK 1 – MATERIALS FOR UPCOMING PUBLIC INPUT MEETINGS AND COMMUNITY

OUTREACH SESSIONS (February 23 to March 10, 2015)

SHA to develop all materials required for public input meetings and community outreach sessions. This is to include the following:

- Regulating Plan(s) – conceptual regulating plan for mixed use community
- Illustrative Building/lot standards –urban form standards with diagrams illustrating conditions
- Illustrative Street Sections, street network diagram, thorough fare type schedule
- Eye level renderings –illustrating key design concepts and alternatives
- Scale Comparables – based on suggestions from either Consultant or the Owner
- Workshop Graphics – illustrative sketches developed with 3-D massing models

TASK 2 – ON-GOING PARTICIPATION VIA GO-TO-MEETING

- a) SHA will participate in the following Town Center Liaison Group (TCLG) meetings via Go-To-Meeting :
 - March – (3/3, 3/17 and 3/24)
 - April – (4/14)
 - May- (5/21)
- b) SHA will participate in the Town Center Liaison Group (TCLG) meetings in person on April 22 and May 6, 2015
- c) SHA will participate in the weekly 60 minute staff meetings via Conference call for the duration of the Project:

TASK 3 – ON-SITE MEETING #1 - KICK-OFF MEETING WITH STAKEHOLDER GROUP (March 11, 2015)

- a) SHA to participate in a kick off meeting on-site with the Stakeholder group on March 11
- b) Consultant Team will present to Stakeholder Group an introduction to the process, and their role in it, in order to ensure that all members are aware of what has already been done by the consultant team in Phase 1
- c) Review the materials generated by the Consultant Team that are to be presented during the public input meetings and community outreach sessions and learn about the expected process and

schedule in the months ahead.

TASK 4 –ON-SITE MEETING - #2 -STAKEHOLDER GROUP WORKSHOP (March 20-21, 2015)

- a) The Consultant will participate in a two day workshop/charrette, on March 20-21 during which the Stakeholder Group will work with City staff, consultants and TCLG to review and analyze the previously received public input and provide guidance on changes to the Development Code they believe are appropriate based on the public input and their own opinions on community and business needs.
- b) The Consultant will present a detailed and comprehensive graphic/pictorial presentation depicting the development expected if the Phase 1 recommendations were implemented. To the extent possible, the presentation will include alternatives so that Islanders understand the various possibilities.

- c) The Consultant will prepare the following for the purposes of the workshop *

*some of these products may be developed further after the workshop at the Consultant’s home office

- Photomontage before and after
- Density Bonus/Development Envelope Alternatives
- Regulating Plan(s)
- Building /Lot Standards
- Illustrative Street Sections
- Eye level renderings
- Scale Comparables
- Identify the pertinent FBC Zoning Districts
- Provide illustrative street sections and assign street types, i.e. boulevard, avenue, streets, roads, alleys, lanes
- Illustrate Building types and/or Lot types, and their characteristics i.e. Mixed Use Lot, Civic Space Lot, Residential Lot, Lined Building Lot, Federal Building Lot, etc.
- Illustrate frontage requirements
- Illustrate civic space configurations, i.e. Greens, Squares, Plazas, Neighborhood Parks, Preserves, Playgrounds, etc.
- Prepare supporting standards such as block sizes, street connectivity, and building types for use in the new mixed-use code
- Prepare supporting standards such as block sizes, street connectivity, and building types for use in the new mixed-use code.

TASK 5 – REVISE MATERIALS FROM KICK OFF MEETING BASED ON INPUT FROM STAKEHOLDER GROUP WORKSHOP (March 23 – April 13, 2015)

Consultant to take input from Stakeholder Group Workshop and public input to revise materials previously developed in a kick off meeting on-site with the Stakeholder groups.

TASK 6– ON-SITE MEETING #3- STAKEHOLDER GROUP MEETING (APRIL 21, 2015) AND PUBLIC INPUT

MEETING (APRIL 27, 2015)

- a) The Consultant will be on-site for the April 21, 2015 Stakeholder Group meeting.
- b) The Consultant will be on-site to for a Public Meeting when the public will be presented with the proposals that TCLG intends to take to the May Stakeholder Group and TCLG.
- c) The Consultant and City Staff will distill and incorporate the public input at the meeting. The Consultant along with City staff will discern what is appropriate for inclusion in the report to the City Council in order to ensure that all City Council members are fully aware of public support and concerns.

