



# CITY OF MERCER ISLAND

## CITY COUNCIL MEETING AGENDA

Monday  
July 20, 2015  
7:00 PM

**Mayor Bruce Bassett**  
**Deputy Mayor Dan Grausz**

**Councilmembers Debbie Bertlin, Jane Brahm,  
Mike Cero, Terry Pottmeyer, 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

### CALL TO ORDER & ROLL CALL, 7:00 PM

### SPECIAL BUSINESS

Parks & Recreation Summer Staff Introductions

### APPEARANCES

### MINUTES

- (1) Regular Meeting Minutes of June 15, 2015  
Regular Meeting Minutes of July 6, 2015

### CONSENT CALENDAR

- (2) Payables: \$497,291.16 (07/16/15)  
Payroll: \$743,158.02 (07/10/15)

### REGULAR BUSINESS

- (3) AB 5091 Parks Impact Fees

### OTHER BUSINESS

Councilmember Absences  
Planning Schedule  
Board Appointments  
Councilmember Reports

### ADJOURNMENT



# CITY COUNCIL MINUTES

## REGULAR MEETING

### JUNE 15, 2015

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#### 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, Terry Pottmeyer, Benson Wong, Deputy Mayor Dan Grausz, and Mayor Bruce Bassett were present.

#### SPECIAL BUSINESS

##### Sister City Resolution

Linda Todd, President of the Mercer Island Sister City Association asked the Council to approve the resolution rededicating the City of Mercer Island to the sister city relationship with the City of Thonon-les-Bains in France.

Alan Merkle spoke about his experience as Mayor during the signing of the jumelage agreement in July 2000 with the City of Thonon-les Bains. He asked the Council to approve the resolution in celebration of the 15<sup>th</sup> anniversary of the original jumelage agreement.

Mayor Bruce Bassett read a resolution to be signed by the Cities of Mercer Island and Thonon-les-Bains pledging to continue their mutual friendship, respect, and commitment to maintaining a long-lasting and productive sister city relationship.

It was moved by Grausz; seconded by Brahm to:

**Approve Resolution No 1501 regarding Mercer Island and Thonon-les-Bains' 15 year sister city relationship and authorize the Mayor to sign the Resolution on July 11, 2015 during the ceremony at Summer Celebration.**

Passed 7-0

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

##### Eagle Scout Recognition

Robert Thorpe spoke about helping Eagle Scouts with their projects on Mercer Island. He also spoke about the process they are developing for coordinating projects with staff from the City, the School District, and the Scouts.

Malcolm McLellan thanked the Council for allowing City staff to help support the Eagle Scout projects. Eagle Scouts gave brief explanations of their projects.

#### APPEARANCES

Jerry Gropp, spoke about his work as an architect on Mercer Island and his recent trip to France. He was saddened to hear that Ruby Hollerbach passed away and spoke about her upcoming memorial service. He noted that Hines Corporation has stepped into the design of Mercer Island and does not think they are the kind of company that should develop Mercer Island. He thinks the downtown area is long overdue to be made into the kind of village it should be.

Meg Lippert, 4052 94<sup>th</sup> Ave SE, is concerned about the vision for the Town Center as she does not want tall buildings in the Town Center. She believes that, if more housing units are added to the Town center, the services on the Island will not be able to keep up. She suggested conducting an Island-wide survey to collect

opinions as she does not believe the Stakeholders Group is representative of the population of the Island. She supports the idea of the City buying the King property as a location for the Mercer Island Arts Center. She also spoke about her concerns with downgrading the level of service in the TIP.

Jeff Becker, 3437 74<sup>th</sup> Ave SE, is missing an organic grocery store. He spoke in support of PCC, noting that they are about community and promoting good nutrition. He noted the tremendous response to the survey and the Facebook group that is also in support of bringing PCC to Mercer Island.

Jane Reynolds, 8105 SE 48<sup>th</sup> Street, supports bringing a PCC to Mercer Island and believes that there is a mismatch between what Mercer Islanders want in a grocery store and what is available. She asked Council to work to bring a PCC to Mercer Island.

Jeff Sanderson, 8100 Evergreen Lane, thanked the Council for adding the discussion of the Albertsons store closing to the agenda. He also spoke about the effort to bring a PCC store to Mercer Island. He suggested that the Council develop a package of incentives to bring small, local businesses to Mercer Island and that the City start an economic development office.

Terry Halverson, 7646 SE 22<sup>nd</sup> Street, is the founder and chairman of Metropolitan Market. He let the Council know that Metropolitan Market is also very interested in having a store on Mercer Island.

Vann Lanz, 4118 96<sup>th</sup> Ave SE, spoke about a street vacation for an unused tract of land near Groveland Park. He noted that he is concerned about the number of large trees in the tract and that the City cannot access it very easily. He asked the Council to initiate the vacating of the street.

Lara Sanderson, 8100 Evergreen Lane, is concerned about the additional funding for the Town Center Visioning as the progress of the Stakeholders Group is not moving very quickly. She spoke about the need for proposals and updates to be timely and the requirement of progress presentations from staff at each Council Meeting until the project is completed.

Ira Appelman, 4436 Ferncroft Road, spoke about the signing of the Magna Carta. He noted the number of times the Council has taken actions to the detriment of Islanders. He hopes the anniversary of the Magna Carta will inspire a new birth of freedom where local government of the people, by the people, and for the people will be established.

Gary Robinson, 6026 East Mercer Way, spoke about reflection and dissidence, and that there seems to be a dissidence between the Council and what the community wants. He stated that the community did not want to give the current structure of the library to KCLS even though the Council told citizens that it was KCLS' library and KCLS' money. He noted that once the Council got behind the community, what the community wanted happened. He suggested that the Mayor give a State of the City address to tell citizens what the Council agenda is. He also recommended a survey be done to find out what Islanders really want.

Al Lippert, 4052 94<sup>th</sup> Ave SE, spoke about his issues with the pickle ball program at the Mercer Island Community Center. He noted that there was no one in the gym during open gym time and asked that the pickle ball players be allowed to finish their games if they go past 2:00 pm.

Bob Medved, 7238 SE 32<sup>nd</sup> Street, agreed with Lara Sanderson's comments about the Town Center Visioning process. He also spoke about the requests for data and information in terms of what is not working and what the current code provides. He believes that there is no transparency with the process. He asked the Council to look at the process as it is concerning.

Jim Stanton, 7812 SE 78<sup>th</sup> Street, spoke in support of staff's recommendations for the bike and pedestrian elements of the Transportation Improvement Program. He also spoke about the added safety of the shoulder projects on the South end. He encouraged Council to look at improving and rerouting bicycle routes across the Island.

Tom Acker, 2427 84<sup>th</sup> Ave SE, spoke about a disconnect between what the Council wants and what the community is looking for. He read a fictitious article he wrote as part of a Stakeholders Group exercise.

## MINUTES

### Regular Meeting Minutes of May 18, 2015

It was moved by Bertlin; seconded by Brahm to:

**Adopt the Regular Meeting Minutes of May 18, 2015 as written.**

Passed 5-0

FOR: 5 (Bassett, Bertlin, Brahm, Cero, Wong)

ABSTAIN: 2 (Grausz, Pottmeyer)

## CONSENT CALENDAR

### Payables: \$163,818.76 (06/04/15)

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

### Payroll: \$ 786,838.71 (06/12/15)

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

### AB 5083 2015 Residential Street Overlay Bid Award

**Recommendation:** Award Schedules 'A', 'B', 'C', and 'D' of the 2015 Residential Street Overlays project to Lakeside Industries in the amount of \$543,628. Set the total project budget to \$642,555 and direct the City Manager to execute the construction contract.

It was moved by Wong; seconded by Brahm to:

**Approve the Consent Calendar and the recommendations contained therein.**

Passed 7-0

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

## REGULAR BUSINESS

### AB 5086 Update on Albertsons Grocery Site and Potential Grocer

Mayor Bassett noted that he asked that this agenda bill be added to the meeting. He spoke about the closing of Albertsons and their history in the Mercer Island community. He noted that there is a great deal of interest in grocery store options on Mercer Island.

City Manager Noel Treat stated that there is a serious negotiation underway with a natural food market and that it could be concluded within a few weeks. He stated that the parties involved have asked that their identities not be disclosed during negotiations. He does not think there is any specific action that the Council should take right now.

### AB 5085 Public Hearing Regarding Extending the Moratorium on Town Center Building Permits

City Attorney Kari Sand provided the history of the moratorium on Town Center building permits. She presented Ordinance No. 15-12 for the Council to adopt extending the moratorium for an additional six months.

The Mayor opened the public hearing at 8:20 pm.

Dick Winslow, 3761 77<sup>th</sup> Ave SE, stated that he feels betrayed and that the Council's vote to put Hines in the moratorium means the Council may feel betrayed too. He thought that in exchange for Hines being excluded from the moratorium the City may get Whole Foods and commuter parking, but now he knows that will not be happening. He feels like he has been tricked and is upset that what was spoken about is no longer an option. He asked Council to include Hines in any extension or renewal of the moratorium.

Meg Lippert, 4052 94<sup>th</sup> Ave SE, supports the extension of the moratorium for another 6 months with the Hines project included. She wants to preserve the character of Mercer Island.

David Brondstetter, 3742 77<sup>th</sup> Place SE, stated that Council should not be involved in the Albertsons negotiations as they are a private business. He noted that a group of citizens has done more to advance a grocery store in two weeks than Council has done in months.

Tom Acker, supports extending the moratorium and including Hines. He also supports the process for developing the code and guidelines to create a Town Center that the community wants. He stated that there are wonderful ideas that are coming out of the engagement process.

Darren Gold, 8429 SE 39<sup>th</sup> Street, spoke in favor of extending the moratorium without any exclusions. He stated that the Town Center visioning process is not finished, and without it being done there should not be any building. He feels that a wider community discussion should take place and likes the idea of a survey. He has also noticed the density increase in downtown which should be addressed.

Ira Appelman, 4436 Ferncroft Road, was disappointed that the first moratorium was only four months and is concerned that the City will still need more time after the six month extension. He would concentrate on the Town Center consultants so that in six months the City has what it needs and there is consensus to end the moratorium. He does not think this has anything to do with the King/Hines property as that exception is already off the table. He asked Council to extend the moratorium and to get the Town Center visioning process right.

John Houlihan, 3401 Evanston Ave N, spoke on behalf of Dollar Development. He passed out a rendering of the hotel proposed for the former Travel Lodge site. He asked Council to adjust the northern boundary of the moratorium to SE 27<sup>th</sup> Street. He noted that there is a need for a hotel on Mercer Island and Dollar Development would like to move this project forward.

Bob Medved, 7238 SE 32<sup>nd</sup> Street, agrees with Council extending the comp plan update and removing the exemption for Hines in the moratorium. He encouraged the Council to pass the moratorium for 6 months to continue the public engagement process.

Carrie Scull, 4035 80<sup>th</sup> Ave SE, supports extending the moratorium without any exceptions. She also thinks community participation is important to develop.

Lynn Thomas-Fruehling, 7360 Island Crest Way, noted that not everyone can get to a Council meeting to provide their input and that recent surveys have showed that residents are involved and do care about the future of their community. She is in support of extending the moratorium to get a better sense of what Mercer Island residents want in a city center.

The Mayor closed the public hearing at 8:41 pm.

It was moved by Brahm; seconded by Cero to:

**Adopt on an emergency basis Ordinance No. 15-12 to renew for six-months the moratorium adopted by Ordinance Nos. 15-04 and 15-05, and as amended by Ordinance No. 15-11, on the acceptance or processing of applications for building permits or new development or redevelopment in Town Center in order to allow additional time to complete the Town Center Visioning Process and Town Center development regulations and design guidelines pursuant to the provisions of RCW 35A.63.220 and 36.70A.390.**

Passed 7-0

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

#### **AB 5084 Town Center Visioning and Code Update Budget Authorization**

DSG Director Scott Greenberg presented the Town Center Visioning and Code Update Budget Authorization. He spoke about the upcoming timeline and the work of the consultants.

The Council discussed of the proposal for Phase 3 including the budget authorization to continue contracts with consultants. City Manager Treat noted that staff will work with the Council's Town Center Subcommittee to review the budget proposal and prepare a more detailed plan for accomplishing the Phase 3 work and will return in a couple of weeks.

## **AB 5054 Adoption of the 2016-2021 Transportation Improvement Program**

City Engineer Patrick Yamashita presented a background of the Transportation Improvement Program (TIP). He spoke about the follow up that the City has done in response to the public hearing, specifically in regards to the Covenant Shores petition for a crosswalk at North Mercer Way. He reviewed Council's direction to staff, noted the three different types of options for the TIP projects, and presented staff recommendations.

Council asked about the delineation between Town Center north and Town Center south, and about pedestrian safety and cut-through traffic at the intersection of SE 40<sup>th</sup> Street and 86<sup>th</sup> Avenue SE. Council also asked staff to assess the cut-through traffic situation and brainstorm an approach to finding solutions.

It was moved by Brahm; seconded by Wong to:

**Adopt the 2016-2021 Transportation Improvement Program as reflected in Exhibit 1.**

Passed 5-2

FOR: 5 (Bassett, Bertlin, Brahm, Pottmeyer, Wong)

AGAINST: 2 (Cero, Grausz)

## **AB 5082 Cross-Connection Control Program Code Update (2nd Reading)**

Assistant City Attorney Christina Schuck presented the Cross-Connection Control Program Code Update. She provided a high level overview of the program and summarized the changes to the ordinance.

Council spoke about changing the amount of time to correct a backflow preventer failure from 30 days to 10 days and about providing staff with a full range of enforcement upon a failed inspection.

It was moved by Bertlin; seconded by Brahm to:

**Adopt Ordinance No. 15C-09, amending MICC 15.14, Unlawful Cross-Connections as amended.**

It was moved by Grausz; seconded by Brahm to:

**Amend the previous motion to amend Ordinance No. 15C-09 as follows:**

**Amend 15.14.070(E) to: If any inspection and/or test is not performed within the time required in section A or B, or if the approved backflow preventer does not successfully pass a required test, the city may initiate enforcement proceedings for termination of water service and impose monetary penalties as set forth in 15.14.080(B), abatement procedures as set forth in 15.14.090, or both.**

Motion to Amend Passed 7-0

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

Amended Motion Passed 7-0

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

## **OTHER BUSINESS**

### **Councilmember Absences**

Councilmember Bertlin will be absent July 20.

### **Planning Schedule**

City Manager Treat noted the Mini-Planning Session on June 27 and scheduling potential dates for the Comp Plan and the Town Center.

Assistant City Manager Taylor spoke about the Sister City events that are planned for the week of July 6-July 12, 2015.

### **Board Appointments**

There were no appointments.

### **Councilmember Reports**

Councilmember Wong attended a King County Regional Water Quality Committee meeting at which there was a presentation about ocean acidification.

Councilmember Bertlin attended an ETP meeting and spoke about the Eastside Rail Corridor and transportation

funding. She also spoke about the West Mercer Elementary 2nd grade tours of City Hall. Councilmember Cero spoke about attending the high school award ceremonies. Deputy Mayor Grausz attended a Town Center Stakeholder Group meeting and spoke about the vision for the Island. Councilmember Brahm spoke about attending the Superintendent's Advisory Council meeting, the PSRC Transportation Policy Board meeting, and the PSRC Integration Summit. Mayor Bassett read a portion of a 2nd grade tour thank you letter. He spoke about meeting with Dow Constantine regarding Sound Transit challenges and about receiving a briefing from Solid Waste representatives at the Mayors of Lake Washington meeting.

**ADJOURNMENT**

The Regular Meeting adjourned at 11:15 pm.

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Bruce Bassett, Mayor

Attest:

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Allison Spietz, City Clerk



# CITY COUNCIL MINUTES

## REGULAR MEETING MINUTES

### JULY 6, 2015

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#### CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the Regular Meeting to order at 6:31 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

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

#### EXECUTIVE SESSION

**To discuss with legal counsel representing the agency litigation or potential litigation to which the agency 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 30 minutes.**

Mayor Bassett convened the Executive Session to discuss with legal counsel representing the agency litigation or potential litigation to which the agency 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 25 minutes at 6:31 pm.

Mayor Bassett ended the Executive Session at 6:51 pm. The Regular Meeting resumed at 7:00 pm.

#### AGENDA AMENDMENT

It was moved by Brahm; seconded by Bertlin to:

**Add an item to the beginning of Regular Business regarding the property issue discussed in Executive Session.**

Passed 6-1

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

AGAINST: 1 (Cero)

#### SPECIAL BUSINESS

##### 2014 Citizen of the Year Recognition for Roger and Nancy Page (Island Books)

The Mercer Island City Council named Roger and Nancy Page, owners of Island Books, as the 2014 Citizens of the Year.

Mayor Bruce Bassett noted that Roger has worked at Island Books since 1984, when he was a part-time Christmas gift wrapper. Roger was promoted to bookseller, then to floor manager.

By 1991, Roger and Nancy had married and were thinking about buying a home and starting a family, inspiring him to tell his three bosses that he needed to move up or move out. The ladies happily sold him the store. They took an already special institution and made it even more beloved and more of an integral part of the Mercer Island community.

Roger and Nancy see their goal as to serve the community and believe that if they do it well, and are welcoming and caring, the business will go on and everything will work out. He noted that Roger thinks of fundraisers as

parties. The Mayor noted that a few years ago the donation total was over \$300,000 from the several hundred fundraisers they've held over the years.

Roger and Nancy spoke about their history at Island Books. He stated that the more they gave, the more the community gave back to them.

Roger spoke about the playhouse that has been in the store for 40 years, noting that patrons come in with their children and tell them that they used to play in the house when they were young. He enjoys watching the generations flow through the store.

Councilmembers spoke about Roger and Nancy and the institution that have created for the community, Island Books.

## **APPEARANCES**

Jeff Becker, 3437 74<sup>th</sup> Ave SE, loves the PCC model and would like to have a PCC on Mercer Island. He is overwhelmed by how much people care about the topic of a grocery store. He heard the message that the City does not want to get involved, but is concerned because it is such an important issue. He hopes that the investment group looks at the big picture and that the Council understands how much it means to the community.

Craig Reynolds, 8105 SE 48<sup>th</sup> Street, noted that PCC is so important to him because it is a co-op. He noted that PCC has employed the co-op model successfully in the Puget Sound area and that co-ops exist to serve their members. He stated that other groceries stores say they are committed to local and organic foods, but what they are really committed to is there shareholders. He noted that PCC values good wholesome food and buying from fair trade operations.

Steve Williamson, Director of Community Affairs at UFCW21, 3826 S Lucille Street, Seattle, noted that United Food and Commercial Workers is the largest private sector union in Washington State with 91 of its over 45,000 members living on Mercer Island. These members would like to continue working on Mercer Island which can be done through the passage of a worker retention policy.

Lara Sanderson, 8100 Evergreen Lane, spoke about cooking food and food advocacy. She described opening Stopsky's on Mercer Island, and the need to close the store as providing local, organic, homemade food and maintaining employee pay and benefits was too important to compromise. She spoke about the Bring PCC to Mercer Island group, asked Council to stand up for grocery workers who live on the island, and to use the tools available to enable the best outcome for all involved.

Jim Eanes, 2930 76<sup>th</sup> Ave SE, got involved because 19 of the Albertsons employees are Mercer Island residents and three of them live on his block. He spoke about them as valued neighbors and homeowners.

Helen Neville, Senior VP of Marketing for Metropolitan Markets, cannot underestimate the importance that local businesses have on a community. She noted that Metropolitan Market is locally owned and operated and that its founder and CEO is a Mercer Island resident who would love to serve his neighbors by having a store on the Island.

Susan Hatch, 9004 Shorewood Drive, used to live in Seattle and thought of the Seward Park PCC as a community. She spoke about spraying Roundup on knotweed around the Island and about the City of Vancouver banning the private spraying of Roundup. She also spoke about the dangers of Roundup and would like to see it banned on Mercer Island.

Jenni Mechem, 8451 SE 36<sup>th</sup> Street, thanked the Council for considering her for the Planning Commission. She thinks that PCC would be a fabulous idea for Mercer Island.

Al Lippert, 4052 94<sup>th</sup> Ave SE, spoke about pickle ball at the Community Center. He offered to meet with staff to provide input about the schedule in order to increase the hours for pickle ball.

Michelle Goldberg, 2212 78<sup>th</sup> Ave SE, expressed her concern about Phase 3 of the Town Center visioning process. She stated that the engagement plan was developed without any input from the public. She would

have liked to have seen an effort to reach out to the community, educate the public, and provide the details about school enrollment, traffic, and density issues. She spoke about the Phase 3 phone survey and questioned whether it will really be representative of the entire community. She suggested that the City send out a survey with the water bills.

Ira Appelman, 4436 Ferncroft Road, objected to a violation of the OPMA by only reading a generic purpose for the Executive Session. He believes that Council is using a generic statement to hide from the public what is really going on. He does not think that Seth Harry should be rehired. He also noted that Deputy Mayor Grausz stated that most Islanders favor 5-story buildings which he does not think is true. He spoke about the Albertsons building and thinks that worker retention is an interesting idea.

Tom Acker, 2427 84<sup>th</sup> Ave SE, noted that Save our Suburbs was started as a grass roots effort. He stated that he is not involved with SOS anymore but wanted to clarify that SOS was never anti-growth but is pro, responsible growth. He noted that SOS does not have a slate of candidates that they have endorsed and that it is also untrue that there is a slate of incumbents from SOS running. He spoke about the interior of Island Books and the exterior of Starbucks and would like to see more of that intentional design on the Island. He thinks that major decisions about degrading the Islands levels of service should wait until after the election. He asked who he can work with to do a public-private partnership to possibly acquire the assemblage of Hines properties.

Salim Nice, 5619 89<sup>th</sup> Ave SE, spoke about the Town Center visioning budget appropriation. He is concerned that impact fees are not part of the budget and noted the need for residents to be included in the process. He thinks it makes sense to wrap up the transportation and park impact fee work. He would like to see the survey funded for the stakeholder meetings and the \$44K spent on the necessary language to institute the transportation and park impact fees.

Gary Robinson, 6026 East Mercer Way, attended the City Council Mini-Planning Session and was amazed that the MICA presentation was presented as a slam dunk. He spoke in support of a public-private partnership to put MICA on the Hines property rather than at Mercerdale Park.

Holly Glaser, 4554 East Mercer Way, does not want to lose Mercerdale park to MICA. She noted that what she wants out of a grocery store is to know that the employees will be able to go buy food for themselves and have a living wage. She thinks it is disgraceful to pay people the lowest possible wage.

## MINUTES

### Regular Meeting Minutes of June 1, 2015

It was moved by Bertlin; seconded by Brahm to:

**Adopt the Regular Meeting Minutes of June 1, 2015 as written.**

Passed 7-0

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

### Regular Meeting Minutes of June 15, 2015

The City Clerk will correct the June 15, 2015 minutes and bring them back at the next meeting.

## CONSENT CALENDAR

**Payables: \$223,347.81 (06/11/15), \$1,161,391.54 (06/20/15), & \$302,665.07 (06/25/15)**

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

**Payroll: \$799,917.54 (06/26/15)**

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

#### **AB 5089 Summer Celebration Fireworks Permit**

**Recommendation:** Approve the Public Fireworks Display for July 11, 2015, sponsored by Summer Celebration!

It was moved by Wong; seconded by Brahm to:

**Adopt the Consent Calendar and the recommendations contained therein.**

Passed 7-0

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

#### **REGULAR BUSINESS**

##### **No AB Albertsons Grocery Site Update**

Mayor Bassett noted that there is great community interest in this topic and it is on the agenda simply to provide an informational update.

City Manager Treat noted that a lease has been fully executed for the site and that a public announcement is expected within the next week.

Deputy Mayor Grausz stated that he asked the City Attorney to circulate the worker retention ordinance so that Councilmembers could understand what the public appearances were referring to.

Councilmember Wong asked if the Council had any interest in talking about the principles of worker retention.

The Council discussed the worker retention ordinance and decided not to review it further.

##### **No AB Executive Session Action**

It was moved by Grausz; seconded by Brahm to:

**Authorize the City Manager to sign the settlement agreement, utility easement, quit claim deed, and related documents regarding the ownership of the right-of-ways adjacent to the property located at 2913 70<sup>th</sup> Ave SE.**

Passed 7-0

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

Councilmember Cero noted that he would have liked this item to be discussed in open session at the next meeting.

##### **AB 5090 Town Center Visioning and Code Update Budget Authorization**

Development Services Group Director Scott Greenberg highlighted the changes to the Town Center Visioning and Code Update Budget Authorization, noting that the City is proposing to not renew the contract with 3 Square Blocks and to use EMC Research to survey the public regarding the Town Center. He also spoke briefly about impact fee funding.

Mayor Bassett spoke about advancing through the interim report, selecting a consultant to look at the input the City has been getting from the public and the liaison and stakeholders committees, and deciding on a proposed path forward. He also spoke about looking several steps ahead to try and wrap up the project.

City Manager Treat noted that taking a pause to assess the Town Center work does not apply to the impact fee work and that the City will be able to find the funds to move forward on this work.

Council consensus was to have the interim report prepared and authorize the City Manager to hire a consultant to review the Town Center Visioning and Engagement process to date.

It was moved by Brahm; seconded by Wong to:

**Appropriate \$25,000 from the 2014 General Fund surplus for the Town Center Development community engagement services.**

Passed 7-0

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

The Council decided to move forward on impact fees. Staff will report back to Council on impact fees after the first phase of the study, at which point Council can authorize staff to move forward with the second phase.

Following discussion there was Council consensus to continue with consultant Seth Harry.

#### **AB 5088 Acquisition & Lease Purchase Financing of a Midi Pumper Fire Truck**

Finance Director Chip Corder spoke about the acquisition and lease purchase financing of a midi pumper fire truck. He noted that this truck will be replacing one that is 31 years old.

It was moved by Brahm; seconded by Bertlin to:

**Suspend City Council Rules of Procedure 5.2, and adopt with one and final reading Ordinance No. 15-13, authorizing the City Manager to execute the Purchase Agreement between the City of Mercer Island and Pierce Manufacturing, Inc. for the acquisition of one Midi Pumper fire truck for a total cost, including all applicable discounts and sales tax, of \$341,294.64; and further authorizing the City Manager to execute the Master Tax-Exempt Installment Purchase Agreement with Municipal Asset Management, Inc. to finance the acquisition of said fire truck.**

Passed 7-0

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

#### **No AB Fourth of July report**

Fire Chief Steve Heitman provided a report about the 4th of July on Mercer Island, noting that staffing was increased for the day. He stated that there were six firework related calls, all in a very concentrated area, and that there were no EMS calls.

#### **AB 5087 Adoption of the 2014 Washington Cities Electrical Code (WCEC) (1st Reading)**

Building Official Don Cole spoke about adopting the 2014 Washington Cities Electrical Code.

It was moved by Brahm; seconded by Pottmeyer to:

**Suspend the City Council Rules of Procedure 5.2 requiring a first and second reading of all ordinances.**

Passed 6-1

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

AGAINST: 1 (Cero)

It was moved by Brahm; seconded by Bertlin to:

**Adopt Ordinance No. 15C-14, amending MICC Title 17, Construction Codes, as required by the State of Washington.**

Passed 7-0

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

### **OTHER BUSINESS**

#### **Councilmember Absences**

Councilmember Bertlin will be absent July 20.

#### **Planning Schedule**

City Manager Treat noted that the changes to the Town Center visioning process will most likely shift the planned dates for Town Center and Comp Plan item review. He also noted that, if needed, the moratorium would be reviewed in advance of the December 15 expiration date.

Councilmember Bertlin would like to revise the City Council Rules of Procedure to include a social media policy.

There was support from three other Councilmembers to add it to the Planning Schedule. City Manager Treat will work with staff to add the item to a future agenda.

## Board Appointments

It was moved by Grausz; seconded by Brahm to:

**Affirm the appointments of Tian Tenison to Position #2 (expiring May 2018) on the Community Advisory Board and Jennifer Mechem to Position #6 (expiring May 2018) on the Planning Commission.**

Passed 7-0

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

## Councilmember Reports

Councilmember Wong spoke about the upcoming SCA PIC Meeting on July 8 in which members will be asked to vote to encourage the King County Council to put the Best Starts for Kids levy on the ballot in November.

Councilmember Bertlin attended the Parks & Rec Subcommittee meeting and reported that the Calkins Point project and the ballfield lights project will be moving forward. She also noted that Summer Celebration and the SE 47th trail were discussed.

Deputy Mayor Grausz asked that information about bus route ridership be shared with the Council, noting that it is very encouraging to see the community using this service. He also spoke about the email from AWC regarding revenue changes from the legislative session and noted the upcoming Fire Station dedication.

Councilmember Pottmeyer spoke about being able to speak openly with neighbors regarding the SE 47th trail. She also spoke about the public comment on using Roundup and hopes the City can find alternatives.

Councilmember Brahm spoke about the Sister City activities over the next week and that the delegation arrived today. She also spoke about the SCA networking dinner, the two new sculptures in the sculpture garden, and the grand piano in Mercerdale Park. She provided a suspension bridge update and noted that Summer Celebration is this weekend.

Mayor Bassett spoke about the Sister City delegation visit and Summer Celebration. He also spoke about recent Sound Transit discussions and, in the future, possibly starting to summarize public comment.

## ADJOURNMENT

The Regular Meeting was adjourned at 10:25 pm.

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Bruce Bassett, Mayor

Attest:

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Allison Spietz, 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	176281-176477	07/16/15	\$ 497,291.16
			<b>\$ 497,291.16</b>

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00176281	06/30/2015	ACF WEST INC Straw bales	P87081	I0206989	06/18/2015	150.56
00176282	06/30/2015	ADT LLC PERMIT REFUND		1503207	06/23/2015	93.95
00176283	06/30/2015	AWC JULY 2015		OH004981	06/26/2015	288.50
00176284	06/30/2015	BROWN, HARRY L WA ST DEPT HEALTH LICENSE		OH004982	06/24/2015	100.00
00176285	06/30/2015	CENTURYLINK PHONE USE JUNE 2015		OH004983	06/16/2015	4,391.55
00176286	06/30/2015	CHAPTER 13 TRUSTEE CASE #15-11964/DENNIS BAKER		OH004985	06/26/2015	1,195.00
00176287	06/30/2015	COOPER, ROBERT LEOFF1 RET MEDI REIMB 7-9 2015		OH004984	06/26/2015	314.70
00176288	06/30/2015	EASTSIDE EXTERMINATORS Extermination services for Aub	P87085	242321	06/19/2015	101.29
00176289	06/30/2015	GET Program PAYROLL EARLY WARRANTS		OH004987	06/26/2015	452.00
00176290	06/30/2015	GRAINGER INVENTORY PURCHASES	P87101	9769163669	06/17/2015	131.26
00176291	06/30/2015	ISSAQUAH CITY JAIL May jail bill	P87141	0450007964	06/17/2015	3,007.00
00176292	06/30/2015	KELLEY, CHRIS M MILEAGE EXPENSE		OH004988	06/19/2015	18.75
00176293	06/30/2015	LEOFF HEALTH & WELFARE TRUST JULY 2015 FIRE RETIREES		OH004989	06/26/2015	60,421.72
00176294	06/30/2015	LUND, MARK REPLACE WARRANT #176235		OH004991	06/25/2015	16.95
00176295	06/30/2015	MATTSON, JULIE LICENSE RENEWAL REIMB		OH004993	06/24/2015	100.00
00176296	06/30/2015	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		OH004992	06/26/2015	140.00
00176297	06/30/2015	MILLER, DOUGLAS & TONYA PERMIT REFUND		1412052	06/22/2015	90.24
00176298	06/30/2015	PACIFIC INDUSTRIAL SUPPLY CO SLING FOR LIFTING WASHDOWN GRA	P87100	1251871	06/18/2015	178.81
00176299	06/30/2015	POLICE ASSOCIATION PAYROLL EARLY WARRANTS		OH004994	06/26/2015	2,569.43
00176300	06/30/2015	PUGET SOUND ENERGY ENERGY USE JUNE 2015		OH005000	06/23/2015	17,223.76
00176301	06/30/2015	SAFELITE FULFILLMENT INC WINDSHIELD REPLACEMENT FOR FL-	P87150	01804425988	06/18/2015	462.33
00176302	06/30/2015	SME INC OF SEATTLE PUMP STATION 20 REPAIR	P87122	43501	06/22/2015	608.57
00176303	06/30/2015	TEXAS CHILD SUPPORT SDU CASE70060312518910521S/J BLAIR		OH004995	06/26/2015	225.00
00176304	06/30/2015	TUSCAN ENTERPRISES INC Decal installation	P87139	596870	06/19/2015	355.88
00176305	06/30/2015	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		OH004996	06/26/2015	131.07
00176306	06/30/2015	WA ST EMPLOYMENT SECURITY DEPT LATE PENALTY/INTEREST ASSESSED		OH004986	06/26/2015	27.01

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00176307	06/30/2015	WA ST LAW ENFORCMENT FIREARMS TRAINING CONF-RP/MM/MS		OH005001	06/30/2015	390.00
00176308	06/30/2015	WALP LIC Test Fees - Jacobs	P87082	20140273	06/18/2015	480.00
00176309	06/30/2015	WHITEMAN, BRENT OVERPAYMENT REFUND		OH004998	06/26/2015	460.18
00176310	06/30/2015	WSCCCE AFSCME AFL-CIO PAYROLL EARLY WARRANTS		OH004997	06/26/2015	1,922.70
00176311	07/02/2015	AT&T MOBILITY SETTLEMENT FUND AT&T Settlement		OH005002	07/02/2015	25,315.52
00176312	07/02/2015	COMCAST Telephone-Special Lines/Pagers		APRIL2015	04/07/2015	93.63
00176313	07/09/2015	AVR PRODUCTION SERVICES Sound services for Summer	P87289	OH005005	07/07/2015	3,723.00
00176314	07/09/2015	CED INC Light fixtures for MICEC	P87300	5000266	07/08/2015	3,723.05
00176315	07/09/2015	CORDER, CHARLES FLEX REIMB 6-26 PAYROLL		OH005009	06/26/2015	1,772.97
00176316	07/09/2015	ERICKSON, PETER FLEX REIMB 6-26 PAYROLL		OH005010	06/26/2015	1,100.00
00176317	07/09/2015	GET Program Payroll dated 7-10		OH005019	07/10/2015	452.00
00176318	07/09/2015	HORSCHMAN, BRENT FLEX REIMB 6-26 PAYROLL		OH005008	06/26/2015	192.31
00176319	07/09/2015	JACKSON, KILE RAY Entertainment services for Sum	P87257	OH005003	06/30/2015	900.00
00176320	07/09/2015	MARCROFT, MARC A FLEX REIMB 6-26 PAYROLL		OH005012	06/26/2015	499.98
00176321	07/09/2015	MCCOY, STEPHEN W FLEX REIMB 6-26 PAYROLL		OH005013	06/26/2015	2,328.33
00176322	07/09/2015	MCWATTERS, BRIAN FLEX REIMB 6-26 PAYROLL		OH005014	06/26/2015	173.07
00176323	07/09/2015	MI EMPLOYEES ASSOC Payroll dated 7-10		OH005018	07/10/2015	133.75
00176324	07/09/2015	MIHS BASEBALL TEAM rental 19773 cancelled, per Ja	P87233	19773	07/01/2015	494.00
00176325	07/09/2015	PARHAM, JEFF REFUND WATER SERVICE DEPOSIT		OH005006	07/06/2015	5,469.54
00176326	07/09/2015	RHYTHM NATION MUSIC LLC Entertainment services for Sum	P87292	OH005004	07/07/2015	1,700.00
00176327	07/09/2015	SANDINE, ASEA FLEX REIMB 6-26 PAYROLL		OH005016	06/26/2015	192.31
00176328	07/09/2015	TAWNEY, LAURA FLEX REIMB 6-26 PAYROLL		OH005017	06/26/2015	723.64
00176329	07/09/2015	TREAT, NOEL FLEX REIMB 6-26 PAYROLL		OH005007	06/26/2015	181.82
00176330	07/09/2015	TUTTLE, LAJUAN FLEX REIMB 6-26 PAYROLL		OH005015	06/26/2015	2,332.44
00176331	07/09/2015	UNITED WAY OF KING CO Payroll dated 7-10		OH005020	07/10/2015	131.07
00176332	07/09/2015	VAN GORP, ALISON FLEX REIMB 6-26 PAYROLL		OH005011	06/26/2015	192.31

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00176333	07/16/2015	AA ASPHALTING INC 2015 ASPHALT SPOT REPAIRS	P85927	0069662IN	06/09/2015	19,074.43
00176334	07/16/2015	ABBOTT, RICHARD LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176335	07/16/2015	ADAMS, RONALD E LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176336	07/16/2015	ADT LLC PERMIT REFUND		1504220	07/08/2015	184.19
00176337	07/16/2015	ALL CITY FENCE CO MISC. PARTS FOR FENCE REPAIR	P87185	105524	06/23/2015	61.22
00176338	07/16/2015	ARGOSY CRUISES Summer Celebration! Boat Rides	P86260	2329241B	06/18/2015	1,900.00
00176339	07/16/2015	AUGUSTSON, THOR LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176340	07/16/2015	BAILEY, ARNOLD W Entertainment services for MMI	P87449	OH005053	07/15/2015	1,000.00
00176341	07/16/2015	BAKER, DENNIS L MILEAGE EXPENSE		OH005021	07/06/2015	89.70
00176342	07/16/2015	BARNES, WILLIAM LEOFF1 Medicare		AUG2015A	07/13/2015	1,681.10
00176343	07/16/2015	BECKER, RON LEOFF1 Medicare		AUG2015A	07/13/2015	844.13
00176344	07/16/2015	BELLEVUE COLLEGE-CONT EDU Training J. Serfling Invoice #	P87175	922454	06/03/2015	104.72
00176345	07/16/2015	BELLEVUE, CITY OF Annual Specialized Recreation	P85705	1A/1B	04/08/2015	796.50
00176346	07/16/2015	BOOTH, GLENDON D LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176347	07/16/2015	BOYS & GIRLS CLUB OF KC (MI) Campership for EA client JD	P87161	0	06/19/2015	150.00
00176348	07/16/2015	BRZUSEK, DANIELLE FLEX SPEND REIMB		10JULY2015	07/10/2015	180.00
00176349	07/16/2015	CADMAN INC 5/8"-MINUS ROCK (66.25 TONS)	P87207	5344105/5343666	06/09/2015	1,367.45
00176350	07/16/2015	CALLAGHAN, MICHAEL LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176351	07/16/2015	CASCADE ARCH & ENG SUPPLIES CO IGS INK	P87195	474966	04/27/2015	1,343.43
00176352	07/16/2015	CDW GOVERNMENT INC Crystal Server 2013 - upgrade	P87152	WH99565	06/24/2015	3,219.33
00176353	07/16/2015	CED INC Ballasts for Fitness Center	P87157	8073411528	06/01/2015	129.60
00176354	07/16/2015	CENTURYLINK PHONE USE JUNE 2015		OH005027	07/01/2015	3,173.67
00176355	07/16/2015	CHAPTER 13 TRUSTEE CASE#15-11964/DENNIS BAKER		OH005056	07/10/2015	1,195.00
00176356	07/16/2015	CHEMAQUA WATER TREATMENT PROGRAM	P87102	1948362	06/17/2015	805.65
00176357	07/16/2015	CINTAS CORPORATION #460 2015 rug cleaning services for	P85005	460390118	06/25/2015	24.64
00176358	07/16/2015	COMPLETE OFFICE OFFICE SUPPLIES JUNE 2015		OH005022	06/30/2015	4,753.61

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00176359	07/16/2015	COOPER, ROBERT LEOFF1 Excess Benefit		AUG2015A	07/13/2015	1,539.24
00176360	07/16/2015	CORK, TAMBI A PARKING EXPENSES		OH005023	07/08/2015	211.36
00176361	07/16/2015	CORRECTIONAL INDUSTRIES ACCTG Recreation staff tshirts and	P86947	T038544	06/24/2015	3,260.37
00176362	07/16/2015	COSTANERA CREATIVE Google Analytics for 2014	P87158	1109	06/16/2015	190.00
00176363	07/16/2015	COUNTRY VILLAGE DAY SCHOOL Childcare (MA - EA client)	P87162	OH005048	06/03/2015	375.22
00176364	07/16/2015	CRYSTAL AND SIERRA SPRINGS 2015 water services for MICEC	P85243	8259218062015	06/20/2015	227.68
00176365	07/16/2015	CRYSTAL SPRINGS Coffee supplies for MICEC	P87159	13123243061215	06/12/2015	115.12
00176366	07/16/2015	DEAN HOMES INC WATER METER INSTALL REFUND		1504083	07/07/2015	617.65
00176367	07/16/2015	DEEDS, EDWARD G LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176368	07/16/2015	DEFTY, YVONNE SC SUPPLIES		OH005028	07/14/2015	113.56
00176369	07/16/2015	DEPT OF ENTERPRISES SERVICES BUSINESS CARD PRINTING JUNE		73136744	07/01/2015	484.28
00176370	07/16/2015	DEVENY, JAN P LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176371	07/16/2015	DOWD, PAUL LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176372	07/16/2015	ECO ENVIRONMENTAL SERVICES INC EOC Asbestos removal	P87151	150371/150371R	06/08/2015	4,142.39
00176373	07/16/2015	ELSOE, RONALD LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176374	07/16/2015	ERICKSON, JOEL LETTER BOXES		OH005043	05/21/2015	213.56
00176375	07/16/2015	EVERSON'S ECONO-VAC INC 2015-16 CATCH BASIN CLEANING	P86282	075137/075072/07	05/31/2015	48,093.95
00176376	07/16/2015	FASTSIGNS OF BELLEVUE STREET SIGN	P87208	B72389	06/26/2015	98.55
00176377	07/16/2015	FAZILAT PROPERTIES LLC WATER METER INSTALL REFUND		1406119	07/06/2015	1,117.70
00176378	07/16/2015	FINANCIAL CONSULTANTS INT'L VEHICLE #463 MAINT	P87196	14578	06/11/2015	1,524.60
00176379	07/16/2015	FOREMOST PROMOTIONS 500 Fire Hats	P86776	300718	06/08/2015	516.89
00176380	07/16/2015	FRANKLIN, JENNIFER D EM ASSISTANTS SUPPLIES		OH005030	07/13/2015	120.24
00176381	07/16/2015	GARDNER, BRENT ELECTRICAL CERT RENEWEL		OH005031	07/08/2015	69.70
00176382	07/16/2015	GRAINGER HAND TRUCKS FOR HYDRANT METERS	P87145	9769989410/428	06/18/2015	2,886.27
00176383	07/16/2015	GREENE, RICHARD B. MILEAGE EXPENSE		OH005032	07/02/2015	125.93
00176384	07/16/2015	GREGERSEN, KAI WCIA TRAINING EXPENSE		OH005058	07/09/2015	8.75