TASK 7– ON-SITE MEETING #4 – STAKEHOLDER GROUP (May 5, 2015)

Review and update Stakeholder Group and receive feedback on draft Final concepts to inform code drafting.

TASK 8– DRAFT CODE AND GRAPHICS (May 4 – 20, 2015)

- a) The Consultant is to work with Staff to a detailed outline of the proposed code amendments for review by the TCLG on May 21 and the City Council on June 1.
- b) The Consultant will work with City staff to draft code language and graphics for the code amendments based on the detailed outline.
- c) Draft interim comprehensive plan policies that summarize in general terms how the new framework would be implemented and applied. Determine how the new policies and maps can best be merged into the Mercer Island zoning ordinance.
- d) Review relevant sections of the zoning ordinance
- e) Draft any new code changes and put them into ordinance format for review by legal counsel

TASK 9– ON-SITE MEETING #5 -CITY COUNCIL MEETING (JUNE 1, 2015)

- a) The Consultant will be on site to review recommendations from the TCLG draft code.

TOTAL FEE: SETH HARRY & ASSOCIATES INCLUDING TIME, MATERIALS AND EXPENSES \$ 75,280

SUPPLEMENTAL FEE: 3 SQUARE BLOCKS CODE LANGUAGE DRAFTING ASSISTANCE \$ 8,250

TOTAL FEE: \$83,530

Mercer Island Town Center Project

Scope of Work, Community Outreach Services



March 6, 2015

PROJECT DESCRIPTION AND APPROACH

The scope of work identifies 3 Square Blocks LLC support services to the City of Mercer Island for the second phase of Town Center Code Update process.

The Phase 2 services primarily focus on assisting the City of Mercer Island with 1) preparation of community engagement messages and materials, 2) project meeting support with the Town Center Liaison Group, Stakeholder Group and public meetings in the form of agenda development, meeting materials, presentations, facilitation and discussions and 3) preparation of written meeting and process summaries which create a clear and consistent record of the process, events, meetings, findings, decisions and outcomes. The written record will be used to inform the public and City Council deliberations and decision-making.

Assumptions

- A meeting notes template will be developed for consistent note-taking.
- Meeting summaries will be prepared, reviewed and finalized for posting on the City project web page within two business days of each meeting.
- Consultant will provide the City with project outreach and communications materials (such as agendas, flow charts, fact sheets and handouts) in formats suitable for the City website. Materials will be developed for multiple formats where possible (such as powerpoint presentations, web page and fact sheets).

1 Project Materials Preparation (Round 1 , pre-Design Workshop)

Develop materials for Round 1 of Public Meetings, March 10-18, 2015. Materials include fact sheet about the project, powerpoint presentations and boards as needed (fact sheets, maps and Seth Harry and Associates materials, plotted as boards, agendas, sign in sheets, name tags and other materials as needed). Assume one City staff and one TCLG review and revision prior to public meetings. Provide a “meeting in a box” for City staff and consultant use throughout the project. Materials will also be used as public information for the project web page and in other venues.

2 Project Materials Update (Round 2 , post-Design Workshop)

Update and augment Task 1 project materials for Round 2 of Public Meetings and events as needed, week of April 27, 2015.

3 Public Meetings (Round 1, pre-Design Workshop, up to 5 meetings and summary)

Attend up to 5 meetings and assist City Staff with presentations and discussions. Prepare draft and final meeting summaries for each meeting.

4 Public Meetings (Round 2, post-Design Workshop, up to 2 meetings)

Attend up to 2 meetings and assist City Staff with presentations and discussions. Prepare draft and final meeting summaries for each meeting.

5 Round 1 Public Input Summary

Prepare a draft and final written summary of the Round 1 meeting process and public input (through Design Workshop) for Town Center Liaison Group discussions.

6 Round 2 Public Input Summary

Prepare draft and final written summaries of the Round 2 meeting process (through 4/27/15) and public input web site and Town Center Liaison Group discussions.

7 Town Center Liaison Group Meetings (7)

Attend and support City staff and Seth Harry and Associates at Town Center Liaison Group meetings and facilitate as needed. Prepare draft and final summaries of each meeting.