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00176385	07/16/2015	H D FOWLER PIPE & FITTINGS FOR WATER SAMP	P87182	I3957515	06/23/2015	5,324.74
00176386	07/16/2015	HAGSTROM, JAMES LEOFF1 Medicare		AUG2015B	07/13/2015	146.90
00176387	07/16/2015	HARTMAN CCR, KAREN LYNN APPEARANCE/REPORTING FEE - TOW	P87176	KH1516	06/22/2015	898.00
00176388	07/16/2015	HEWLETT-PACKARD COMPANY Workstation HP EliteDesk 800 G	P86884	56036428	06/15/2015	833.88
00176389	07/16/2015	HO, SUSAN WATER METER INSTALL REFUND		1404085	07/07/2015	1,256.01
00176390	07/16/2015	HOLMES, EDWARD J PER DIEM REIMB AWA CONF		OH005033	06/30/2015	69.00
00176391	07/16/2015	HOME DEPOT CREDIT SERVICE BLACK SPRAY PAINT	P87147	0245319016119	06/24/2015	575.74
00176392	07/16/2015	HORSCHMAN, BRENT FLEX SPEND REIMB		10JULY2015	07/10/2015	442.41
00176393	07/16/2015	HOUVENER, ZACHARY WCIA TRAINING EXPENSE		OH005059	07/09/2015	7.65
00176394	07/16/2015	IBS INC NYLON WASHERS (1700)	P87181	5902661	06/24/2015	384.24
00176395	07/16/2015	IRIS WINDOW COVERINGS INC Replacement of Blackout Shade	P87164	50522	06/16/2015	4,081.07
00176396	07/16/2015	ISLANDER PROPERTIES LLC WATER METER INSTALL REFUND		1505235	07/07/2015	260.66
00176397	07/16/2015	JAYMARC ESTATES LLC WATER METER INSTALL REFUND		OH005060	07/06/2015	276.25
00176398	07/16/2015	JOHN DEERE LANDSCAPES MOUND CLAY & TURFACE	P87184	72210922/96/1051	06/15/2015	618.68
00176399	07/16/2015	JOHNSON, CURTIS FRLEOFF1 Retiree Medical Expen		AUG2015A	07/13/2015	1,160.73
00176400	07/16/2015	KELLEY, CHRIS M WORK CLOTHES		OH005034	07/01/2015	108.41
00176401	07/16/2015	KEVEREN, BREANNA WCIA TRAINING EXPENSE		OH005061	07/13/2015	6.56
00176402	07/16/2015	KOENIGSBERG, BRUCE WARREN Entertainment services for MMI	P87448	OH005054	07/15/2015	1,000.00
00176403	07/16/2015	KUHN, DAVID LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176404	07/16/2015	LACY, ALAN P LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176405	07/16/2015	LAKESIDE INDUSTRIES EZ STREET ASPHALT (TONS)	P87187	3256352MB	06/10/2015	223.38
00176406	07/16/2015	LEE, WALLACE LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176407	07/16/2015	LEOPOLD, FREDERIC LEOFF1 Medicare		AUG2015B	07/13/2015	146.90
00176408	07/16/2015	LEPAGE LAKE HOUSE LLC WATER METER INSTALL REFND		1207042	07/06/2015	87.75
00176409	07/16/2015	LEVINSKI, BARBARA SR SOCIAL FOOD HANDLING PERMIT		OH005035	06/23/2015	10.00
00176410	07/16/2015	LLOYD ENTERPRISES INC PLAYFIELD SAND (30.23 TONS)	P87172	188086	06/04/2015	705.74

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00176411	07/16/2015	LYONS, STEVEN LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176412	07/16/2015	MAGNAN, JEFF FLEX SPEND REIMB		10JULY2015	07/10/2015	533.54
00176413	07/16/2015	MANNING, KASEY E CAPTIONING SVCS - 6/10 STAKEHO	P87169	MI002015	06/10/2015	270.00
00176414	07/16/2015	MANTEK INVENTORY PURCHASES	P87177	1955398	06/24/2015	277.27
00176415	07/16/2015	MAROWITZ, GABRIEL Entertainment services for MMI	P87447	OH005055	07/15/2015	600.00
00176416	07/16/2015	MERCER BUILDERS Had to cancel participation in	P87163	OH005046	06/25/2015	600.00
00176417	07/16/2015	MI CHAMBER OF COMMERCE MONTHLY BILLING FOR SERVICES	P85014	OH005045	06/26/2015	1,200.00
00176418	07/16/2015	MI WOMEN'S LACROSSE CLUB Campership (JD - EA client)	P87178	OH005047	06/26/2015	150.00
00176419	07/16/2015	MIDDLEBROOK, KATHLEEN PERMIT REFUND		1506199	07/01/2015	447.00
00176420	07/16/2015	MYERS, JAMES S LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176421	07/16/2015	NORCOM 911 FIRE DISPATCH 2015	P85031	0000214	06/02/2015	143,411.50
00176422	07/16/2015	NORTHWEST PERMIT PERMIT REFUND		1505095	07/07/2015	93.95
00176423	07/16/2015	OTTER, MOLLY WATER METER INSTALL REFUND		1312094	07/07/2015	44.06
00176424	07/16/2015	PACIFIC AIR CONTROL INC IT ROOM UNIT BLOWER OUT	P87192	180319	06/19/2015	6,161.58
00176425	07/16/2015	PART WORKS INC. REPAIR PARTS FOR URINALS	P87170	407066	06/22/2015	1,312.45
00176426	07/16/2015	PETTY CASH FUND THRIFT SHOP REIMBURSEMENT FOR PETTY CASH		OH005037	07/09/2015	78.15
00176427	07/16/2015	PROVOST, ALAN LEOFF1 Excess Benefit		AUG2015A	07/13/2015	1,426.07
00176428	07/16/2015	PUGET SOUND ENERGY ENERGY USE JULY 2015		OH005039	06/30/2015	13,302.34
00176429	07/16/2015	PULTS, STEPHEN RENEW LMHC LICENSE		OH005036	07/02/2015	100.00
00176430	07/16/2015	QUINN, THOMAS FLEX SPEND REIMB		10JULY2015	07/10/2015	323.11
00176431	07/16/2015	RAMSAY, JON LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176432	07/16/2015	RODDA PAINT PAINT & SUPPLIES CITY HALL	P87194	19858678RI	04/08/2015	93.90
00176433	07/16/2015	SANDINE, ASEA FLEX SPEND REIMB		10JULY2015	07/10/2015	192.31
00176434	07/16/2015	SCHOENTRUP, WILLIAM LEOFF1 Medicare		AUG2015A	07/13/2015	916.66
00176435	07/16/2015	SEATTLE TREE PRESERVATION RETAINAGE	P86007	OH005049	06/30/2015	492.75
00176436	07/16/2015	SMITH, RICHARD LEOFF1 Medicare		AUG2015B	07/13/2015	104.90

**Accounts Payable Report by Check Number**

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00176437	07/16/2015	SPARROW, JEREMY SENIOR GOLF PROGRAM		OH005041	07/06/2015	37.00
00176438	07/16/2015	SPIETZ, ALLISON FLEX SPEND REIMB		10JULY2015	07/10/2015	20.87
00176439	07/16/2015	STOVER, VICKY SR SOCIAL FOOD HANDLING PERMIT		OH005042	06/22/2015	10.00
00176440	07/16/2015	SYLVETSKY, LESLIE SENIOR SOCIAL SUPPLIES		OH005040	07/01/2015	131.76
00176441	07/16/2015	TACOMA SCREW PRODUCTS MISC. HARDWARE	P87146	30689104	06/22/2015	232.99
00176442	07/16/2015	TAWNEY, LAURA FLEX SPEND REIMB		10JULY2015	07/10/2015	230.49
00176443	07/16/2015	TEXAS CHILD SUPPORT SDU CASE70060312518910521S/J BLAIR		OH005057	07/10/2015	225.00
00176444	07/16/2015	THOMPSON, JAMES LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176445	07/16/2015	TONELLA-HOWE, ANNE FLEX SPEND REIMB		10JULY2015	07/10/2015	1,008.00
00176446	07/16/2015	TOOLEY, NORMAN LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176447	07/16/2015	TREAT, NOEL FLEX SPEND REIMB		10JULY2015	07/10/2015	181.82
00176448	07/16/2015	TRI-TEC COMMUNICATIONS INC SHORETELL PHONE & MAIL	P87211	610994	06/26/2015	1,495.33
00176449	07/16/2015	TRU MECHANICAL LLC 2014 RETAINAGE	P87202	3072	06/10/2015	7,553.82
00176450	07/16/2015	TUCO INDUSTRIAL PRODUCTS A/C UNIT FOR ADMIN AREA	P87191	1929	06/12/2015	180.67
00176451	07/16/2015	TUSCAN ENTERPRISES INC STATION 92 GRAPHICS	P87203	596854	06/05/2015	1,067.63
00176452	07/16/2015	TUTTLE, LAJUAN FLEX SPEND REIMB		10JULY2015	07/10/2015	28.85
00176467	07/16/2015	US BANK CORP PAYMENT SYS MBP.COM MERCHANT FEE		2490641517401686	07/06/2015	19,810.68
00176468	07/16/2015	US TIMBER CUTTERS LLC 2015 ON-CALL HAZARDOUS TREE	P86133	Q212/Q215	06/15/2015	11,202.40
00176469	07/16/2015	VAN GORP, ALISON FLEX SPEND REIMB		10JULY2015	07/10/2015	192.31
00176470	07/16/2015	VERIZON WIRELESS DSG PHONE AND DATA CHARGES 5/2	P87397	9747823715	06/23/2015	296.71
00176471	07/16/2015	WA ST DEPT OF ECOLOGY 2014 HAZARDOUS WASTE GENERATIO	P87118	OH005052 2014	06/26/2015	49.00
00176472	07/16/2015	WABO BOOKSTORE, THE 2015 IBC CODES, SPECIAL INSPEC	P87168	30184	03/24/2015	313.10
00176473	07/16/2015	WALLACE, THOMAS LEOFF1 Medicare		AUG2015B	07/13/2015	104.90
00176474	07/16/2015	WALRATH TRUCKING SAND FOR PARK IMPROVEMENTS	P87183	61364	06/21/2015	4,082.16
00176475	07/16/2015	WASHINGTON STATE PATROL Background checks YFS Invoice	P87174	I15008123	06/02/2015	40.00
00176476	07/16/2015	WEGNER, KEN LEOFF1 Medicare		AUG2015B	07/13/2015	104.90

**Accounts Payable Report by Check Number**

<b>Check No</b>	<b>Check Date</b>	<b>Vendor Name/Description</b>	<b>PO #</b>	<b>Invoice #</b>	<b>Invoice Date</b>	<b>Check Amount</b>
00176477	07/16/2015	WHEELER, DENNIS LEOFF1 Medicare		AUG2015B	07/13/2015	146.90
Total						<u>497,291.16</u>

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P87163	00176416	MERCER BUILDERS	Had to cancel participation in	600.00
P87233	00176324	MIHS BASEBALL TEAM	rental 19773 cancelled, per Ja	494.00
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
	00176325	PARHAM, JEFF	REFUND WATER SERVICE DEPOSIT	5,469.54
	00176389	HO, SUSAN	WATER METER INSTALL REFUND	1,191.20
	00176377	FAZILAT PROPERTIES LLC	WATER METER INSTALL REFUND	1,117.70
	00176366	DEAN HOMES INC	WATER METER INSTALL REFUND	617.65
	00176309	WHITEMAN, BRENT	OVERPAYMENT REFUND	460.18
	00176419	MIDDLEBROOK, KATHLEEN	PERMIT REFUND	447.00
P87177	00176414	MANTEK	INVENTORY PURCHASES	277.27
	00176397	JAYMARC ESTATES LLC	WATER METER INSTALL REFUND	185.72
	00176396	ISLANDER PROPERTIES LLC	WATER METER INSTALL REFUND	130.33
	00176396	ISLANDER PROPERTIES LLC	WATER METER INSTALL REFUND	130.33
P87101	00176290	GRAINGER	INVENTORY PURCHASES	131.26
	00176397	JAYMARC ESTATES LLC	WATER METER INSTALL REFUND	90.53
	00176408	LEPAGE LAKE HOUSE LLC	WATER METER INSTALL REFUND	87.75
P87171	00176382	GRAINGER	INVENTORY PURCHASES	86.73
	00176389	HO, SUSAN	WATER METER INSTALL REFUND	64.81
	00176423	OTTER, MOLLY	WATER METER INSTALL REFUND	44.06
<i>Org Key: 814072 - United Way</i>				
	00176305	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	131.07
	00176331	UNITED WAY OF KING CO	Payroll dated 7-10	131.07
<i>Org Key: 814074 - Garnishments</i>				
	00176286	CHAPTER 13 TRUSTEE	CASE #15-11964/DENNIS BAKER	1,195.00
	00176355	CHAPTER 13 TRUSTEE	CASE#15-11964/DENNIS BAKER	1,195.00
	00176303	TEXAS CHILD SUPPORT SDU	CASE70060312518910521S/J BLAIR	225.00
	00176443	TEXAS CHILD SUPPORT SDU	CASE70060312518910521S/J BLAIR	225.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00176296	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	140.00
	00176323	MI EMPLOYEES ASSOC	Payroll dated 7-10	133.75
<i>Org Key: 814076 - City &amp; Counties Local 21M</i>				
	00176310	WSCCCE AFSCME AFL-CIO	PAYROLL EARLY WARRANTS	1,922.70
<i>Org Key: 814077 - Police Association</i>				
	00176299	POLICE ASSOCIATION	PAYROLL EARLY WARRANTS	2,569.43
<i>Org Key: 814083 - Vol Life Ins - States West Lif</i>				
	00176283	AWC	JULY 2015	288.50
<i>Org Key: 814085 - GET Program Deductions</i>				
	00176289	GET Program	PAYROLL EARLY WARRANTS	452.00
	00176317	GET Program	Payroll dated 7-10	452.00
<i>Org Key: CA1100 - Administration (CA)</i>				
	00176369	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JUNE	25.72
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	20.03
<i>Org Key: CM1100 - Administration (CM)</i>				

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	297.74
	00176467	US BANK CORP PAYMENT SYS	PAPER DIRECT	157.61
<i>Org Key: CM1400 - Communications</i>				
	00176467	US BANK CORP PAYMENT SYS	BANNERS.COM	143.47
	00176369	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JUNE	25.72
	00176467	US BANK CORP PAYMENT SYS	BACKUPIFY	4.99
<i>Org Key: CO6100 - City Council</i>				
	00176467	US BANK CORP PAYMENT SYS	HOMEGROWN MOTO	228.05
	00176467	US BANK CORP PAYMENT SYS	PAYPAL *SCA	45.00
	00176467	US BANK CORP PAYMENT SYS	PAYPAL *SCA	45.00
	00176467	US BANK CORP PAYMENT SYS	QFC #5839	36.10
	00176369	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JUNE	25.72
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
	00176467	US BANK CORP PAYMENT SYS	TARGET 00011189	252.91
	00176467	US BANK CORP PAYMENT SYS	QFC #5839	145.95
	00176467	US BANK CORP PAYMENT SYS	Police background in AZ	93.18
	00176467	US BANK CORP PAYMENT SYS	Police background AZ	93.18
	00176467	US BANK CORP PAYMENT SYS	Police background in AZ	89.99
	00176467	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	75.00
	00176467	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	75.00
	00176467	US BANK CORP PAYMENT SYS	Police background in AZ	67.45
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	55.34
	00176467	US BANK CORP PAYMENT SYS	Police background in AZ	50.00
	00176467	US BANK CORP PAYMENT SYS	Police background in AZ	50.00
	00176467	US BANK CORP PAYMENT SYS	TARGET 00011189	28.73
<i>Org Key: CR1300 - Payroll Services</i>				
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	389.07
<i>Org Key: CT1100 - Municipal Court</i>				
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	141.17
<i>Org Key: DS0000 - Development Services-Revenue</i>				
	00176282	ADT LLC	PERMIT REFUND	93.95
	00176336	ADT LLC	PERMIT REFUND	93.95
	00176422	NORTHWEST PERMIT	PERMIT REFUND	93.95
	00176297	MILLER, DOUGLAS & TONYA	PERMIT REFUND	90.24
	00176336	ADT LLC	PERMIT REFUND	90.24
<i>Org Key: DS1100 - Administration (DS)</i>				
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	591.29
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	328.33
P87397	00176470	VERIZON WIRELESS	DSG PHONE AND DATA CHARGES 5/2	296.71
P87175	00176344	BELLEVUE COLLEGE-CONT EDU	Training J. Serfling Invoice #	104.72
	00176368	DEFTY, YVONNE	SC SUPPLIES	52.58
	00176467	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00176467	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00176467	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
<i>Org Key: DS1200 - Bldg Plan Review &amp; Inspection</i>				

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P87168	00176472	WABO BOOKSTORE, THE	2015 IBC CODES, SPECIAL INSPEC	313.10
	00176467	US BANK CORP PAYMENT SYS	BLUEBEAM SOFTWARE, INC	298.00
	00176381	GARDNER, BRENT	ELECTRICAL CERT RENEWEL	69.70
<i>Org Key: DS1400 - Development Engineering</i>				
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	19.58
<i>Org Key: DSBE01 - Economic Development</i>				
P87176	00176387	HARTMAN CCR, KAREN LYNN	APPEARANCE/REPORTING FEE - TOW	898.00
P87169	00176413	MANNING, KASEY E	CAPTIONING SVCS - 6/10 STAKEHO	270.00
<i>Org Key: FN1100 - Administration (FN)</i>				
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	73.39
	00176368	DEFTY, YVONNE	PHONE USE JULY 2015	60.98
	00176467	US BANK CORP PAYMENT SYS	MBP.COM MERCHANT FEE	54.10
<i>Org Key: FN4520 - Cross Connection Control Progr</i>				
	00176467	US BANK CORP PAYMENT SYS	AMERICAN BACKFLOW PREVENT	72.00
<i>Org Key: FNBE01 - Financial Services</i>				
P85014	00176417	MI CHAMBER OF COMMERCE	MONTHLY BILLING FOR SERVICES	1,200.00
<i>Org Key: FR1100 - Administration (FR)</i>				
	00176354	CENTURYLINK	PHONE USE JUNE 2015	629.68
	00176354	CENTURYLINK	PHONE USE JULY 2015	156.76
	00176467	US BANK CORP PAYMENT SYS	USPS 54530602535107903	58.80
	00176467	US BANK CORP PAYMENT SYS	RITE AID STORE 5197	22.09
	00176467	US BANK CORP PAYMENT SYS	UPS*295602M3ADH	7.05
<i>Org Key: FR2100 - Fire Operations</i>				
P85125	00176421	NORCOM 911	FIRE DISPATCH 2015	38,937.50
<i>Org Key: FR2400 - Fire Suppression</i>				
	00176467	US BANK CORP PAYMENT SYS	STANWOOD HARDWARE	33.70
<i>Org Key: FR5100 - Community Risk Reduction</i>				
P86776	00176379	FOREMOST PROMOTIONS	500 Fire Hats	516.89
<i>Org Key: GGM001 - General Government-Misc</i>				
	00176311	AT&T MOBILITY SETTLEMENT FUND	AT&T Settlement	25,315.52
	00176467	US BANK CORP PAYMENT SYS	MOS PIZZA	223.17
	00176467	US BANK CORP PAYMENT SYS	GOTOCITRIX.COM	53.66
	00176467	US BANK CORP PAYMENT SYS	QFC #5820	32.66
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	1,688.20
P87195	00176351	CASCADE ARCH & ENG SUPPLIES CO	INK IGS	799.41
P87204	00176351	CASCADE ARCH & ENG SUPPLIES CO	IGS INK	544.02
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	429.54
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	207.16
	00176369	DEPT OF ENTERPRISES SERVICES	PRINTNG REGULAR ENVELOPES	170.51
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	118.46
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	58.74
	00176369	DEPT OF ENTERPRISES SERVICES	PRINTING WINDOW ENVELOPES	56.55

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: GGM005 - Genera Govt-LI Retiree Costs</i>				
	00176293	LEOFF HEALTH & WELFARE TRUST	JULY 2015 FIRE RETIREES	6,571.22
	00176287	COOPER, ROBERT	LEOFF1 RET MEDI REIMB 7-9 2015	314.70
P87173	00176399	JOHNSON, CURTIS	FRLEOFF1 Retiree Medical Expen	226.42
	00176343	BECKER, RON	LEOFF1 Medicare	146.90
	00176386	HAGSTROM, JAMES	LEOFF1 Medicare	146.90
	00176407	LEOPOLD, FREDERIC	LEOFF1 Medicare	146.90
	00176477	WHEELER, DENNIS	LEOFF1 Medicare	146.90
	00176334	ABBOTT, RICHARD	LEOFF1 Medicare	104.90
	00176335	ADAMS, RONALD E	LEOFF1 Medicare	104.90
	00176339	AUGUSTSON, THOR	LEOFF1 Medicare	104.90
	00176342	BARNES, WILLIAM	LEOFF1 Medicare	104.90
	00176346	BOOTH, GLENDON D	LEOFF1 Medicare	104.90
	00176350	CALLAGHAN, MICHAEL	LEOFF1 Medicare	104.90
	00176367	DEEDS, EDWARD G	LEOFF1 Medicare	104.90
	00176370	DEVENY, JAN P	LEOFF1 Medicare	104.90
	00176371	DOWD, PAUL	LEOFF1 Medicare	104.90
	00176373	ELSOE, RONALD	LEOFF1 Medicare	104.90
	00176399	JOHNSON, CURTIS	LEOFF1 Medicare	104.90
	00176403	KUHN, DAVID	LEOFF1 Medicare	104.90
	00176404	LACY, ALAN P	LEOFF1 Medicare	104.90
	00176406	LEE, WALLACE	LEOFF1 Medicare	104.90
	00176411	LYONS, STEVEN	LEOFF1 Medicare	104.90
	00176420	MYERS, JAMES S	LEOFF1 Medicare	104.90
	00176431	RAMSAY, JON	LEOFF1 Medicare	104.90
	00176434	SCHOENTRUP, WILLIAM	LEOFF1 Medicare	104.90
	00176436	SMITH, RICHARD	LEOFF1 Medicare	104.90
	00176444	THOMPSON, JAMES	LEOFF1 Medicare	104.90
	00176446	TOOLEY, NORMAN	LEOFF1 Medicare	104.90
	00176473	WALLACE, THOMAS	LEOFF1 Medicare	104.90
	00176476	WEGNER, KEN	LEOFF1 Medicare	104.90
<i>Org Key: GGM606 - Excess Retirement-Fire</i>				
	00176342	BARNES, WILLIAM	LEOFF1 Excess Benefit	1,576.20
	00176359	COOPER, ROBERT	LEOFF1 Excess Benefit	1,539.24
	00176427	PROVOST, ALAN	LEOFF1 Excess Benefit	1,426.07
	00176399	JOHNSON, CURTIS	LEOFF1 Excess Benefit	829.41
	00176434	SCHOENTRUP, WILLIAM	LEOFF1 Excess Benefit	811.76
	00176343	BECKER, RON	LEOFF1 Excess Benefit	697.23
<i>Org Key: GX9995 - Employee Benefits-General</i>				
	00176306	WA ST EMPLOYMENT SECURITY DEPT	LATE PENALTY/INTEREST ASSESSED	27.01
<i>Org Key: GX9997 - Employee Benefits-Fire</i>				
	00176293	LEOFF HEALTH & WELFARE TRUST	JULY 2015 FIRE ACTIVE	53,850.50
<i>Org Key: IS1100 - IGS Mapping</i>				
	00176467	US BANK CORP PAYMENT SYS	ALASKA AIR 0272171730789	398.20
	00176369	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JUNE	102.90
	00176467	US BANK CORP PAYMENT SYS	QUALITY STAMP AND SIGN CO	54.94
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	24.06

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00176467	US BANK CORP PAYMENT SYS	QFC #5839	16.76
<i>Org Key: IS2100 - IGS Network Administration</i>				
P86856	00176352	CDW GOVERNMENT INC	Crystal Server 2013 - upgrade	1,775.36
	00176285	CENTURYLINK	PHONE USE JUNE 2015	1,158.23
	00176354	CENTURYLINK	PHONE USE JUNE 2015	791.70
P86856	00176352	CDW GOVERNMENT INC	SAP Crystal Reports 2013 - upg	836.92
	00176354	CENTURYLINK	PHONE USE JULY 2015	495.17
P86856	00176352	CDW GOVERNMENT INC	SAP Standard Support product i	357.18
	00176467	US BANK CORP PAYMENT SYS	ALASKA AIR 0272172235253	267.10
	00176467	US BANK CORP PAYMENT SYS	FRY'S ELECTRONICS #30	216.70
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	203.94
	00176467	US BANK CORP PAYMENT SYS	TRANSCENDER	199.00
	00176467	US BANK CORP PAYMENT SYS	CDW GOVERNMENT	144.77
	00176467	US BANK CORP PAYMENT SYS	FRY'S ELECTRONICS #30	137.93
	00176467	US BANK CORP PAYMENT SYS	JETBLUE 2797625522338	114.10
	00176467	US BANK CORP PAYMENT SYS	WATERMARK LEARNING. IN	99.00
	00176467	US BANK CORP PAYMENT SYS	FRY'S ELECTRONICS #30	94.15
	00176354	CENTURYLINK	PHONE USE JUNE 2015	76.94
	00176467	US BANK CORP PAYMENT SYS	CDW GOVERNMENT	38.03
	00176467	US BANK CORP PAYMENT SYS	REGISTER.COM*12C96A33J	38.00
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	28.10
	00176467	US BANK CORP PAYMENT SYS	HOMEGROWN RETAIL	26.28
	00176467	US BANK CORP PAYMENT SYS	MERCER ISLAND TRUE VALUE	26.26
	00176467	US BANK CORP PAYMENT SYS	LYNDA.COM, INC.	24.99
	00176467	US BANK CORP PAYMENT SYS	THE UPS STORE 1081	20.19
	00176467	US BANK CORP PAYMENT SYS	REGISTER.COM*12C93535J	14.00
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P85927	00176333	AA ASPHALTING INC	2015 ASPHALT SPOT REPAIRS	19,074.43
	00176428	PUGET SOUND ENERGY	ENERGY USE JULY 2015	5,965.89
P87207	00176349	CADMAN INC	5/8"-MINUS ROCK (66.25 TONS)	697.40
	00176300	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	284.61
P87186	00176391	HOME DEPOT CREDIT SERVICE	MISC. LUMBER	253.65
P87208	00176376	FASTSIGNS OF BELLEVUE	STREET SIGN	98.55
P87130	00176391	HOME DEPOT CREDIT SERVICE	BLACK SPRAY PAINT	17.31
	00176428	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	13.51
<i>Org Key: MT2255 - Urban Forest Management (ROW)</i>				
P86133	00176468	US TIMBER CUTTERS LLC	2015 ON-CALL HAZARDOUS TREE	1,588.40
P86007	00176435	SEATTLE TREE PRESERVATION	RETAINAGE	492.75
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
	00176300	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	12.27
<i>Org Key: MT3000 - Water Service Upsizes and New</i>				
P87207	00176349	CADMAN INC	5/8"-MINUS ROCK (66.25 TONS)	109.39
<i>Org Key: MT3100 - Water Distribution</i>				
P87144	00176382	GRAINGER	HAND TRUCKS FOR HYDRANT	428.59
P87187	00176405	LAKESIDE INDUSTRIES	EZ STREET ASPHALT (TONS)	223.38
P87207	00176349	CADMAN INC	5/8"-MINUS ROCK (66.25 TONS)	109.40

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P87206	00176441	TACOMA SCREW PRODUCTS	MISC. HARDWARE	74.58
P87205	00176441	TACOMA SCREW PRODUCTS	HOLE SAWS FOR TAPPING MACHINE	73.10
	00176467	US BANK CORP PAYMENT SYS	STOREDENERGYPRODUCT	57.26
P87171	00176382	GRAINGER	HEX KEY SET	37.74
P87179	00176391	HOME DEPOT CREDIT SERVICE	MISC. HARDWARE	3.37
<i>Org Key: MT3150 - Water Quality Event</i>				
P87182	00176385	H D FOWLER	PIPE & FITTINGS FOR WATER SAMP	5,324.74
<i>Org Key: MT3200 - Water Pumps</i>				
	00176300	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	3,277.05
	00176354	CENTURYLINK	PHONE USE JULY 2015	237.64
<i>Org Key: MT3300 - Water Associated Costs</i>				
	00176467	US BANK CORP PAYMENT SYS	GREEN RIVER COMMUNITY CO	380.00
	00176341	BAKER, DENNIS L	MILEAGE EXPENSE	89.70
	00176294	LUND, MARK	REPLACE WARRANT #176235	16.95
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00176285	CENTURYLINK	PHONE USE JUNE 2015	2,735.54
	00176300	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	2,180.71
	00176428	PUGET SOUND ENERGY	ENERGY USE JULY 2015	1,479.28
P87122	00176302	SME INC OF SEATTLE	PUMP STATION 20 REPAIR	608.57
	00176354	CENTURYLINK	PHONE USE JUNE 2015	502.71
P87166	00176391	HOME DEPOT CREDIT SERVICE	MISC. TOOLS	143.99
P87145	00176382	GRAINGER	HOUR METERS & 123 BATTERIES	83.90
<i>Org Key: MT3800 - Storm Drainage</i>				
P86282	00176375	EVERSON'S ECONO-VAC INC	2015-16 CATCH BASIN CLEANING	42,180.20
P87100	00176298	PACIFIC INDUSTRIAL SUPPLY CO	SLING FOR LIFTING WASHDOWN GRA	178.81
<i>Org Key: MT4150 - Support Services - Clearing</i>				
	00176312	COMCAST	Telephone-Special Lines/Pagers	93.63
<i>Org Key: MT4200 - Building Services</i>				
	00176300	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	4,075.80
	00176300	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	3,324.67
P87199	00176424	PACIFIC AIR CONTROL INC	CITY HALL HVAC MAINT	1,580.09
P87200	00176424	PACIFIC AIR CONTROL INC	IT ROOM UNIT BLOWER OUT	1,332.62
P87210	00176448	TRI-TEC COMMUNICATIONS INC	SHORETELL PHONE & MAIL	747.34
P87102	00176356	CHEMAQUA	WATER TREATMENT PROGRAM	805.65
	00176467	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4711	110.69
	00176467	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4711	107.31
	00176467	US BANK CORP PAYMENT SYS	BASS PRO ONLINE	98.51
P87194	00176432	RODDA PAINT	PAINT & SUPPLIES CITY HALL	93.90
	00176369	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JUNE	25.72
	00176467	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4711	25.19
	00176467	US BANK CORP PAYMENT SYS	KC SOLID WASTE #01	22.00
<i>Org Key: MT4300 - Fleet Services</i>				
P87150	00176301	SAFELITE FULFILLMENT INC	WINDSHIELD REPLACEMENT FOR FL-	462.33
	00176467	US BANK CORP PAYMENT SYS	WA DOL VITAL CHEK	47.25
	00176467	US BANK CORP PAYMENT SYS	TAP PLASTICS #31	39.29

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00176467	US BANK CORP PAYMENT SYS	EB IDLE LESS SAVE MOR	21.49
	00176467	US BANK CORP PAYMENT SYS	WA DOL VITAL CHEK SERVICE	2.00
<i>Org Key: MT4450 - Cust Resp - Clearing Acct</i>				
	00176400	KELLEY, CHRIS M	WORK CLOTHES	108.41
	00176292	KELLEY, CHRIS M	MILEAGE EXPENSE	18.75
<i>Org Key: MT4501 - Water Administration</i>				
	00176285	CENTURYLINK	PHONE USE JUNE 2015	48.46
<i>Org Key: MT4900 - Solid Waste</i>				
P87118	00176471	WA ST DEPT OF ECOLOGY	2014 HAZARDOUS WASTE GENERATIO	49.00
<i>Org Key: MTBE01 - Maint of Medians &amp; Planters</i>				
P86133	00176468	US TIMBER CUTTERS LLC	2015 ON-CALL HAZARDOUS TREE	9,614.00
	00176300	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	765.85
<i>Org Key: PO1100 - Administration (PO)</i>				
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	380.97
	00176467	US BANK CORP PAYMENT SYS	Name plates for offices	163.59
	00176467	US BANK CORP PAYMENT SYS	N AMERICA RESCUE PRODUCT	155.96
	00176467	US BANK CORP PAYMENT SYS	Bulletin board for SRO	118.79
	00176390	HOLMES, EDWARD J	PER DIEM REIMB AWA CONF	69.00
	00176467	US BANK CORP PAYMENT SYS	UNIQUETEK, INC	61.60
	00176467	US BANK CORP PAYMENT SYS	ANIMAL CARE EQUIPMENT	59.95
	00176467	US BANK CORP PAYMENT SYS	SHELL OIL 57442298105	20.00
	00176467	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00176467	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00176467	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00176467	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	16.00
	00176467	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	9.00
	00176467	US BANK CORP PAYMENT SYS	THE UPS STORE 1081	3.28
<i>Org Key: PO1350 - Police Emergency Management</i>				
	00176380	FRANKLIN, JENNIFER D	EM ASSISTANTS SUPPLIES	120.24
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	110.85
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	86.31
<i>Org Key: PO1700 - Records and Property</i>				
P87152	00176352	CDW GOVERNMENT INC	Police Records Fax Machine	249.87
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	88.01
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P85031	00176421	NORCOM 911	POLICE DISPATCH 2015	104,474.00
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P87141	00176291	ISSAQUAH CITY JAIL	May jail bill	3,007.00
<i>Org Key: PO2100 - Patrol Division</i>				
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	149.79
	00176369	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JUNE	25.72
<i>Org Key: PO2200 - Marine Patrol</i>				
P87139	00176304	TUSCAN ENTERPRISES INC	Decal installation	355.88

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PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PO3100 - Investigation Division</i>				
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	97.98
<i>Org Key: PO4100 - Training</i>				
	00176307	WA ST LAW ENFORCMENT FIREARMS	TRAINING CONF-RP/MM/MS	390.00
	00176467	US BANK CORP PAYMENT SYS	Hand wipes	60.58
<i>Org Key: PR1100 - Administration (PR)</i>				
P85705	00176345	BELLEVUE, CITY OF	Annual Specialized Recreation	796.50
P87211	00176448	TRI-TEC COMMUNICATIONS INC	SHORETEL PHONE & MAILBOXE LICE	747.99
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	369.56
	00176467	US BANK CORP PAYMENT SYS	SMARTDRAW.COM	223.20
	00176467	US BANK CORP PAYMENT SYS	PARTY CITY	184.70
	00176467	US BANK CORP PAYMENT SYS	SAND BLAST ENTERTA	108.70
	00176467	US BANK CORP PAYMENT SYS	ORIENTAL TRADING CO	90.91
	00176467	US BANK CORP PAYMENT SYS	SMARTDRAW.COM	73.80
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	61.16
	00176467	US BANK CORP PAYMENT SYS	MICHAELS STORES 8847	59.04
	00176467	US BANK CORP PAYMENT SYS	PARTY CITY	55.81
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	47.54
	00176354	CENTURYLINK	PHONE USE JULY 2015	47.31
	00176467	US BANK CORP PAYMENT SYS	STU*SHINDIGZ DECORATIO	40.92
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	35.07
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	30.00
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	29.07
	00176369	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JUNE	25.72
	00176467	US BANK CORP PAYMENT SYS	THE WEBSTAUANT STORE	23.46
	00176467	US BANK CORP PAYMENT SYS	PREVAIL MAI	23.15
	00176467	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00176467	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
	00176467	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	11.26
	00176467	US BANK CORP PAYMENT SYS	JOANN STORE INTERNET	8.06
	00176467	US BANK CORP PAYMENT SYS	MICHAELS STORES 8847	7.96
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	5.80
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	5.59
	00176467	US BANK CORP PAYMENT SYS	PARTY CITY	-18.61
	00176467	US BANK CORP PAYMENT SYS	PARTY CITY	-33.88
<i>Org Key: PR1500 - Urban Forest Management</i>				
	00176467	US BANK CORP PAYMENT SYS	SP PLUS CORP - 901 FIFTH	20.00
<i>Org Key: PR2100 - Recreation Programs</i>				
P86947	00176361	CORRECTIONAL INDUSTRIES ACCTG	Recreation staff tshirts and	624.08
	00176467	US BANK CORP PAYMENT SYS	QDOBA MEXICAN GRILL-390	540.93
	00176467	US BANK CORP PAYMENT SYS	AMERICAN MUSIC SEATTLE	165.47
	00176467	US BANK CORP PAYMENT SYS	CTC*CONSTANTCONTACT.COM	46.07
	00176467	US BANK CORP PAYMENT SYS	STAPLES 00113357	35.53
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P86947	00176361	CORRECTIONAL INDUSTRIES ACCTG	Camper tshirts	1,752.00
	00176467	US BANK CORP PAYMENT SYS	REMLINGER FARMS CEE	363.00

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00176467	US BANK CORP PAYMENT SYS	SEATTLE STORM	260.00
	00176467	US BANK CORP PAYMENT SYS	FUN EXPRESS	157.58
	00176467	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4711	91.83
	00176467	US BANK CORP PAYMENT SYS	WAL-MART #5939	65.50
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	49.28
	00176467	US BANK CORP PAYMENT SYS	FUN EXPRESS	47.95
	00176467	US BANK CORP PAYMENT SYS	QFC #5839	41.56
	00176467	US BANK CORP PAYMENT SYS	HIGHLANDS ACE HARDWARE 46	32.84
	00176467	US BANK CORP PAYMENT SYS	QFC #5839	27.32
	00176467	US BANK CORP PAYMENT SYS	TARGET 00003392	22.48
	00176467	US BANK CORP PAYMENT SYS	DOLRTREE 2563 00025635	19.52
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	14.22
	00176467	US BANK CORP PAYMENT SYS	QFC #5839	8.76
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	7.65
	00176467	US BANK CORP PAYMENT SYS	QFC #5839	5.34
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	4.92
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	4.37
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	4.30
	00176467	US BANK CORP PAYMENT SYS	QFC #5839	3.69
<b>Org Key: PR2103 - Aquatics Programs</b>				
	00176467	US BANK CORP PAYMENT SYS	BIG 5 SPORTING GOODS 084	213.49
	00176467	US BANK CORP PAYMENT SYS	PARTY CITY	60.21
	00176467	US BANK CORP PAYMENT SYS	GIH*GLOBALINDUSTRIALEQ	48.77
	00176467	US BANK CORP PAYMENT SYS	OFFICE DEPOT #819	39.40
<b>Org Key: PR2104 - Special Events</b>				
	00176467	US BANK CORP PAYMENT SYS	HARBOR FREIGHT TOOLS 279	61.25
	00176467	US BANK CORP PAYMENT SYS	MERCER ISLAND TRUE VALUE	39.45
	00176467	US BANK CORP PAYMENT SYS	OFFICE DEPOT #819	28.45
	00176467	US BANK CORP PAYMENT SYS	ALEXANDER PARTY RENTALS	20.00
	00176467	US BANK CORP PAYMENT SYS	QFC #5839	15.87
<b>Org Key: PR2108 - Health and Fitness</b>				
	00176437	SPARROW, JEREMY	SENIOR GOLF PROGRAM	37.00
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	36.44
	00176467	US BANK CORP PAYMENT SYS	TWIN RIVERS GOLF COURSE	29.00
	00176467	US BANK CORP PAYMENT SYS	RAGING RIVER CAFE AND CLU	17.86
	00176467	US BANK CORP PAYMENT SYS	CASCADE GOLF COURSE	16.00
<b>Org Key: PR3500 - Senior Services</b>				
	00176467	US BANK CORP PAYMENT SYS	VISTAPR*VISTAPRINT.COM	112.60
	00176440	SYLVETSKY, LESLIE	SENIOR SOCIAL LUNCH	110.09
	00176467	US BANK CORP PAYMENT SYS	C&C SMART FOOD52105830	77.11
	00176467	US BANK CORP PAYMENT SYS	QFC #5839	54.98
	00176440	SYLVETSKY, LESLIE	SENIOR SOCIAL SUPPLIES	21.67
	00176409	LEVINSKI, BARBARA	SR SOCIAL FOOD HANDLING PERMIT	10.00
	00176439	STOVER, VICKY	SR SOCIAL FOOD HANDLING PERMIT	10.00
<b>Org Key: PR4100 - Community Center</b>				
	00176428	PUGET SOUND ENERGY	ENERGY USE JULY 2015	5,036.55
P87198	00176424	PACIFIC AIR CONTROL INC	COMM CNTR	1,952.39

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00176467	US BANK CORP PAYMENT SYS	RENT-A-CENTER #2366	594.83
P87201	00176424	PACIFIC AIR CONTROL INC	COMM CNTR HVAC MAIN	532.17
P87193	00176424	PACIFIC AIR CONTROL INC	MERCER ROOM A/C REPAIR	416.10
	00176300	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	402.23
	00176467	US BANK CORP PAYMENT SYS	YELPINC*BIZSERVICES	350.00
	00176467	US BANK CORP PAYMENT SYS	BADGE A MINIT	193.85
P87158	00176362	COSTANERA CREATIVE	Google Analytics for 2014	190.00
P87191	00176450	TUCO INDUSTRIAL PRODUCTS	A/C UNIT FOR ADMIN AREA	180.67
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	169.94
	00176467	US BANK CORP PAYMENT SYS	VERTICALRESPONSE INC	150.78
P87157	00176353	CED INC	Ballasts for Fitness Center	129.60
	00176467	US BANK CORP PAYMENT SYS	EVENTECTIVE INC	124.80
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	121.49
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	117.06
P87159	00176365	CRYSTAL SPRINGS	Coffee supplies for MICEC	115.12
P85243	00176364	CRYSTAL AND SIERRA SPRINGS	2015 water services for MICEC	85.41
	00176467	US BANK CORP PAYMENT SYS	WRISTCO	76.65
	00176467	US BANK CORP PAYMENT SYS	LOWES #00285*	56.88
	00176285	CENTURYLINK	PHONE USE JUNE 2015	47.33
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	35.02
	00176467	US BANK CORP PAYMENT SYS	WW GRAINGER	31.37
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	24.08
	00176384	GREGERSEN, KAI	WCIA TRAINING EXPENSE	8.75
	00176393	HOUVENER, ZACHARY	WCIA TRAINING EXPENSE	7.65
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	7.14
	00176401	KEVEREN, BREANNA	WCIA TRAINING EXPENSE	6.56
<b>Org Key: PR5400 - Gallery Program</b>				
	00176467	US BANK CORP PAYMENT SYS	TRADER JOE'S #157 QPS	8.84
<b>Org Key: PR5600 - Cultural &amp; Performing Arts</b>				
P87449	00176340	BAILEY, ARNOLD W	Entertainment services for MMI	1,000.00
P87448	00176402	KOENIGSBERG, BRUCE WARREN	Entertainment services for MMI	1,000.00
P87447	00176415	MAROWITZ, GABRIEL	Entertainment services for MMI	600.00
<b>Org Key: PR5900 - Summer Celebration</b>				
P87289	00176313	AVR PRODUCTION SERVICES	Sound services for Summer	3,723.00
P86260	00176338	ARGOSY CRUISES	Summer Celebration! Boat Rides	1,900.00
P87292	00176326	RHYTHM NATION MUSIC LLC	Entertainment services for Sum	1,700.00
P87257	00176319	JACKSON, KILE RAY	Entertainment services for Sum	900.00
	00176467	US BANK CORP PAYMENT SYS	NAMIFY LLC	174.87
	00176467	US BANK CORP PAYMENT SYS	STU*SHINDIGZ DECORATIO	74.91
	00176467	US BANK CORP PAYMENT SYS	OOGA-LIGHTS	45.77
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	18.79
	00176467	US BANK CORP PAYMENT SYS	LAKESHORE LEARNING #09	15.02
	00176467	US BANK CORP PAYMENT SYS	STAPLES 00113357	11.87
<b>Org Key: PR6100 - Park Maintenance</b>				
	00176300	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	1,947.77
P87183	00176474	WALRATH TRUCKING	SAND FOR PARK IMPROVEMENTS	2,041.08
P87082	00176308	WALP	LIC Test Fees - Jacobs	480.00
P87181	00176394	IBS INC	NYLON WASHERS (1700)	384.24