8 Stakeholder Group Meetings (3)

Attend and support City staff and Seth Harry and Associates at Stakeholder Group meetings. Prepare draft and final summaries of each meeting.

9 Design Workshop and Summary

Attend and support City staff and Seth Harry and Associates at the public design workshop. Prepare draft and final workshop summaries.

10 Final Community Engagement Summary

Prepare a draft and final Phase 2 Community Engagement Summary.

11 Weekly Coordination Meetings

Participate in weekly coordination telephone meetings with City staff and Seth Harry and Associates.

DELIVERABLES

- 1 Project Information and materials including fact sheets, powerpoint presentations, meeting boards and web page content.
- 2 Updated project materials for Round 2 public meetings and web page.
- 3 Meeting materials and summary of each Round 1 meeting.
- 4 Meeting materials and summary for each Round 2 meeting.
- 5 Written summary of Round 1 public input.
- 6 Written summary of Round 2 public input.
- 7 Meeting materials, facilitation as needed and written summaries of Town Center Liaison Group Meetings (7 meetings).
- 8 Meeting materials and written summaries of Stakeholder Group Meetings (4 meetings).
- 9 Written summary of the Design Workshop including facilitated table discussions, consultant presentations and public comment and input.
- 10 Written Phase 2 Community Engagement Summary.

FEE: \$43,080



CITY COUNCIL PLANNING SCHEDULE

All meetings are held in the City Hall Council Chambers unless otherwise noted.
 Special Meetings and Study Sessions begin at 6:00 pm. Regular Meetings begin at 7:00 pm.

MARCH 16 – 6:00 PM		
Item Type	Topic/Presenter	Time
<i>Executive Session (6:00-7:00 pm)</i>	To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency pursuant to RCW 42.30.110(1)(i) for approximately 60 minutes.	60
<i>Special Business</i>	King County Councilmember Jane Hague Presentation	10
<i>Consent Calendar</i>	King County Regional 2014 Hazard Mitigation Plan Update – J. Franklin	--
<i>Regular Business</i>	Continuation of Public Hearing on Moratorium Regarding Town Center Building Permits – K. Knight	120
<i>Regular Business</i>	Discussion of GMA Impact Fees and SEPA Mitigation Fees – S. Greenberg	60
<i>Regular Business</i>	Town Center Design Guidelines Update Budget Authorization – S. Greenberg	15

MARCH 30 – 6:00 PM		
Item Type	Topic/Presenter	Time
<i>Study Session</i>	Water System Contamination Event Work Plan Update – G. Boettcher & J. Franklin	60
<i>Regular Business</i>	Open Space Plan Ten Year Update – P. West	30
<i>Regular Business</i>	Community Solar Update – R Freeman	15
<i>Regular Business</i>	Metro Commuter Shuttle Service – K. Taylor	60
<i>Regular Business</i>	Amendment to Solicitors Ordinance (1 st Reading) – K. Knight	30

APRIL 20 – 5:30 PM		
Item Type	Topic/Presenter	Time
<i>Study Session (5:30-7:00 pm)</i>	Growth Management Act Overview	90
<i>Consent Calendar</i>	Arts Council 2014 Annual Report and 2015 Work Plan – A Britton	--
<i>Regular Business</i>	4 th Quarter 2014 Financial Status Report & 2015-2016 Budget Adjustments – C. Corder	45
<i>Regular Business</i>	Masons/Kiwanis Fireworks Sale Permit – S. Heitman	15
<i>Regular Business</i>	Amendment to Solicitors Ordinance (2 nd Reading) – K. Knight	30
<i>Executive Session (after Regular Mtg)</i>	To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency pursuant to RCW 42.30.110(1)(i)	30

APRIL 30 (THURSDAY) – 5:00-7:00 PM

	Joint Meeting with the Mercer Island School District Board (Council Chambers)	
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MAY 4

Item Type	Topic/Presenter	Time
<i>Study Session</i>	Cross-Connection Control Program Code Update – F. Lake & C. Schuck	60
<i>Regular Business</i>	Selective Service Level Review Proposal – C. Corder	30