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PO #	Check #	Vendor:	Transaction Description	Check Amount
	00176374	ERICKSON, JOEL	LETTER BOXES	213.56
P86947	00176361	CORRECTIONAL INDUSTRIES ACCTG	Parks Staff T-shirts	221.07
P87170	00176425	PART WORKS INC.	REPAIR PARTS FOR URINALS	173.00
P87147	00176391	HOME DEPOT CREDIT SERVICE	LADDER & MISC. HARDWARE	157.42
P85243	00176364	CRYSTAL AND SIERRA SPRINGS	2015 water services at Parks	142.27
P87185	00176337	ALL CITY FENCE CO	MISC. PARTS FOR FENCE REPAIR	61.22
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P87184	00176398	JOHN DEERE LANDSCAPES	MOUND CLAY & TURFACE	618.68
P86947	00176361	CORRECTIONAL INDUSTRIES ACCTG	Parks Staff T-shirts	221.08
	00176285	CENTURYLINK	PHONE USE JUNE 2015	88.75
	00176354	CENTURYLINK	PHONE USE JULY 2015	85.32
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P87143	00176382	GRAINGER	FLAMMABLE SAFETY CABINETS (45	2,249.31
P87183	00176474	WALRATH TRUCKING	SAND FOR PARK IMPROVEMENTS	2,041.08
P87170	00176425	PART WORKS INC.	OPERATOR SLO CLOSET FOR URINAL	1,139.45
	00176428	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	807.11
	00176285	CENTURYLINK	PHONE USE JUNE 2015	242.29
P86947	00176361	CORRECTIONAL INDUSTRIES ACCTG	Parks Staff T-shirts	221.07
	00176467	US BANK CORP PAYMENT SYS	THE LIFEGUARD STORE IN	153.00
	00176467	US BANK CORP PAYMENT SYS	PARTY CITY	129.18
	00176467	US BANK CORP PAYMENT SYS	FIELDTEX PRODUCTS, INC.	90.55
P85005	00176357	CINTAS CORPORATION #460	2015 rug cleaning services for	24.64
<i>Org Key: PR6600 - Park Maint-School Related</i>				
	00176300	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	172.98
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P87172	00176410	LLOYD ENTERPRISES INC	PLAYFIELD SAND (30.23 TONS)	705.74
P86947	00176361	CORRECTIONAL INDUSTRIES ACCTG	Parks Staff T-shirts	221.07
	00176300	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	186.95
P87085	00176288	EASTSIDE EXTERMINATORS	Extermination services for Aub	101.29
<i>Org Key: PR6800 - Trails Maintenance</i>				
	00176467	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4702	697.40
P87207	00176349	CADMAN INC	5/8"-MINUS ROCK (66.25 TONS)	396.56
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	42.15
	00176467	US BANK CORP PAYMENT SYS	J & B PETROLEUM	39.39
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	38.50
	00176467	US BANK CORP PAYMENT SYS	COMPTON LUMBER CO	37.55
<i>Org Key: PY4615 - Flex Admin 2015</i>				
	00176330	TUTTLE, LAJUAN	FLEX REIMB 6-26 PAYROLL	2,332.44
	00176321	MCCOY, STEPHEN W	FLEX REIMB 6-26 PAYROLL	2,328.33
	00176315	CORDER, CHARLES	FLEX REIMB 6-26 PAYROLL	1,772.97
	00176316	ERICKSON, PETER	FLEX REIMB 6-26 PAYROLL	1,100.00
	00176445	TONELLA-HOWE, ANNE	FLEX SPEND REIMB	1,008.00
	00176328	TAWNEY, LAURA	FLEX REIMB 6-26 PAYROLL	723.64
	00176412	MAGNAN, JEFF	FLEX SPEND REIMB	533.54
	00176320	MARCROFT, MARC A	FLEX REIMB 6-26 PAYROLL	499.98
	00176392	HORSCHMAN, BRENT	FLEX SPEND REIMB	442.41

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	00176430	QUINN, THOMAS	FLEX SPEND REIMB	323.11
	00176442	TAWNEY, LAURA	FLEX SPEND REIMB	230.49
	00176318	HORSCHMAN, BRENT	FLEX REIMB 6-26 PAYROLL	192.31
	00176327	SANDINE, ASEA	FLEX REIMB 6-26 PAYROLL	192.31
	00176332	VAN GORP, ALISON	FLEX REIMB 6-26 PAYROLL	192.31
	00176433	SANDINE, ASEA	FLEX SPEND REIMB	192.31
	00176469	VAN GORP, ALISON	FLEX SPEND REIMB	192.31
	00176329	TREAT, NOEL	FLEX REIMB 6-26 PAYROLL	181.82
	00176447	TREAT, NOEL	FLEX SPEND REIMB	181.82
	00176348	BRZUSEK, DANIELLE	FLEX SPEND REIMB	180.00
	00176322	MCWATTERS, BRIAN	FLEX REIMB 6-26 PAYROLL	173.07
	00176452	TUTTLE, LAJUAN	FLEX SPEND REIMB	28.85
	00176438	SPIETZ, ALLISON	FLEX SPEND REIMB	20.87
<i>Org Key: WD312C - Sub Basin 6 Watercour Ph 2</i>				
	00176383	GREENE, RICHARD B.	MILEAGE EXPENSE	125.93
<i>Org Key: WG101R - City Hall Building Repairs</i>				
P85454	00176449	TRU MECHANICAL LLC	2014 RETAINAGE	1,522.85
<i>Org Key: WG101S - EOC Dedicated Space</i>				
P87151	00176372	ECO ENVIRONMENTAL SERVICES INC	EOC Asbestos removal	3,953.24
P87151	00176372	ECO ENVIRONMENTAL SERVICES INC	EOC Asbestos removal	189.15
<i>Org Key: WG105R - Community Center Bldg Repairs</i>				
P87164	00176395	IRIS WINDOW COVERINGS INC	Replacement of Blackout Shade	4,081.07
P87300	00176314	CED INC	Light fixtures for MICEC	3,723.05
P87192	00176424	PACIFIC AIR CONTROL INC	FANCOIL #11 DIAGNOSTICS UNIT N	348.21
<i>Org Key: WG107R - Luther Burbank Admin Bldg Rep</i>				
P84332	00176449	TRU MECHANICAL LLC	2014 RETAINAGE	5,269.40
<i>Org Key: WG110T - Computer Equip Replacements</i>				
P87197	00176378	FINANCIAL CONSULTANTS INT'L	VEHICLE #463 MAINT	762.30
P87196	00176378	FINANCIAL CONSULTANTS INT'L	VEHICLE #462 MAINT	762.30
<i>Org Key: WP122R - Vegetation Management</i>				
	00176467	US BANK CORP PAYMENT SYS	BEN MEADOWS	159.35
	00176467	US BANK CORP PAYMENT SYS	OREILLY AUTO 00036970	30.67
	00176467	US BANK CORP PAYMENT SYS	SEATTLE 684-PARK	8.00
<i>Org Key: WP720R - Recurring Park Projects</i>				
P87146	00176441	TACOMA SCREW PRODUCTS	MISC. HARDWARE	85.31
<i>Org Key: XD312C - Street Related Drainage</i>				
P86282	00176375	EVERSON'S ECONO-VAC INC	STREET RELATED DRAINAGE	5,913.75
<i>Org Key: XG300R - Fire Station 92 Replacement</i>				
	00176467	US BANK CORP PAYMENT SYS	ECO MOVERS	1,116.50
P87203	00176451	TUSCAN ENTERPRISES INC	STATION 92 GRAPHICS	1,067.63
P86884	00176388	HEWLETT-PACKARD COMPANY	Workstation HP EliteDesk 800 G	833.88
	00176467	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	97.99
	00176285	CENTURYLINK	PHONE USE JUNE 2015	70.95

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: XP710R - Luther Burbank Minor Improvemt</i>				
	00176467	US BANK CORP PAYMENT SYS	ELEY CORPORATION	156.99
P87081	00176281	ACF WEST INC	Straw bales	150.56
P87207	00176349	CADMAN INC	5/8"-MINUS ROCK (66.25 TONS)	54.70
	00176467	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4702	21.82
	00176467	US BANK CORP PAYMENT SYS	PACIFIC INDUSTRIAL SPLY-2	11.48
	00176467	US BANK CORP PAYMENT SYS	THE HOME DEPOT #8944	10.48
<i>Org Key: YF1100 - YFS General Services</i>				
	00176467	US BANK CORP PAYMENT SYS	RIDE THE DUCKS OF SEATTLE	480.12
	00176467	US BANK CORP PAYMENT SYS	STAPLES DIRECT	310.26
	00176467	US BANK CORP PAYMENT SYS	BUILDASIGN.COM	164.99
	00176284	BROWN, HARRY L	WA ST DEPT HEALTH LICENSE	100.00
	00176295	MATTSON, JULIE	LICENSE RENEWAL REIMB	100.00
	00176429	PULTS, STEPHEN	RENEW LMHC LICENSE	100.00
	00176467	US BANK CORP PAYMENT SYS	HOMEGROWN MOTO	80.48
	00176467	US BANK CORP PAYMENT SYS	CONTAINERSTOREBELLEVUE	72.23
	00176358	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2015	59.27
P87174	00176475	WASHINGTON STATE PATROL	Background checks YFS Invoice	40.00
	00176467	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00176467	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00176467	US BANK CORP PAYMENT SYS	CORBISVEERSPLSH	19.00
	00176467	US BANK CORP PAYMENT SYS	DRIP CITY COFFEE COMPANY	11.89
<i>Org Key: YF1200 - Thrift Shop</i>				
P87202	00176449	TRU MECHANICAL LLC	TOP FLOOR OLD UNIT	761.57
	00176300	PUGET SOUND ENERGY	ENERGY USE JUNE 2015	592.87
	00176354	CENTURYLINK	PHONE USE JULY 2015	150.44
	00176467	US BANK CORP PAYMENT SYS	ER & S COMPUTER SOLUTI	136.00
	00176426	PETTY CASH FUND THRIFT SHOP	REIMBURSEMENT FOR PETTY CASH	74.54
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	21.68
	00176467	US BANK CORP PAYMENT SYS	WA DRIVER LICENSE RENEW	13.00
	00176467	US BANK CORP PAYMENT SYS	USPS 54530602535107903	6.49
	00176426	PETTY CASH FUND THRIFT SHOP	REIMBURSEMENT FOR PETTY CASH	3.61
<i>Org Key: YF2300 - VOICE Program</i>				
	00176467	US BANK CORP PAYMENT SYS	IN *SHIFTBOARD INC.	262.80
	00176360	CORK, TAMBI A	PARKING EXPENSE	156.86
	00176467	US BANK CORP PAYMENT SYS	BULLFROG FILMS INC	105.00
	00176467	US BANK CORP PAYMENT SYS	WWW.SAHARAPIZZA.COM	71.08
	00176360	CORK, TAMBI A	PARKING EXPENSES	54.50
	00176467	US BANK CORP PAYMENT SYS	QFC #5839	37.94
	00176467	US BANK CORP PAYMENT SYS	QFC #5839	21.29
	00176467	US BANK CORP PAYMENT SYS	DIAMOND PARKING A035	20.45
	00176467	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 29 505	20.00
	00176467	US BANK CORP PAYMENT SYS	AMPCO - SECOND & JAMES GA	18.00
	00176467	US BANK CORP PAYMENT SYS	AMPCO - SECOND & JAMES GA	18.00
	00176467	US BANK CORP PAYMENT SYS	U-PARK SYSTEM (LOT #42	12.00
	00176467	US BANK CORP PAYMENT SYS	SEATTLE 684-PARK	8.00
	00176467	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 30 32	3.00

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: YF2600 - Family Assistance</i>				
P87162	00176363	COUNTRY VILLAGE DAY SCHOOL	Childcare (MA - EA client)	375.22
P87161	00176347	BOYS & GIRLS CLUB OF KC (MI)	Campership for EA client JD	150.00
P87178	00176418	MI WOMEN'S LACROSSE CLUB	Campership (JD - EA client)	150.00
	00176467	US BANK CORP PAYMENT SYS	ACT*MERCER IS PARKS	150.00
	00176467	US BANK CORP PAYMENT SYS	KID'S CO	125.00
	00176467	US BANK CORP PAYMENT SYS	ALBERTSONS #450	99.00
	00176467	US BANK CORP PAYMENT SYS	ACT*MERCER IS PARKS	99.00
	00176467	US BANK CORP PAYMENT SYS	SHELL OIL 57424192508	50.00
	00176467	US BANK CORP PAYMENT SYS	SHELL OIL 57424192508	50.00
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
	00176467	US BANK CORP PAYMENT SYS	AMAZON.COM	417.73
	00176467	US BANK CORP PAYMENT SYS	CTC*CONSTANTCONTACT.COM	85.35
	00176467	US BANK CORP PAYMENT SYS	SURVEYMONKEY.COM	26.00
	00176467	US BANK CORP PAYMENT SYS	CORBISVEERSPLSH	25.00
	00176467	US BANK CORP PAYMENT SYS	EIG*HOMESTEAD	20.99
Total				<u>497,291.16</u>



**CITY OF MERCER ISLAND  
CERTIFICATION OF PAYROLL**

**PAYROLL PERIOD ENDING**  
**PAYROLL DATED**

**7/3/2015**  
**7/10/2015**

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	62844462 - 62844468		11,690.34
Direct Deposits			485,214.79
Void/Manual Adjustments			4,734.01
Tax & Benefit Obligations			241,518.88
Total Gross Payroll		7/10/15	743,158.02



## CITY OF MERCER ISLAND

## PAYROLL SUMMARY

PAYROLL PERIOD ENDING	7/3/2015
PAYROLL DATED	7/10/2015
Net Cash	496,905.13
Net Voids/Manuals	4,734.01
Federal Tax Deposit - Key Bank	83,782.92
Social Security and Medicare Taxes	44,779.93
Medicare Taxes Only (Fire Fighter Employees)	1,611.92
Public Employees Retirement System 1 (PERS 1)	368.02
Public Employees Retirement System 2 (PERS 2)	16,597.51
Public Employees Retirement System 3 (PERS 3)	3,975.14
Public Employees Retirement System 2 (PERSJBM)	480.23
Public Safety Employees Retirement System (PSERS)	155.64
Law Enforc. & Fire fighters System 2 (LEOFF 2)	22,242.41
Regence & LEOFF Trust - Medical Insurance	13,733.52
Domestic Partner/Overage Dependant - Insurance	1,719.27
Group Health Medical Insurance	1,216.36
Health Care - Flexible Spending Accounts	2,845.66
Dependant Care - Flexible Spending Accounts	1,895.30
United Way	131.07
ICMA Deferred Compensation	39,103.02
ROTH IRA	50.00
Child Support/Garnishment Payments	2,094.24
MI Employees' Association	133.75
Cities & Towns/AFSCME Union Dues	0.00
Police Union Dues	0.00
Fire Union Dues	1,815.03
Fire Union - Supplemental Dues	139.00
AWC - Voluntary Life Insurance	20.10
Unum - Long Term Care Insurance	1,255.00
AFLAC - Supplemental Insurance Plans	767.77
GET - Guarantee Education Tuition of WA	452.00
Coffee Fund	38.00
Transportation	116.07
Miscellaneous	0.00

<b>TOTAL GROSS PAYROLL</b>	<b>\$ 743,158.02</b>
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**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND, WA**

**AB 5091  
July 20, 2015  
Regular Business**

**PARKS IMPACT FEES**

**Proposed Council Action:**

Receive consultant report, provide direction to staff and authorize proposed budget request.

**DEPARTMENT OF**

Development Services Group (Scott Greenberg)

**COUNCIL LIAISON**

n/a

**EXHIBITS**

1. Agenda Bill 5049, dated March 16, 2015
2. BERK Technical Memo
3. BERK Phase 2 Draft Proposal

**APPROVED BY CITY MANAGER**

<b>AMOUNT OF EXPENDITURE</b>	\$	16,600
<b>AMOUNT BUDGETED</b>	\$	96,684
<b>APPROPRIATION REQUIRED</b>	\$	0

**SUMMARY**

**Background**

At its January 2015 Planning Session, the City Council directed staff to provide information about the current use of mitigation fees under the State Environmental Policy Act (SEPA) and potential use of impact fees under the Growth Management Act (GMA).

Staff presented the requested information at the City Council's March 16, 2015 meeting (see Exhibit 1). The Council then directed staff to study the use of GMA impact fees for schools, parks and transportation facilities. Consideration of school impact fees was before the Planning Commission on July 15, 2015 and will come before the Council for a first reading on August 3, 2015. The Council will also receive a report on transportation impact fees at its August 3, 2015 meeting. If the Council desires to adopt parks and/or transportation impact fee ordinances, it is expected that the Planning Commission will review draft ordinances in the fall and Council approval could occur by the end of 2015.

Staff is seeking direction from Council on whether to proceed with the next phase of the Parks impact fee analysis, along with direction on the policy questions listed below and appropriation of funds for the next phase of analysis.

**Technical Memo**

The consulting firm BERK was hired to assess the use of SEPA mitigation fees and GMA impact fees to address the demand for parks and recreation facilities. BERK prepared a technical memorandum (see Exhibit 2) that includes a comprehensive assessment of how GMA impact fees and SEPA mitigation fees could be used to achieve the City's objectives. The memo includes a discussion of how fees are developed in relation to levels of service (LOS), an explanation of how SEPA-based fees and GMA impact fees could

be applied, an analysis of potential fee recovery amounts, and an overview of policy options available to the City.

Staff from BERK will be at the July 20, 2015 Council meeting to present the technical memo and answer questions.

The technical memo identifies a series of choices for Council to discuss and provide direction. Answers to each of the questions below will help shape the amount of fee that is charged and the revenue received by the City.

1. Should the City impose SEPA mitigation fees or GMA impact fees?  
**Staff recommendation is adoption of GMA impact fees.** The technical memo shows that the City could raise more revenue using GMA impact fees than SEPA mitigation fees. See Exhibit 2, Tables 13 and 14. The fee amount could be the same for GMA impact fees and SEPA mitigation fees. However, most new single-family development on Mercer Island, as well as a small portion of multi-family and commercial development on Mercer Island, will likely be exempt from SEPA and not subject to paying a mitigation fee.
2. Which methodology should be used to determine the fee—acres-based, per-capita investment or benchmarking?  
**Staff recommendation is use of the per-capita investment methodology.** The technical memo analyzes three accepted methodologies for determining the level of service (LOS) for park and recreation facilities. Since the City is constrained in terms of new park land acquisition, the per-capita investment model will allow Mercer Island to achieve a similar level of investment as the current population enjoys.
3. Should employees be included in the formula used to calculate impact fee and should an impact fee be assessed on commercial floor area?  
**Staff recommendation is to include employees in the formula and assess an impact fee on commercial floor area.** While Mercer Island does not have a large employment base, many of the City's recreational facilities (such as trails, Mercerdale Park and possible new park facilities in the Town Center) are in employment areas and are accessible to employees.
4. Should land value be included in the valuation formula, and if so, should adjustments be applied for land value?  
**Staff recommendation is not to include land value in the formula, or to partially include it using a discount to the current appraised values.** The partial inclusion of land values would allow for some later flexibility by increasing the maximum allowable impact fees should new acquisition be added to the CIP (such as for a new Town Square park).
5. Which growth scenario should be used for the population projection—the King County Countywide Planning Policies or PSRC's Land Use Baseline?  
**Staff recommendation is to use the King County Countywide Planning Policies growth scenario.** Growth projections in the Comprehensive Plan are based on the Countywide Planning Policies. Using this approach would make the growth projections used for impact fees consistent with the Comprehensive Plan.
6. Should staff come back to the City Council with a package of CIP projects aligned with the updated level of service standards and impact fees?  
**Staff recommendation is yes.** Because impact fees can only be used to fund planned projects, they must be reduced if the CIP does not include park projects whose value is equal to or greater than the projected value necessary for growth.

7. Should funding be appropriated for Phase 2?

**Staff recommendation is yes.** If Council desires to proceed with adopting parks impact fees, a detailed rate study will be needed to provide the technical support for the fees. BERK has provided a draft scope of work and budget for Phase 2 which would cost up to \$16,600. See Exhibit 3.

The recommended funding source is the \$96,684 the Council directed staff to set aside for miscellaneous professional services on June 1, 2015 as part of the disposition of the 2014 General Fund surplus. This funding had been planned to support phase 2 of the parks and transportation impact fee analysis, assuming the Council wants to move forward with instituting impact fees. As shown in the chart below, the 2014 General Fund surplus is adequate to cover funding for rate study work for both parks impact fees (\$16,600) and transportation impact fees (\$20,000-\$25,000), as well as the Town Center communications consultant funded by Council on July 6, 2015.

<b>Budgeted 2014 General Fund Surplus</b>	<b>\$96,684</b>
Town Center Communications Consultant (Council approved 7/6/15)	(\$25,000)
Parks Impact Fees Rate Study (requested herein)	(\$16,600)
Transportation Impact Fees Rate Study (for discussion 8/3/15)	(\$25,000)
<b>Remaining 2014 General Fund Surplus</b>	<b>\$30,084</b>
Town Center Consultant Phase 3 (Seth Harry proposal)	(\$50,000)
Town Center Traffic Analysis (rough estimate)	(\$14,000)
<b>Additional Future Funding Needed</b>	<b>(\$33,916)</b>

As discussed with Council on July 6, 2015, there are additional unfunded needs related to the continuing Town Center work (continuation of Seth Harry's contract, possible survey, and \$14,000 that may be needed to perform a traffic analysis on whatever is proposed for the Town Center visioning and code update). Therefore, Council may need to fund an additional \$34,000 for Town Center work later this year. This could be funded by the Beautification Fund or 2015 General Fund surplus.

**RECOMMENDATION**

*Development Services Director*

Provide direction to staff on questions listed above.

MOVE TO: Appropriate \$16,600 from the 2014 General Fund surplus for preparation of a parks impact fee rate study.

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**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**

<b>AMOUNT OF EXPENDITURE</b>	\$	n/a
<b>AMOUNT BUDGETED</b>	\$	n/a
<b>APPROPRIATION REQUIRED</b>	\$	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
<b>New Single-Family Permits</b>	20	25	25	59	61	190
<b>Single-Family Demolition Permits</b>	20	21	21	34	42	138
<b>Net New Single-Family Permits</b>	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 40<sup>th</sup> 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 40<sup>th</sup> 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 40<sup>th</sup> 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](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](http://www.mercerislandschools.org)

### BUSINESS SERVICES

Dean Mack, Executive Director  
[dean\\_mack@mid.wednet.edu](mailto:dean_mack@mid.wednet.edu)  
206-236-4522

Karen Hubbert, Business Specialist  
[karen\\_hubbert@mid.wednet.edu](mailto:karen_hubbert@mid.wednet.edu)  
206-236-3310

March 2, 2015

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

RECEIVED

MAR 4  
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

AB 5049  
Exhibit 1  
Page 7

AB 5091  
Exhibit 1  
Page 11

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

**Cost of Elementary No. 4**

<b>Hard Costs</b>	<b>Cost</b>
Contract with Bayley Construction	\$ 30,385,900.00
Sales Tax 9.50%	<u>2,886,660.50</u>
Subtotal	\$ 33,272,560.50
<b>Other Costs</b>	
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>
<b>Total</b>	<b><u>\$ 38,861,717.94</u></b>

**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 &gt;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%
	3	0	24	0	12.5%
	0	0	26	0	0.0%
<b>Total:</b>	<b>92</b>	<b>344</b>	<b>291</b>	<b>3</b>	

Average number of students per all units is .144

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

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## TECHNICAL MEMORANDUM

**DATE:** July 10, 2015

**TO:** Scott Greenberg and Bruce Fletcher

**FROM:** Jennifer Harris – Associate  
Lisa Grueter, AICP – Manager

**RE:** Growth-Related Parks Fees Recommendations

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### INTRODUCTION AND PROJECT OBJECTIVES

Mercer Island is currently developing its Comprehensive Plan Update for 2015 and drafting revisions to its Town Center design guidelines. As part of this effort, it is considering the extent to which current revenue sources can be augmented to fund growth-related expenditure needs. To date, the City has only used the State Environmental Policy Act (SEPA) as a tool for parks funding to a limited extent. The City has begun to consider the potential for SEPA mitigation fees or Growth Management Act (GMA) impact fees to fund parks, open space, and recreational facility growth-driven needs. (It is also considering GMA impact fees and SEPA mitigation fees for transportation and schools.)

This memorandum briefly describes:

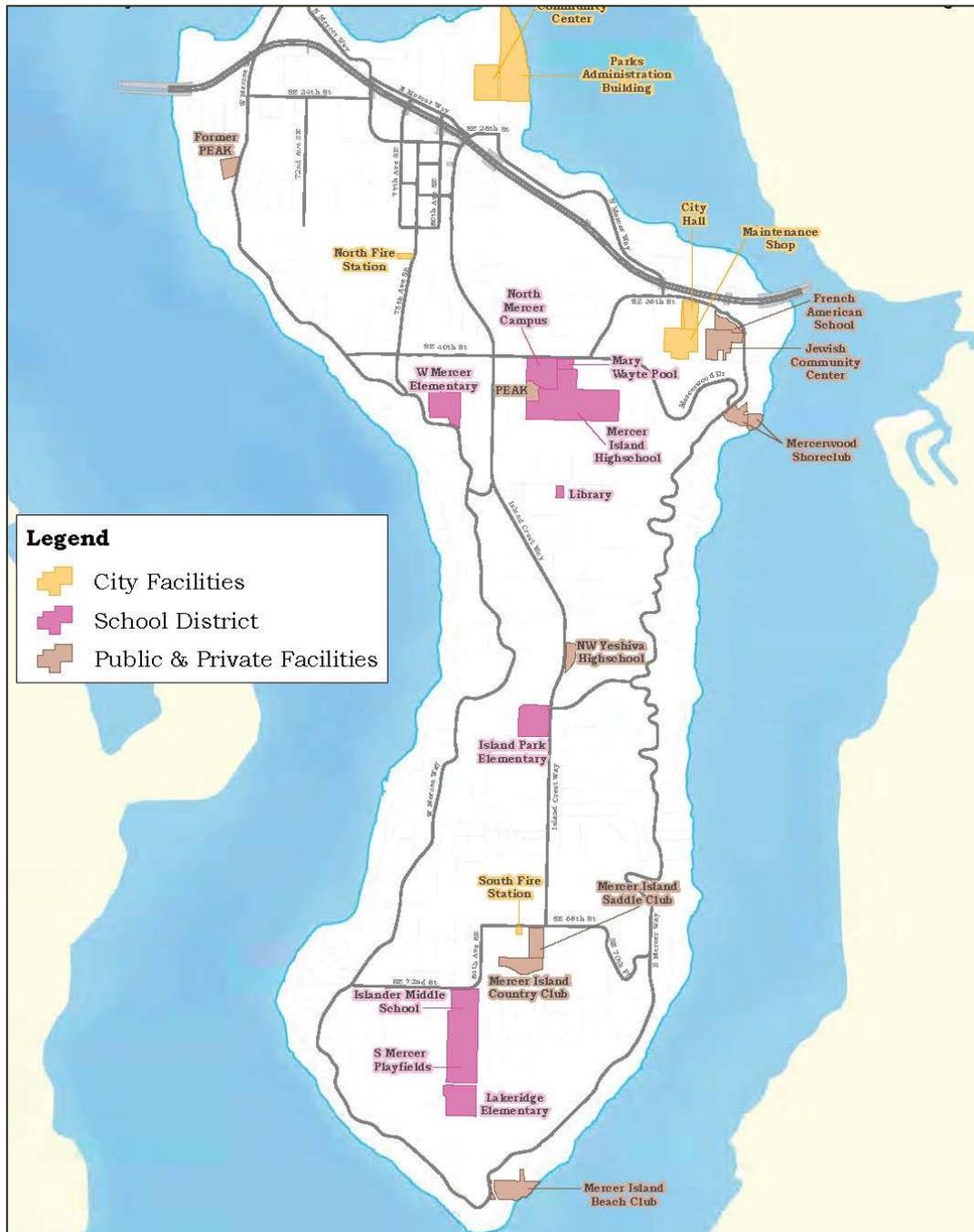
- Features of the City’s current parks system,
- Mercer Island Land Use Pattern and Growth Projections,
- Objectives considered in the exploration of Growth-Related Parks Fees,
- Current and alternative level of service (LOS) standard options,
- SEPA-based fees,
- GMA impact fees,
- A recommended LOS,
- Potential revenues that could be generated from the recommended approach, and
- The policy options available to Mercer Island with respect to growth-related parks fees.

### FEATURES OF THE CURRENT PARK SYSTEM

The City’s current park system is described in detail in the City of Mercer Island Parks & Recreation Plan 2014-2019. Mercer Island operates 26 parks and open space totaling over 460 acres. The City also manages roughly 29 miles of trails. The City provides over 150 annual recreation programs and events at its facilities, particularly its 42,000 square foot community center. With the City’s defined island borders and high land and property values, there is limited opportunity to acquire more parkland. The City’s facilities are shown in Figure 1.



Figure 2. City of Mercer Island Community Facilities Map



Source: City of Mercer Island Parks & Recreation Plan 2014-2019

A brief summary of major park classifications and recreational facilities is presented below.

### Developed Parks

On Mercer Island, developed parks are designated and built for active and passive uses, include recreational facilities, and offer opportunities for active recreation. Active use portions of parks can be classified according to their size as regional (50 or more acres), community (5 to 50 acres), neighborhood (2

to 5 acres), or mini parks (2 acres or less). The City of Mercer Island is home to 114 acres of regional parks, 36 acres of community parks, 11 acres of neighborhood parks, and 4 acres of mini parks—totaling 165 acres of active use land. The City has a number of facilities located in these parks, including 18 playfields, 13 playgrounds, 10 courts, 3 beach swimming areas, and a variety of other facility types.

### **Open Space**

Passive open space properties are generally not developed or have minimal facilities. Open space parks are intended to preserve valuable environmental resources and to be enjoyed in their natural state. On Mercer Island, most undeveloped parks are considered to fall within the open space designation. Mercer Island owns 307 acres of passive open space, which represents close to two-thirds of the total park acreage in the City. The open space areas on Mercer Island are classified according to park designations as regional (27 acres), community (38 acres), or neighborhood (4 acres). The largest portions of open space on Mercer Island are located in Pioneer Park (119 acres), Island Crest Park (31 acres), Luther Burbank Park (27 acres), SE 53<sup>rd</sup> Open Space (26 acres), Mercerdale Hillside Park (19 acres), and Upper Luther Burbank Park (18 acres).

### **Trails**

Mercer Island contains 29 miles of maintained trails, including 6.5 miles in Pioneer Park, 5.4 miles in Aubrey Davis Park, 2.5 miles in Luther Burbank Park, and 1.2 miles in Island Crest Park. Approximately 12 miles of trail is paved with asphalt or concrete. An additional nine miles is covered in rock with a stabilizer or in gravel. Only six miles is dirt trail, with the remaining two-and-one-half miles covered in cinder, timber, wood, wood chips, or paver block.

### **Mercer Island Land Use Pattern and Growth Projections**

As of 2014, the City's population was 24,213 and 7,905 people were employed in the City.<sup>1</sup> Considering Countywide Planning Policy allocations, adjusted for the period 2015-2035, approximately 1,979 dwellings would be added housing, which translates to 4,932 additional people (adjustment shown in Table 1). Similarly, based on Countywide Planning Policy allocations, adjusted for the period 2015-2035, the number of employees will grow by 2,476 (adjustment shown in Table 2). Using an alternative projection, the Puget Sound Regional Council (RSRC) Land Use Baseline projects that the population will grow by 2,494 persons housed in 637 dwellings from 2015 to 2035 (the employment projection is almost identical to the Countywide Planning Policy one).

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<sup>1</sup> Puget Sound Regional Council. (2013). PSRC Land Use Baseline Forecast.

**Table 1. Estimated Population Growth from Countywide Planning Policy Allocations, 2015-2035**

<b>Buildable Lands Report Residential Zone / Capacity</b>	<b>Capacity (units)</b>
Single-Family Zones	614
Single-Family Capacity in Pipeline	0
<b>Single-Family Zones Subtotal</b>	<b>614</b>
Multifamily Zones	137
Multifamily Capacity in Pipeline	6
<b>Multifamily Zones Subtotal</b>	<b>143</b>
Mixed-Use Zones - downtown	786
Mixed-Use Capacity in Pipeline	461
<b>Mixed-Use Zones (Town Center) Total</b>	<b>1,247</b>
Other Adjustments	0
Total Capacity in 2012 (units)	2,004
Remaining Housing Target (2012-2031)	1,302
Surplus/Deficit Capacity	702
2031-2035 New Units Extension	320
2012-2014 Residential Permits	345
2015-2035 Total Capacity (units)	1,979
<b>2015-2035 Estimated Population Growth</b>	<b>4,114</b>

Sources: King County Buildable Lands Report, 2009-2013 ACS Data, City of Mercer Island

**Table 2. Estimated Employment Growth from Countywide Planning Policy Allocations, 2015-2035**

<b>Jobs Growth Target (2006-2031)</b>	<b>1,000</b>
Jobs Changes, 2006-2012	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	228
Net Adjustment to Target	228
Net Adjustment to Target	228
Remaining Target (2012-2031)	1,228
2012 Job Capacity	2,145
Adjustment to Capacity (from job loss)	228
Final 2012 Job Capacity	2,373
Surplus/Deficit Capacity	1,145
2031-2035 Net New Jobs Extension	160
2012-2014 Commercial Permit Sq. Ft.	22,884
2012-2014 Est. Employment Change	57
<b>2015-2035 Job Capacity</b>	<b>2,476</b>

Sources: King County Buildable Lands Report, City of Mercer Island

Multi-family housing and commercial development in the Town Center area represents the vast majority of net recent development in the City of Mercer Island. While a net total of 960 homes were developed in the

City of Mercer Island between 2006 and 2014,<sup>2</sup> only a net 65 single-family homes were added, which represents 6.9% of net developed homes (354 single-family homes were developed, but 289 of these replaced demolished single-family homes). Also during this time, 45,645 square feet of commercial space was developed. Approximately 80% of this residential development and 100% of this commercial development occurred in the Town Center area.<sup>3</sup> Regarding the future growth pattern for the City, more than half the of the City’s capacity for housing units is in the Town Center area, as is nearly all the employment capacity.

While the parks system on Mercer Island is largely built-out from a land use perspective, the City is considering updates to its Town Center plan to acquire land and add a plaza to the Town Center area at 76<sup>th</sup> Avenue SE and SE 27<sup>th</sup> Street. It will be located where this intersection is currently cut off by a curve in the roadway. This capital improvement project would be eligible for growth-related fee funding.

## OBJECTIVES CONSIDERED

Each of the LOS and associated growth-based fees explored below include a description of the method, agencies applying the method, and their advantages and disadvantages. The methods are also examined regarding how they:

- Allow for and encourage improvements at existing parks: as a community limited in its ability to acquire new land and with well-utilized existing parks, Mercer Island’s focus is on investing in its existing parks.
- Address and maintain appropriate nexus for fee collection and use: under Washington state law, growth-based fees must be used to address the impacts of new development and must benefit new development proportionately to their impacts.
- Allow flexibility in projects that are selected to address LOS needs: a very narrow approach to LOS could inadvertently limit the amount of funds that can be collected and the projects they can be used to fund.
- Be able to be updated easily and regularly: the method used to develop a growth-related fee should not be complex or difficult to update, since regular updates are required by law.

## CURRENT LOS APPROACH

### Description

Mercer Island’s current capital improvement LOS approach for parks is explored in the Parks and Recreation Plan 2014-2019 (Parks Plan). The LOS discussion in the Parks Plan relies on National Recreation and Park Association (NRPA) guidelines and Washington State Recreation and Conservation Office (RCO) LOS tools. The Parks Plan notes that NRPA guidelines focus on population-based guidelines and that these should be used in tandem with actual user demand on Mercer Island to accurately assess the number of park and recreational facilities needed. The Parks Plan then lays out the number of facilities needed per 1,000 in population, based either on City of Mercer Island Parks and Recreation recommendations or on

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<sup>2</sup> Accessory Dwelling Units (ADUs) have not been included in this count. Between 2006 and 2014, 39 ADUs were permitted on Mercer Island (based on City Permit Data). Some jurisdictions include and some exempt ADUs from impact fees—for example, the City of Bothell includes ADUs, while the Cities of Kirkland, Redmond, and Sammamish exempt them.

<sup>3</sup> City of Mercer Island. (2015). Permit Data, 2006-2014.

NRPA guidelines (which one is used varies by facility type) and identifies the current population by facility type. Future need is assessed based on this population-based analysis. However, the future need assessment is not specifically identified as the City's LOS policy, though it is part of the adopted Parks Plan.

The Parks Plan goes on to describe the RCO LOS tool, which considers quantity, quality, distribution, and access. It evaluates the number of facilities based on existing versus desired quantity per capita, percent of facilities that support active recreation opportunities, percent of population within 0.5 miles of a neighborhood park or trails and 25 miles of a regional park or trail, and percent of facilities that can be accessed safely by foot, bike, or public transit. It also evaluates the parks system qualitatively, based on an agency-based assessment and public satisfaction (determined through a customer survey). The Parks Plan refrains from conducting a facility capacity assessment based on percent of demand met by existing facilities. The RCO LOS tool approach is not adopted for capital facility planning purposes.

Finally, the Parks Plan discusses a population-trend approach based on the 2013 State Comprehensive Outdoor Recreation Plan (SCORP), a comparative approach to LOS using the Parks and Recreation Operating Ratio and Geographic Information System (PRORAGIS), and public involvement considerations. The Plan adopts none of these approaches for capital facility planning purposes.

Mercer Island also has park and open space maintenance LOS standards that it has adopted. Level A entails the highest level of maintenance performed and aims to ensure a well-kept appearance of parks. The Level A standard is used for large community parks and facilities. The Level B standard aims to ensure that parks remain safe and clean, and is used for neighborhood parks. The Level C standard entails weekly litter pickup and turf mowing, and is in place for street ends and many mini-parks. Mercer Island also has defined LOS criteria for its open space areas, Levels A, B, and C, which are included in its Open Space Vegetation Plan (2014) and entail different degrees of stewardship related to vegetative cover, tree health, and overall ecosystem health.

The 2015-2020 Capital Improvement Program (CIP) projects suggest the City is concerned with maintaining LOS standards related to growth in the following areas: park furnishing and equipment additions; trail additions and improvements, including additional lighting; restroom improvements; field improvements, including synthetic turf installation; and picnic area upgrades—all of which can address new demand. The CIP does not focus on land acquisition, as it might for a city still developing land in its jurisdiction. The City has limited plans to acquire additional land, apart from the relatively small amount of land acquisition required for the Town Center plaza plans noted above, largely since the Island is generally build out and due to the high price of land (the land value of the park system currently is approximately \$258 million—see Table 7 below for additional details). As a result, CIP plans therefore focus more on facility and trail improvements.

### **Limitations of Current Approach**

The City's current capital improvement LOS analysis explores a number of approaches based on national and state guidelines and the City's own experience. The Plan is not clear on which LOS the City is using for capital facility planning purposes. For growth-related fee purposes, the absence of precise standards can increase the effort required to demonstrate an appropriate nexus for fee collection and use and can also potentially decrease the extent to which fees can be collected and used to fund capital improvements.

Quantitative LOS standards are particularly useful in meeting GMA impact fee requirements (detailed below). They help to make addressing the fee collection and use nexus requirement straight-forward, can allow for flexibility in project funding eligibility, and can generally easily be updated. Quantitative LOS standards that address standards other than amount of land in use are also useful for enabling the funding of improvements at existing parks. The next section of this memorandum will present several LOS

approaches that can be used to satisfy these requirements and to support a robust growth-related parks fee program.

## FEES AND LEVELS OF SERVICE

The capital improvement LOS approach selected will, in large part, drive the nature of the growth-related parks fee program. Any growth-related fee program will need to measure impacts associated with growth and distinguish them from current, non-growth-driven needs. LOS standards should be specific to enable the measurement of the increment of additional need of new growth in terms of identified metrics. With this in mind, this memorandum will describe several approaches and the implications of implementing each for a growth-related parks fee program. These approaches include:

- Acres-based,
- Per-Capita based, and
- Benchmarking.

### Acres-Based Level of Service Standards

#### *Description*

Acreage-per-resident LOS standards are commonly used by local governments. Cities and counties select a standard based on park acreage per resident, often by category. Using this standard, a city's or county's surplus or deficit of park facilities in each category can easily be calculated based on the current population. The incremental additional acreage required based on growth can also easily be determined.

#### *Examples of Use*

**City of Mercer Island:** The City of Mercer Island's Parks Plan explored an acres-based LOS approach to find the existing and future needs by park type, as shown in Table 3.<sup>4</sup> The City has not explicitly applied this approach to future planning in its Parks Plan.

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<sup>4</sup> Includes 18.2 acres of Islander Middle School Campus, 24.5 acres of the High School Campus, 4.4 acres of West Mercer Elementary Campus, 6.1 acres of Island Park Elementary Campus, and 5.4 acres of Lakeridge Elementary Campus; open space information computed by dividing total open space acreage by number of open space areas; National Recreation and Park Association provides no open space guideline and recommends that local jurisdictions determine an appropriate level of open space acreage

**Table 3: Acres-Based Level of Service by Park Classification—City of Mercer Island**

Park Type	Service Area	Desirable Size	Acres/100 population	Existing Acres	Existing	Future	Existing Needs	Future Needs
					1000/pop. (22,699 pop.)	1000/pop. (26,000 pop.)		
Mini-Park	Less than 1/2 mile radius	2 acres or less	.25-.5 acre	4.34	0.19	0.17	-.06 ac/1,000 deficit (1.34 acres)	-.08 ac/1,000 deficit (2.16 acres)
Neighborhood Park	1/4 - 1/2 mile radius	2-5 acres	1-2 acres	11.23	0.49	0.43	-.51 ac/1,000 deficit (11.47 acres)	-.57 ac/1,000 deficit (14.77 acres)
Community Park	1 - 2 mile radius	5+ acres	5-8 acres	78.21	3.45	3.01	-1.55 ac/1,000 deficit (35.29 acres)	-1.99 ac/1,000 deficit (51.79 acres)
Regional Park	2 - 3 mile radius	50+ acres	5-10 acres	113.79	5.01	4.38	Need met	-.62 ac/1,000 deficit (16.21 acres)
Open Space	2 - 3 mile radius	1+ acres	5-13.5 acres	307.15	13.53	11.81	+.03 acres per 1000 pop. (0.70 acres in excess)	Need Met

Source: City of Mercer Island Parks & Recreation Plan 2014-2019

**City of Bainbridge Island<sup>5</sup>:** The Bainbridge Island Metropolitan Park & Recreation District (BIMPRD) uses acres-based LOS standards in combination with facility-based LOS standards, selecting an amount of required land or facility type to 1,000 units of population. It selects target ratios by using comparable national and/or state definitions, as well as public input collected through a series of public meetings and several public surveys. LOS standards are divided into Land Requirement and Facility Requirement categories. Land categories are measured in terms of acres and include open space or natural areas, recreational shoreline, recreational trails, athletic fields and playgrounds, and indoor facilities and community centers. Facility categories are measured in terms of number of facilities and include waterfront access, boating, picnic shelters, playgrounds, basketball courts, volleyball courts, tennis courts, soccer/lacrosse/football fields, baseball/softball fields, and swimming pools.

The BIMPRD implemented a methodology that examines the NRPA and RCO standards, where available, for each of the land and facility categories it selected for evaluation, comparing them to Bainbridge Island's existing supply. It also considers public input it has received for each category. Based on the information available, it determines where additions are recommended. For example, for open space or natural areas, the NRPA recommends roughly 10 acres per 1,000 residents, although the qualitative rationale is to provide whatever is necessary to protect the resource. RCO does not make a specific recommendation in this area. BIMPRD provides approximately 56 acres per 1,000 residents and public and private agencies combined provide approximately 94 acres per 1,000 residents. While this number exceeds the NRPA standard, in order to protect natural resources on the island, BIMPRD concluded that roughly 313 additional acres should be set aside along critical hillside, wetland, and significant shorelines and stream corridors on the island, to bring the total ratio to approximately 105 acres per 1,000 residents (not accounting for population growth).

<sup>5</sup> Bainbridge Island Metropolitan Park & Recreation District. (2014). Comprehensive Plan: Parks, Recreation & Open Space. Retrieved from [http://www.biparks.org/biparks\\_site/public\\_info/documents.htm#comp-plan](http://www.biparks.org/biparks_site/public_info/documents.htm#comp-plan)

**City of Kirkland<sup>6</sup>:** In the 2010 Parks, Recreation, and Open Space Plan (2010 PROS Plan), the City of Kirkland adopted acre per 1,000 units of population guidelines for parkland and recreation facility per x-thousand units of population (varies based on facility) guidelines. Parkland guidelines are provided for the following land categories: community parks, neighborhood parks, waterfront parks, and natural parks and open space. Recreation facility guidelines are provided for the following facility categories: baseball fields, softball fields, soccer/football fields, tennis courts, skate parks, outdoor pools, and indoor pools. Public school land was included in the calculations as follows: 50% of available recreational lands at elementary schools was allocated to the neighborhood park classification and 100% of available lands at middle and high schools was allocated to the community park classification.

In its draft final 2015 PROS Plan, the City is proposing changes to its acreage targets for community and neighborhood parks based on resident preferences, but is retaining its acreage-based guidelines for these categories of park land. It is also proposing the elimination of numeric guidelines for natural parks and open space due to the uniqueness of the land, the absence of accounting for privately held open space tracts, and the need to protect sensitive or critical areas as part of the broader greenspace network. Facility guidelines continue to rely on a recreation facility per x-thousand units of population approach. In 2015, Kirkland is introducing an Investment Per Person Standard for determining the level of service for its park service alongside the acres- and facility-based standards that are retained.