MAY 18

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	Electrical Code Adoption (1st Reading) – D. Cole	30
<i>Regular Business</i>	Cross-Connection Control Program Code Update (1 st Reading) – F. Lake & C. Schuck	30
<i>Regular Business</i>	1 st Quarter 2015 Financial Status Report & 2015-2016 Budget Adjustments – C. Corder	30
<i>Regular Business</i>	Council Preview of 2016-2021 Transportation Improvement Program and Public Hearing – P. Yamashita	90

JUNE 1

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	Cross-Connection Control Program Code Update (2 nd Reading) – F. Lake & C. Schuck	15
<i>Regular Business</i>	2014 General Fund & REET Surplus Disposition	30
<i>Regular Business</i>	Public Hearing on Town Center Moratorium	120
<i>Regular Business</i>	Town Center Community Engagement Plan Update – K. Taylor/R. Freeman/S. Greenberg	30

JUNE 15

Item Type	Topic/Presenter	Time
<i>Special Business</i>	Day of Play Proclamation – D. Mortenson	5
<i>Regular Business</i>	Adoption of the 2016-2021 Transportation Improvement Program – P. Yamashita	30
<i>Regular Business</i>	Electrical Code Adoption (2nd Reading & Adoption) – D. Cole	30

JULY 6

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2014 Mercer Island Dashboard Report – C. Corder	60

JULY 20

Item Type	Topic/Presenter	Time

AUGUST 3		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	Public Hearing on Town Center Code Amendments (1 st Reading)	90

AUGUST 17		
Item Type	Topic/Presenter	Time
	<i>Potentially Canceled</i>	

SEPTEMBER 8 (TUESDAY)		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2 nd Quarter 2015 Financial Status Report & 2015-2016 Budget Adjustments – C. Corder	30
<i>Regular Business</i>	Public Hearing on Town Center Code Amendments (2 nd Reading)	90

SEPTEMBER 21 – 6:00 PM		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	6-year Sustainability Plan Placeholder – R Freeman	45

OCTOBER 5		
Item Type	Topic/Presenter	Time
<i>Study Session</i>	Reserves 101 – C. Corder	45

OCTOBER 19		
Item Type	Topic/Presenter	Time
<i>Study Session</i>	Communities That Care & Emergency Management Updates	60

NOVEMBER 2		
Item Type	Topic/Presenter	Time

NOVEMBER 16		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	Mid-biennial budget review (3 rd Quarter 2015 Financial Status Report, 2015-2016 budget adjustments, 2016 utility rates, and 2016 property tax levy) – C. Corder	45

DECEMBER 7

Item Type	Topic/Presenter	Time

DECEMBER 21

Item Type	Topic/Presenter	Time
	<i>Potentially Canceled</i>	

OTHER ITEMS TO BE SCHEDULED:

- Sister City Presentation – K. Taylor
- WRIA 8 Presentation – B. Bassett
- Comcast Franchise – K. Knight
- PSE Electric Franchise – K. Knight
- Zoning Code Amendment by the Planning Commission for Definition of ‘Tract’ – S. Greenberg
- Clarke Beach Conversion Property – P. West/ J. Kintner
- Comprehensive Plan Update—S. Greenberg
- Planning Commission Work Program – S. Greenberg
- Pioneer Park Off Leash Dog Policy – J. Kintner

COUNCILMEMBER ABSENCES:

None



Memorandum

Mayor Bruce Bassett

TO: Councilmembers Debbie Bertlin, Jane Brahm, Mike Cero, Joel Wachs, Benson Wong, and Deputy Mayor Dan Grausz

FROM: Mayor Bruce Bassett

DATE: March 16, 2015

RE: Boards and Commissions Appointments

Please affirm the following appointments:

BOARD OR COMMISSION	POS	NAME	TERM
Arts Council	3	Joy Langley	2015
	4	Rene Stratton	2016
Open Space Trust	4	Rory Westberg	2018
Mercer Island Library Board	3	Lea Reule	2016
	8	Bart Dawson	2016

MOVE TO: Affirm the appointments of Joy Langley to Position #3 (expiring May 2015) and Rene Stratton to Position #4 (expiring May 2016) on the Arts Council, Rory Westberg to Position #4 (expiring May 2018) on the Open Space Conservancy Trust, and Lea Reule to Position #3 (expiring May 2016) and Bart Dawson to Position #8 (expiring May 2016) on the Mercer Island Library Board.