#### ***Advantages and Disadvantages***

The main advantages of this system is that it is extremely simple to develop and maintain and that it can be used to clearly demonstrate an appropriate nexus for fee collection and use. This makes it well-suited to a suburban city that has a great deal of undeveloped land and is still expanding. This advantage, however, becomes a disadvantage for cities without available land. Because it relies on ongoing land acquisition to keep pace with population growth, a strictly acres-based approach becomes impossible to apply where land is unavailable, since it cannot be used to improve existing parks. Mercer Island is one of the cities for which this approach is not well suited, since the City will have limited opportunities for additional land acquisition for parks in the future. As a result, an LOS standard that provides for a more expansive consideration of capital needs can more accurately reflect the capital investments the City will want to make as a result of population growth.

## **Per Capita Investment Approach**

### ***Description***

An LOS based on investment per capita typically identifies a total value for the City's park system, including for both land and facilities, and divides this value among total population to determine the average value of the system per resident. The value of a city's park system can be determined by using county assessor data for land values. While assessor data can also be obtained for the value of improvements, *i.e.*, buildings, insurance valuation information is generally a more accurate estimate of the current value of improvements to land. Insurance valuation information can also be used to assign values to facilities. Ideally, the values used for buildings and facilities will approximate replacement costs. To the extent recent cost estimates and purchase values are available for city buildings and facilities, these should be used to ensure that assigned values reflect actual replacement costs. Estimates and purchase amounts for other

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<sup>6</sup> City of Kirkland. (2015). City of Kirkland Parks, Recreation & Open Space Plan Final Draft. Retrieved from <http://www.kirklandwa.gov/Assets/Parks/Parks+PDFs/PROS+Plan/2015+PROS+Plan+Final+Draft.pdf>

cities and counties can also be used for this purpose where city-specific information is unavailable. The park system's value is used as a target to set a minimum investment per capita standard that can be applied to future growth. As population grows, the City makes additional investments in the park system equal to the per capita value multiplied by the additional population.

$$\text{Capital Value per Capita} \times \text{Population Growth} = \text{Additional Value Needed}$$

The investment necessary to meet the needs of future growth is calculated by subtracting the value of any reserve capacity in the system (*i.e.*, surplus value per capita), as well as any balance in the City's impact fee account, from the Additional Value Needed.

$$\text{Additional Value Needed} - \text{Reserve Capacity Value} - \text{Impact Fee Balance} = \text{Investment Needed for Growth}$$

Because the Per Capita Investment approach focuses on maintaining the value of the park system per resident, it provides a clear starting point for establishing park impact fees. The amount of investment needed to accommodate a given amount of population growth would be discounted for other funding sources, as well as for any credits the City may wish to provide to address the market effects of impacts fees. Other funding sources that would potentially be discounted could include the following, which are listed as projected revenue funding sources for parks and trails in the City's Draft Comprehensive Plan 2015-2035:

- Real Estate Excise Tax (REET): This amount could be projected forward using historical figures.
- Future Grant Funding: Grants anticipated to be won in the near future or based on grant award history.

#### **Examples of Use**

**City of Issaquah<sup>7</sup>:** The City of Issaquah relies on an LOS approach that measures investment in recreation. The measure is defined as the capital investment per person and is calculated by multiplying the capacity of parks and recreational land and facilities by the average cost of those items and then dividing by the service population. This provides the capital investment on a per capita basis. In order to maintain the current LOS, as measured in these terms, Issaquah defined its baseline as the current capital investment per capita and multiplied it by the forecasted population growth. This determined the investment necessary for growth to maintain the current LOS.

The City of Issaquah's 2011 per capita LOS and its projected 2020 per capita LOS demand are calculated below:

- The capital value for all park inventory is determined by adding the land value of all parks land and the replacement cost of each type of improvement. Issaquah's total capital value is approximately \$187.9M. When this total is divided by the City's 2011 equivalent population of 48,509, the current capital value per person comes to \$3,874.51.

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<sup>7</sup> City of Issaquah. (2014). Rate Study: Parks, Open Space, and Recreation Facilities Impact Fees. Retrieved from <https://issaquah.civicweb.net/Documents/DocumentList.aspx?ID=33434>

- Based on a compound annual growth rate to 2031 provided in Issaquah’s Comprehensive Plan, the forecast population growth is 8,959 additional people as of 2020. Incorporating an equivalent population analysis (described below), the total equivalent population growth between 2014 and 2020 comes to 12,191. Multiplying the total equivalent population by the per capita capital parks value brings the value needed to serve the growth to approximately \$47.2M.
- Total investment needed to serve growth is then reduced by projected investment in parks from other funding sources (approximately \$17.2M), resulting in roughly \$30.0M in investment to be paid for by growth through 2020. This produces a growth cost per service population of \$2,464.13, which is then allocated by unit of development based on population per unit.

**City of Renton**<sup>8</sup>: The City of Renton uses a per capita approach to LOS in determining the impact of growth eligible for impact fees in a manner very similar to Issaquah’s.

- The value of park, open space, and recreational facilities inventory is determined by summing the value of park land, buildings, and amenities. The total comes to approximately \$204.6M and, divided by the total population growth forecast of 7,669 between 2011 and 2017, produces a value needed for growth of roughly \$18.5M.
- Estimated non-impact fee local revenues based on the City’s Capital Improvement Plan (CIP) come to 11.92% of the investment to be paid for by the growth total, reducing the total investment to be paid for by growth to approximately \$15.3M. This represents \$1,996.06 per person, which is then apportioned by dwelling unit based on average persons per dwelling unit.
- One important distinction between Renton’s approach and Issaquah’s can be observed in the final step Renton takes to reduce its value needed for growth. Unlike the City of Issaquah, which includes parks capital projects that add capacity to the system (from its CIP) that are far in excess of the total value needed to serve growth, the City of Renton’s CIP only includes five projects that increase the asset value of the park system. The total cost for these projects is approximately \$9.9M, or only 46.17% of the value needed for growth. As a result, the cost per dwelling unit had to be reduced by 46.17%.

### ***Advantages and Disadvantages***

Like the acres-based approach, the Per Capita Investment approach is straightforward and can easily be updated as needed. It relies on simple calculations of land and facility values based on readily available data. This method can also provide the City with flexibility in how to direct future investments in the parks and recreation system. Because the LOS standard dictates only an overall system value, the City may choose to apply future investments to those improvements that will best meet community needs. Rather than being based strictly on acquisition of more parkland, the Per Capita Investment approach also allows for improvements to existing parks and facilities that increase capacity and/or that improve the user experience.

The inherent flexibility of the Per Capita Investment approach is also one of its disadvantages, as it does not entail identification of how and where investment should occur. This results in additional analysis being required to show the nexus between fee collection and use. Development of prioritization measures, however, can overcome this disadvantage by establishing prioritized categories of investment or packages of improvements based on public input, and can also be used to demonstrate the necessary nexus.

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<sup>8</sup> City of Renton. (2011). Rate Study for Impact Fees for Transportation, Parks, and Fire Protection. Retrieved from <http://rentonwa.gov/uploadedFiles/Business/EDNSP/projects/Renton%20Impact%20Fees%20Study.pdf>.

Another potential disadvantage of the Per Capita Investment method is that it is subject to the volatility of land values. Because the value of land can fluctuate with real estate market conditions, the total value of the City's park system can vary significantly from one year to the next. To minimize the effect of these market fluctuations, the system's value should be reevaluated periodically or indexed to a particular year.

### **Benchmarking**

The **National Park and Recreation Association** provides a national benchmarking system, PRORAGIS, which incorporates data on the acres and facilities entered in the system by jurisdiction. Over 450 agencies have provided data to date, including approximately 14 agencies in Washington State. Comparisons such as by size of population served, budgets, and type of local government can be made using the database, as well as by using other resources.

### **Examples of Use**

**City of Mercer Island:** The City of Mercer Island applied benchmarking in its Parks Plan to assess its current and future needs based, in part, on NRPA or RCO population-based guidelines. The City used these population-based guidelines in conjunction with considering user demand on Mercer Island, as well other relevant factors. The City's benchmarking for a variety of LOS standards is shown in Table 4.<sup>9</sup>

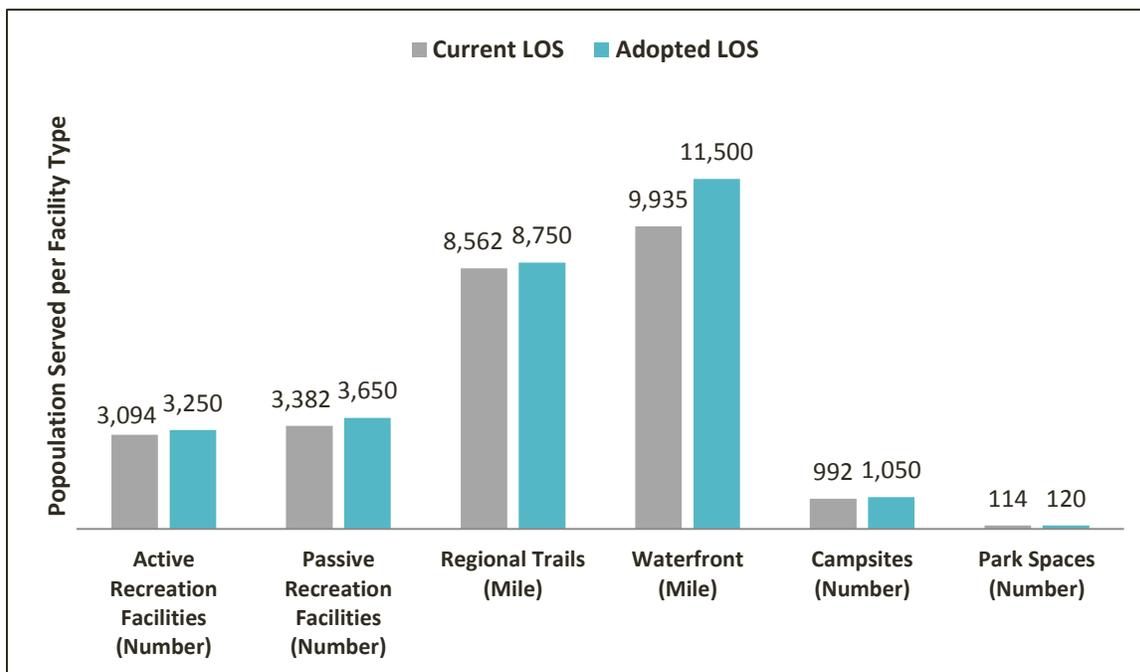
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<sup>9</sup> City benchmarking does not include JCC, PEAK, or other private park and recreation land or facilities.



**Snohomish County:** Snohomish County has assessed its current and target LOS standards by examining them in relation to its 2013 inventory, peer jurisdictions, and state and national benchmarks. It focused on LOS standards by facility type—such as soccer fields, baseball fields, and playgrounds. It also grouped facilities into the following general categories to evaluate its standards in broader terms: active recreation facilities, passive recreation facilities, regional trails, waterfronts, campsites, and parking spaces. Comparisons were made on a per capita basis. Based on its analysis, Snohomish County updated its park system’s LOS standards to better reflect its target goals for the park system in relation to what it has achieved. The County’s adopted LOS standards are less strict than its current LOS standards, which translates into a larger population being served per facility type (shown in Figure 3).

**Figure 3: Snohomish County Current and Target LOS by Facility Type**



Source: BERK Consulting

### ***Advantages and Disadvantages***

Benchmarking on a per capita basis has a number of advantages. Because it provides LOS standards in terms of general categories, it enables improvements at existing parks, allows for flexibility in projects selected, and can easily be updated. It can also be used to satisfy the nexus requirement for fee collection and use, since it relies on a per capita approach. In terms of disadvantages, it is similar to the Per Capita Investment approach in that it does not entail identification of how and where investment should occur—as a result, additional effort is required to develop this portion of the impact fee methodology.

### **Population- and Employment-Based Growth-Related Fees**

Parks LOS measures are generally examined in terms of the population to be served. Most jurisdictions in Washington State consider the population to be served by park and recreation lands and facilities in terms of the jurisdiction’s residential population. This approach is based on the assessment that usage will solely be driven by a jurisdiction’s residential population, with no additional demand generated by employment in the jurisdiction. The City of Renton is a typical example of this.

When used, employee-based growth-related fees are assessed in addition to population-based growth-related fees. They apportion growth-related costs between residential growth and employment growth to reflect the future park and recreation lands and facilities' usage projected for each group. This approach is based on the assessment that usage will be driven by a jurisdiction's residential population, as well as by the employees who work in the jurisdiction and associated visitors to the businesses located there. Projected per employee usage is discounted based on the amount of time employees spend in their place of employment.

### **Examples of Use**

**City of Issaquah**<sup>10</sup>: The City of Issaquah has incorporated employee-based growth-related fees into its Per Capita Investment approach to LOS (described above). It does so using the concept of equivalent population, which takes into account time spent at residential and employment locations to estimate usage. Its approach considers all parks in Issaquah to be part of the service area that benefits all residents and employees.

The City used the following calculation steps to incorporate employee growth into its Per Capita Investment method:

- Employment is quantified in terms of full-time employees (FTEs), who are counted as spending nine hours per day at their work location. FTEs are generally assumed to spend five days per week at their work location, with the exception of retail trade FTEs, who are assumed to spend seven days per week there. The majority of FTEs are treated as spending all of their work time at their work location, with the exception of FTEs who work in finance, insurance, real estate, services, and government (80% of time) and FTEs who work in construction (25% of time). Hours in location per week per FTE are determined using this information. The City calculates visitor hours per employee based on visitors per employee using a similar approach.
- Total hours in location by employment type is then determined. The calculation assumes park and recreation facilities are open 12 hours per day, 7 days per week. The ratio of total hours in location and number of hours open is used to determine equivalent population coefficient-hours for employees.
- The City uses a comparable method to calculate residential equivalent population, except a separate factor for visitors is not incorporated, since it would be difficult to quantify. Residents are assumed to spend 75% of 15 hours a day, 7 days a week at their residence. Total hours in location for residents is used to determine equivalent population coefficient-hours for residents.
- The equivalent population coefficient-hours for residents and employees are multiplied by residential growth projections and employment growth projections (from the Puget Sound Regional Council) to translate residential and employment growth into growth equivalent population. The remaining calculation steps are detailed in the Per Capita Investment Approach section above.

**City of Mountlake Terrace**<sup>11</sup>: In 2009, the City of Mountlake Terrace began assessing employee-based growth-related fees, in addition to population-based ones; the ordinance was updated in 2014. The City based its fee on the inclusion of a park capital improvement, *i.e.*, a public plaza to be located downtown, to its Capital Facilities Plan that would directly benefit employees and customers of downtown businesses,

<sup>10</sup> City of Issaquah. (2014). Rate Study: Parks, Open Space, and Recreation Facilities Impact Fees. Retrieved from <https://issaquah.civicweb.net/Documents/DocumentList.aspx?ID=33434>

<sup>11</sup> City of Mountlake Terrace. (2014). Ordinance No. 2646. Retrieved from [http://www.cityofmlt.com/forBusinesses/pdf/Ord2646\\_ParkImpactFees\\_09.02.14.pdf](http://www.cityofmlt.com/forBusinesses/pdf/Ord2646_ParkImpactFees_09.02.14.pdf)

addressing the impacts related to commercial development there. In an appendix to its enacting ordinance, the City concluded “it is reasonable to assume that employees of businesses in the Town Center are likely to take advantage of the public open space, whether or not they are residents of Mountlake Terrace.” The Town Center area is the service area for this employee-based growth-related fee.

Mountlake Terrace used a calculation methodology much simpler than the City of Issaquah’s. It is summarized below:

- The projected citywide residential development was multiplied by the estimated average number of occupants per unit to determine the total number of new residents. The total number of new residents was multiplied by four, the estimated average park use per resident per week.
- The projected number of new employees that would be generated by future commercial development within the Town Center area was multiplied by one, the estimated average park use per Town Center employee per week. The City based this usage estimate on a survey conducted by the City of Redmond where results indicated that non-resident employees used parks one-quarter as often as residents.
- Assigning total hours of use for each residential and commercial land use category, the relative percentage of total use was applied to the estimated cost of the plaza park. The estimated cost of the plaza park was then used to allocate costs for each land use category, which were then divided by housing units for residential development and 1,000 square feet increments for commercial development. The City then applied a 50% discount fee through September 30, 2017 and a 25% discount fee taking effect on October 1, 2017.

#### ***Advantages and Disadvantages***

Including employment-based growth-related fees in an approach can widen the number of contributions to growth-related costs and can be especially useful where employment-related growth represents a large share of overall growth in a city or county. It does add complexity to the LOS and impact fee calculations, but the amount of complexity can be minimized if desired. The method used to assess the impact of employment will still need to focus on the nexus for fee collection and use, explaining the extent to which employees in a city or county are likely to access the park system.

The projects selected as eligible for employment-based growth-related fee funding may be a subset of the projects eligible for population-based growth-related fee funding, depending on the extent to which a nexus can be made between employment-related growth and specific projects. In the case of Mercer Island, Town-Center-focused projects lend themselves well to an employment-based component of growth-related fees, since they are located where a great deal of employment growth is projected to occur. The planned Town Center plaza is a good example of a project that will directly benefit employees by expanding the park system in the area. Its location is indicated by a circle in Figure 4.

Figure 4. Mercer Island Town Center Proposed Plaza Location



Source: City of Mercer Island Development Services Group

## GMA Impact Fees

Growth Management Act (GMA) impact fees can be used once an LOS-driven analysis identifies that, for an LOS standard to be maintained as new developments are added to a community, additional capital improvements are required. When this is the case, LOS standards can be used to specifically identify the additional capital improvements that will be needed as a direct result of growth and to distinguish them from non-growth-related capital improvements that may be planned. Once this assessment has been made, selected projects will be eligible for GMA impact fee funding.

## Legal Basis of Impact Fees

Impact fees are those fees charged by a local government on new development to recover a portion of the cost of capital facility improvements needed to serve new development. Impact fees may be charged to help pay for public transportation and road facilities; fire protection facilities; schools; and public parks, open space, and recreation facilities. Local governments are authorized to charge such fees under RCW 82.02.050 to 82.02.090, provided that these fees are only imposed for system improvements that are reasonably related to the new development, do not exceed a proportionate share of the costs of necessary system improvements, and are only used for system improvements that will reasonably benefit the new

development (RCW 82.02.050(3)). In addition, cities “financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds”—*i.e.*, impact fees cannot be the sole source of funding for system improvements that address growth impacts.

According to the provisions of RCW 82.02.060, impact fees must be adjusted for other revenue sources that are paid by development, if such payments are earmarked or proratable to particular system improvements. Likewise, the City must provide impact fee credit if the developer dedicates land or improvements identified in the City’s adopted Capital Facilities Plan and such construction is required as a condition of development approval. Collected impact fees may only be spent on public facilities identified in a capital facilities plan or to reimburse the government for the unused capacity of existing facilities (RCW 82.02.050(4)). In addition, impact fees may only be spent on capital costs; they may not be used to pay for operating expenses or maintenance activities.

### **Capital Facilities Plan Requirement**

Based on the language of RCW 82.02.050(4), the capital facilities plan must identify “[d]eficiencies in public facilities serving existing development and the means by which existing deficiencies will be eliminated within a reasonable period of time,” and must distinguish such deficiencies from “[a]dditional demands placed on existing public facilities by new development.” The extent to which existing deficiencies exist will be determined by the LOS standard that the city or county uses to define the impact created by development.

### **Project Eligibility**

Any park project which is intended to serve new growth and development can be funded by an impact fee, provided it is on a “public facility,” defined as publicly owned parks, open space, and recreational facilities (RCW 82.02.090), and the impact fee is assessed in line with the requirements of RCW 82.02.050 through 82.02.090. Only the portion of a park project that directly address growth impacts can be funded using an impact fee.

Examples of the types of Mercer Island park and recreation projects that may be eligible for a portion of the project to be impact-fee funded include the following (from the Mercer Island Parks & Recreation Plan 2014-2019, with current Parks Department input incorporated), which are listed in alphabetical, rather than a prioritized, order in Table 5.

**Table 5. Mercer Island Planned Projects with Possible Impact-Fee Funding Eligibility**

Location	Project Description
Aubrey Davis Park	<ul style="list-style-type: none"> <li>• Addition of multipurpose Path lighting</li> <li>• Area B developed into multipurpose field</li> <li>• Trail resurfacing and widening in high-use areas</li> </ul>
Clarke Beach	<ul style="list-style-type: none"> <li>• Shoreline stabilization improvements</li> <li>• Swim beach dock replacements, where augmenting ability to meet demand</li> </ul>
Groveland Beach	<ul style="list-style-type: none"> <li>• Shoreline stabilization improvements</li> <li>• Swim beach dock replacements, where augmenting ability to meet demand</li> </ul>
Island Crest Park	<ul style="list-style-type: none"> <li>• Batting cage improvements and expansion to indoor pitching area</li> <li>• Conversion of natural grass to synthetic in north outfield Synthetic turf installed on south infield and outfield</li> </ul>
Luther Burbank Park	<ul style="list-style-type: none"> <li>• Shoreline stabilization improvements</li> </ul>
Mercer Island Community & Event Center	<ul style="list-style-type: none"> <li>• Expansion of Center</li> </ul>
Mercerdale Park/ Hillside	<ul style="list-style-type: none"> <li>• Trail improvements</li> </ul>
South Mercer Playfields	<ul style="list-style-type: none"> <li>• Conversion of natural grass to synthetic in Potential Field 5</li> </ul>
Roanoke Park	<ul style="list-style-type: none"> <li>• Addition of playground equipment</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Lighting improvements on trails near Town Center</li> <li>• Park acquisition for augmentation of open space area</li> <li>• SE 47<sup>th</sup> Open Space Trail</li> </ul>

Source: Mercer Island Parks & Recreation Plan 2014-2019, with current Parks Department input incorporated

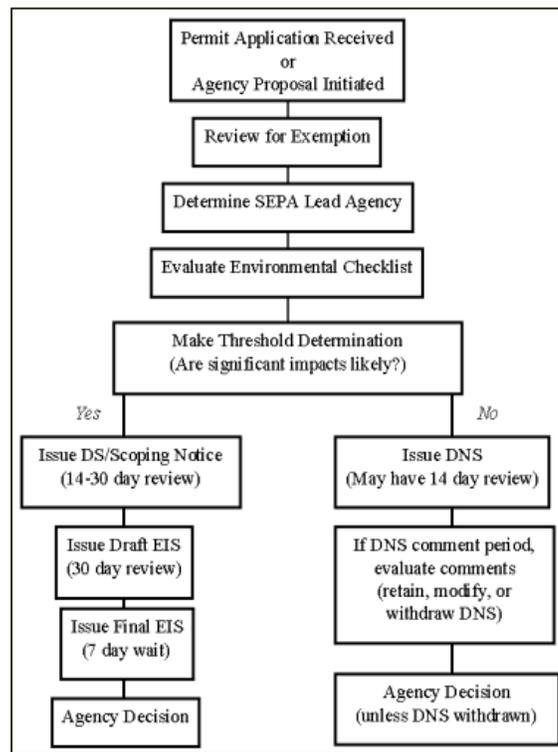
To the extent these projects extend capacity for park, facility, and/or trail use, that portion of the project that corresponds to an impact that can be tied to new development can be funded by impact fees.

## SEPA-BASED FEES

In lieu of GMA impact fees, State Environmental Policy Act (SEPA) mitigation fees can be assessed as part of the SEPA-review process, as shown in Figure 5. A similar process as the one used for determining GMA impact fee levels could also be used to develop a SEPA mitigation fee schedule. Under state law, so long as the fees address specific environmental impacts that are identified as Comprehensive Plan or Subarea Plan requirements, or under any other rule of law, they can be assessed (see RCW 43.21C.240).

Once the Environmental Checklist has been completed, the responsible city agency makes a threshold determination regarding whether there are any likely significant impacts. At that point, where a significant impact could otherwise be found, the fee schedule could be used to make a determination of non-significance by conditioning a proposed action on payment of a fee in accordance with the mitigation fee schedule. The responsible city agency could also make a finding of a Mitigated Determination of Non-Significance (MDNS), so long as a developer agreed to comply with the fee schedule.

Figure 5. SEPA-Review Process



Source: Washington Department of Ecology. (2015). SEPA Online Handbook

One limitation of SEPA-based fees, as compared to GMA impact fees, is that SEPA fees could only be assessed for developments that are not exempt from SEPA review. State law provides for certain mandatory categorical exemptions under WAC 197-11-800, including the construction of up to four detached single family residential units or four multi-family residential units. In addition, construction of an office or commercial building with up to 4,000 square feet of gross floor area with associated parking facilities designed for up to 20 automobiles would also be exempt.

Generally speaking, on Mercer Island, all future single-family developments will be SEPA-exempt and the vast majority of multi-family residential units and commercial buildings will be eligible for SEPA review. An examination of development on Mercer Island between 2006 and 2014, summarized in Table 6, shows the number of net new developments eligible for SEPA-review compared to total development activity.

Table 6. City of Mercer Island SEPA Eligibility (2006-2014)

2006-2014 Development	Single-Family Development (Net Units)	Multi-Family Development (Net Units)	Commercial Development (in Sq. Ft.)
SEPA-eligible	0	891	43,761
SEPA-exempt	65	4	1,884
<b>Total</b>	<b>65</b>	<b>895</b>	<b>45,645</b>

Source: City of Mercer Island Building Permit Data

Projections for mitigation fees that could be assessed using SEPA mitigation fees are provided in Table 14, and can be compared to the maximum impact fees that could be assessed using GMA impact fees in Table 13.

## POTENTIAL LOS AND GROWTH-RELATED FEE SYSTEM

Based on the current plans for future park and recreation improvements, as well as on projections of development plans for the City of Mercer Island, LOS standards that rely on a Per Capita Investment approach and incorporate both a residential and an employee-based growth-related fee are recommended. This approach would provide for a high degree of flexibility in how growth-related fees could be applied. It would also ensure that commercial development in the Town Center, where the greatest commercial development is projected to occur, contributes its share to park and recreation improvements. The approach requires a capital facilities plan element of a comprehensive land use plan that incorporates projects that have a growth-related component, including those that would directly benefit both new residents and new employees.

### Park System Value per Capita

The current value of the City’s park system was estimated based on the assessed land value of current park properties, including improvements, and the replacement cost of existing park facilities. Value estimates are based on a combination of King County Assessor data and Washington Cities Insurance Authority (WCIA) data.

#### *Current Land Value*

The current land value of the City of Mercer Island’s park system is shown in Table 7. All city-owned property identified by the Parks and Recreation Department was included in the estimate, as were several additional properties included in the Washington Cities Insurance Authority (WCIA) data provided.<sup>12</sup> Park or open space land or facilities that are private or owned by Mercer Island School District were not included in the calculation of park system value. Neither were street ends included in the park system value, since they are so small in area individually and since collectively they only comprise 3.34 acres of land.

**Table 7. Assessed Land Value with Building Replacement Value – City of Mercer Island Parks Properties**

Park Class	Building Replacement		
	Assessed Land Value	Value	Total Value
Regional	\$ 25,650,705	\$ 15,878,025	\$ 41,528,730
Community	\$ 31,084,680	\$ 106,121	\$ 31,190,801
Neighborhood	\$ 6,803,916	\$ -	\$ 6,803,916
Mini	\$ 6,815,903	\$ -	\$ 6,815,903
Open Space	\$ 187,734,195	\$ -	\$ 187,734,195
<b>Total</b>	<b>\$ 258,089,400</b>	<b>\$ 15,984,146</b>	<b>\$ 274,073,546</b>

Sources: King County Assessor, 2015; Washington Cities Insurance Authority (WCIA), 2014

Based on this data, the current assessed land value of the City’s park system is approximately \$258,089,400. It should be noted that replacement value for park land is generally slightly higher than assessed value, since park land is often assessed below market value as government-owned property. If the City needed to “replace” its current park acreage through market-rate purchases, it would probably pay more than the value stated in Table 7. However, due to rising land costs over the past several decades, adjusting for sales value would likely overstate the amount the City has actually invested in its park land.

<sup>12</sup> When a park was comprised of acreage designated in more than one park class, estimated value of buildings and facilities were proportionally allocated unless the park was designated open space and some other park class, in which case, none of the value was assigned to open space.

### ***Replacement Cost of Park Facilities***

The value of the City’s park facilities and infrastructure, such as sports fields, play equipment, and site improvements, is expressed in terms of replacement construction cost. Using a combination of WCIA building insurance information provided by the City, Mercer Island construction cost estimates for Luther Burbank Park, and various general pricing sources, BERK estimated the unit replacement cost for each of the park facilities listed in the City’s Parks & Recreation Plan 2014-2019 and calculated a total facility value, as shown in Table 8.

**Table 8. Estimated Facility Replacement Costs – City of Mercer Island Park Facilities**

<b>Facility Type</b>	<b>Examples</b>	<b>Capital Replacement Value</b>	
Sports Fields	Baseball/softball fields, football fields	\$	2,782,743
Sports Courts	Tennis and basketball courts	\$	2,557,211
Playgrounds	Playgrounds and swing sets	\$	4,377,515
Docks	Docks, fishing pier, day moorage	\$	5,249,604
Art	Sculptures	\$	758,266
Plazas	Entry plazas, waterfront plazas	\$	409,556
Trails	Paths, trails, stairs	\$	4,752,916
Site Improvements	Parking, restrooms	\$	9,124,882
Other	Gardens, amphitheater, batting cages, shelters, picnic areas	\$	838,439
<b>Total</b>		<b>\$</b>	<b>30,851,132</b>

Sources: Washington Cities Insurance Authority (WCIA), 2014, Mercer Island construction cost estimates for Luther Burbank Park, various general pricing sources

Based on these estimated values, current replacement cost of the City’s park facilities and improvements is approximately \$30.85 million.

### ***Employment-Based Park Usage***

To assess an employment-based fee on commercial development, the extent to which employees generally have access to the parks system needed to be determined. This has been done using an approach similar to the City of Issaquah’s, only in a simplified form, which is shown in Table 9.<sup>13</sup>

<sup>13</sup> The number of employees for 2014 is taken from the PSRC Land Use Baseline Forecast for 2010, which relies on Census data; commercial land permitting has been used to subtract 2010 to 2014 job growth. The employee growth projections are based on the King County Countywide Planning Policies projections for 2014 and adjustments using commercial land permitting data.

**Table 9. Employment-Based Park Usage Estimate**

<b>Park Usage Estimate for Full-Time Employees</b>	
<b><i>Time employee at employment location:</i></b>	
Hours per day at employment location	9
Days per week at employment location	5
Total hours per week at employment location	45
<b><i>Time park available:</i></b>	
Hours per day of park & recreation availability	12
Days per week of park & recreation availability	7
Total hours per week of park & recreation availability	84
<b><i>Employee usage ratio:</i></b>	
Percent of time employee can access parks based on time available	53.6%
<b><i>Resident equivalents:</i></b>	
2014 number of employees	7,905
Resident equivalents for 2014 number of employees	4,235
2015-2035 growth in number of employees	2,476
Resident equivalents for growth in number of employees (2015-2035)	1,326

Note: If employee rates are developed, it is likely the residential rate based on hours per week would also be developed in a subsequent phase.

### ***Per Capita System Value***

The total per capita value of the City's park system has been calculated using two different methods. The first per capita valuation consists of the combined values of land, buildings, and facilities divided by the City's current population, as shown in Table 10. The second valuation consists of the combined values of buildings and facilities divided by the City's current population, also shown in Table 10.

**Table 10. Preliminary Estimate – 2014 Park System Per Capita Value**

<b>Category</b>	<b>Value</b>
Assessed Land Value (Assessor Tax Year 2014)	\$ 258,089,400.00
Building Replacement Value	\$ 15,984,146.00
Facility Replacement Value	\$ 30,851,131.57
<b>Current Estimated Total Replacement Value</b>	<b>\$ 304,924,677.57</b>
<b>Building &amp; Facility Only Replacement Value</b>	<b>\$ 46,835,277.57</b>
<b>2014 Population</b>	<b>27,036</b>
<i>Residential</i>	22,801
<i>Employment (Adjusted to Resident Equivalents)</i>	4,235
<b>Land, Building, and Facility Value Per Capita</b>	<b>\$ 11,278</b>
<i>Land Value Per Capita</i>	\$ 9,546
<i>Building and Facility Value Per Capita</i>	\$ 1,732

Sources: King County Assessor, 2015; Washington Cities Insurance Authority (WCIA), 2014; Mercer Island construction cost estimates for Luther Burbank Park; various general pricing sources

The combined land, building, and facility replacement value equals the total estimated value of the City's park system. The building and facility only replacement value equals the total estimated value of the City's park system less the cost of land—a useful measure where a parks system has a high land value and is not anticipating significant land acquisition. As described in the earlier description of the Per Capita Investment approach, these per capita values do not represent final impact fee rates. The evaluation of additional

factors, as described in the Proposed Impact Fee section below, will enable final impact fee rates to be determined.

### Service Area Considerations

This memorandum does not explore the possibility of dividing the City into multiple service areas for the purposes of evaluating the park system LOS. Rather, it assumes that for a city the size of Mercer Island, all residents have access to all facilities. For the purpose of selecting capital improvements to be funded by employment-based fees, however, it would be appropriate to explore the extent to which the park facilities nearest to the Town Center area could serve as a de facto service area. If it were determined that the focus should be on Town Center employees and Town Center area parks, then projects selected for commercial impact fee funding should be located within a reasonable distance of the Town Center, in the northern portion of the map shown in Figure 1.

## RECOMMENDED IMPACT FEE SYSTEM

The City of Mercer Island does not currently have a Parks impact fee in place, but there are 25 jurisdictions in King and Snohomish Counties that do. These include park fees in Issaquah, Kent, Kirkland, Redmond, Renton, and Sammamish. From a revenue-generation perspective, a GMA impact fee would be more beneficial than a SEPA mitigation fee, since as noted above, some development on Mercer Island will generally be excluded from SEPA review. This section outlines the process of establishing a new parks impact fee based on the recommended LOS established in the previous section.

### Value Needed for Growth

As described above, impact fees are intended to defray the cost of providing facilities for future growth in the community. The recommended LOS requires that investments be made in the parks system to maintain a per capita value of \$12,272 including land value and of \$1,613 excluding land value.

- Based on King County Countywide Planning Policies residential growth population forecasts, the City of Mercer Island is anticipated to grow to a population of 27,733 by 2035. This represents an increase of 4,932 residents from the 2014 population of 22,801.
- Based on PSRC Land Use Baseline residential growth population forecasts, the City of Mercer Island is anticipated to grow to a population of 25,296 by 2035. This represents an increase of 2,494 residents from the 2014 population of 22,801.
- The resident equivalent population for employees who are employed on Mercer Island will grow to 1,854 by 2035. This represents an increase of 442 from the 2014 resident equivalent population of 1,412 (details provided in Table 9).

As shown in Table 11, during this period, using the King County Countywide Planning Policies population growth scenario, maintaining the current per capita park system value would require an additional investment of \$65,946,819 including land values and of \$8,668,110 excluding land values; using the PSRC Land Use Baseline population growth scenario, maintaining the current per capita park system value would require an additional investment of \$7,472,220 including land values and of \$4,736,709 excluding land values.

Impact fees must be used in conjunction with other sources of public funds for system improvements that address growth impacts. Currently, the City collects Real Estate Excise Tax (REET) on the sale of real property on Mercer Island to fund capital facility improvements, including parks projects. Table 11 therefore includes a discount range represented as a percentage of the additional value needed for growth

under each scenario. As a point of reference, the City of Mercer Island Draft Comprehensive Plan 2015-2035 includes anticipated REET revenue of approximately \$28.56M to be dedicated to park system improvements. The net per capita investment needed for growth will vary based on how much funding from other sources is applied.

**Table 11. Additional Park System Value Needed for Growth**

Category	Value (Land, Buildings, & Facilities)		Value (Buildings & Facilities)	
Current Value Per Capita	\$	11,278	\$	1,732
<b>King County Countywide Planning Policies Projected Population + Employment Residential Equivalent Growth: 2015-2035</b>		<b>5,441</b>		<b>5,441</b>
<i>Additional Value Needed for Growth: 2015-2035</i>	\$	61,361,000	\$	9,425,000
<i>% Discount Range for Other Funding Contributions</i>		50% 25%		50% 25%
<i>Discount Range for Other Funding Contributions</i>	\$ 30,681,000	\$ 15,340,000	\$ 4,713,000	\$ 2,356,000
King County Countywide Planning Policies Projection Range	\$ 30,680,000	\$ 46,021,000	\$ 4,712,000	\$ 7,069,000
Net Per Capita Investment Needed for Growth Range	\$ 5,639	\$ 8,459	\$ 866	\$ 1,299
<b>PSRC Land Use Baseline Projected Population Growth + Employment Residential Equivalent Growth: 2015-2035</b>		<b>3,821</b>		<b>3,821</b>
<i>Additional Value Needed for Growth: 2015-2035</i>	\$	43,091,000	\$	6,619,000
<i>% Discount Range for Other Funding Contributions</i>		50% 25%		50% 25%
<i>Discount Range for Other Funding Contributions</i>	\$ 21,546,000	\$ 10,773,000	\$ 3,310,000	\$ 1,655,000
PSRC Land Use Baseline Scenario Range	\$ 21,545,000	\$ 32,318,000	\$ 3,309,000	\$ 4,964,000
Net Per Capita Investment Needed for Growth Range	\$ 5,639	\$ 8,459	\$ 866	\$ 1,299

Sources: PSRC Land Use Baseline Forecast for 2010, King County Buildable Lands Report, City of Mercer Island

After applying this discount range, using the King County Countywide Planning Policies projections, the total amount of investment needed for growth with land value ranges from approximately \$30.7 to \$46.0 million; the amount of investment needed for growth with land value excluded ranges from approximately \$4.7 to \$7.1 million. After applying the discount range, using the PSRC Land Use Baseline scenario, the total amount of investment needed for growth with land value included ranges from roughly \$21.6 to \$32.3 million; the amount of investment needed for growth with land value excluded ranges from roughly \$3.3 to \$5.0 million. Divided among the projected new residents, for both the King County Countywide Planning Policies scenario and the PSRC Land Use Baseline scenario, the net per capita investment needed for growth ranges from \$5,639 to \$8,459 with land value included and from \$866 to \$1,299 without land value included.

### Cost per Dwelling Unit

The per capita investment computed in Table 11 can be converted to a GMA impact fee or a SEPA mitigation fee to be assessed per housing unit by multiplying by average household size and can be converted to an impact or mitigation fee to be assessed per 1,000 square feet of commercial development by multiplying by the number of resident-equivalents per 1,000 square feet. Because single-family and multi-family homes typically have different household sizes, it is recommended that impact / mitigation fees be calculated separately for each unit type.

- Based on the Census Bureau's 2013 American Community Survey (ACS) 5-Year Estimates, the average household size for a single-family home on Mercer Island is 2.72 persons per household. The average household size for multifamily units is 1.75 persons.

- PSRC used its own method to develop population and household size projections, and if these projections are combined with ACS household size estimates, inconsistencies result. Therefore, ACS estimates were used only for the multi-family average household size (since PSRC projects only 19 multi-family households being added); the single-family average household size needed to be raised to 3.95 to align with PSRC household size and population estimates.
- Based on the King County Countywide Planning Policies, on average, every 400 square feet of commercial development corresponds to one employee; this translates to 2.5 employees per every 1,000 square feet. As shown in Table 9, 53.6% of an employee's time at their employment location can be considered a reasonable window for park access. Applying this conversion factor, there are 0.45 resident-equivalents per every 1,000 square feet of commercial development.

The maximum park impact or mitigation fee per dwelling unit based on these household sizes and the maximum park impact fee per 1,000 square feet of commercial development based on these resident-equivalent calculations is shown in Table 12.

**Table 12. Maximum Park GMA Impact or SEPA Mitigation Fee per Dwelling Unit**

Category	Value (Land, Buildings, & Facilities)		Value (Buildings & Facilities)	
	50% Discount	25% Discount	50% Discount	25% Discount
<b>King County Countywide Planning Policies Projected Population + Employment Residential Equivalent Growth: 2015-2035</b>				
Net Per Capita Investment Needed for Growth Range	\$ 5,639	\$ 8,459	\$ 866	\$ 1,299
Average Single-Family Household Size (persons)		2.72		2.72
Average Multi-Family Household Size (persons)		1.75		1.75
Average Resident-Equivalents per 1,000 square feet		1.34		1.34
Fee Range per Single-Family Unit	\$ 15,320	\$ 22,980	\$ 2,353	\$ 3,530
Fee Range per Multi-Family Unit	\$ 9,849	\$ 14,774	\$ 1,513	\$ 2,269
Fee Range per 1,000 Sq. Ft. Commercial	\$ 7,552	\$ 11,329	\$ 1,160	\$ 1,740
<b>PSRC Land Use Baseline Projected Population Growth + Employment Residential Equivalent Growth: 2015-2035</b>				
Net Per Capita Investment Needed for Growth Range	\$ 5,639	\$ 8,459	\$ 866	\$ 1,299
Average Single-Family Household Size (persons)		3.95		3.95
Average Multi-Family Household Size (persons)		1.75		1.75
Average Resident-Equivalents per 1,000 square feet		1.34		1.34
Fee Range per Single-Family Unit	\$ 22,284	\$ 33,426	\$ 3,422	\$ 5,134
Fee Range per Multi-Family Unit	\$ 9,849	\$ 14,774	\$ 1,513	\$ 2,269
Fee Range per 1,000 Sq. Ft. Commercial	\$ 7,552	\$ 11,329	\$ 1,160	\$ 1,740

Sources: 2009-2013 ACS 5-Year Estimates; PSRC Land Use Baseline Forecast for 2010; King County Buildable Lands Report, 2014

### GMA Impact Fees Compared to SEPA Mitigation Fees

While the amount of the fees assessed could be the same for GMA impact fees and SEPA mitigations fees, as has been noted above, most new single-family development on Mercer Island, as well as a small portion of multi-family and commercial development on Mercer Island will likely be exempt from SEPA (based on an examination of Mercer Island building permits issued between 2006 and 2014). The tables below show the different maximum revenue amounts that could be obtained from impact fees and mitigation fees under each of the four scenarios presented above. The absence of the ability to collect SEPA mitigation fees from single-family development on Mercer Island drives the significant decrease in projections for

maximum revenue collection under SEPA, with a slight reduction in fee revenues for multi-family and commercial development also resulting.

**Table 13. Maximum Revenue Projections from GMA Impact Fees**

Category	Value (Land, Buildings, & Facilities)		Value (Buildings & Facilities)	
	50% Discount	25% Discount	50% Discount	25% Discount
<b>King County Countywide Planning Policies Projected Population + Employment Residential Equivalent Growth: 2015-2035</b>				
<b>Impact Fee Revenue Range Total (2015-2035)</b>	<b>\$ 30,680,000</b>	<b>\$ 46,021,000</b>	<b>\$ 4,712,000</b>	<b>\$ 7,069,000</b>
<i>Impact Fee Revenue Range from Single-Family Units</i>	<i>\$ 10,388,000</i>	<i>\$ 15,582,000</i>	<i>\$ 1,595,000</i>	<i>\$ 2,393,000</i>
<i>Impact Fee Revenue Range from Multi-Family Units</i>	<i>\$ 12,813,000</i>	<i>\$ 19,220,000</i>	<i>\$ 1,968,000</i>	<i>\$ 2,952,000</i>
<i>Impact Fee Revenue Range from Commercial Development</i>	<i>\$ 7,479,000</i>	<i>\$ 11,219,000</i>	<i>\$ 1,149,000</i>	<i>\$ 1,723,000</i>
<b>PSRC Land Use Baseline Projected Population Growth + Employment Residential Equivalent Growth: 2015-2035</b>				
<b>Impact Fee Revenue Range Total (2015-2035)</b>	<b>\$ 21,545,000</b>	<b>\$ 32,318,000</b>	<b>\$ 3,309,000</b>	<b>\$ 4,964,000</b>
<i>Impact Fee Revenue Range from Single-Family Units</i>	<i>\$ 13,760,000</i>	<i>\$ 20,641,000</i>	<i>\$ 2,113,000</i>	<i>\$ 3,170,000</i>
<i>Impact Fee Revenue Range from Multi-Family Units</i>	<i>\$ 187,000</i>	<i>\$ 281,000</i>	<i>\$ 29,000</i>	<i>\$ 43,000</i>
<i>Impact Fee Revenue Range from Commercial Development</i>	<i>\$ 7,479,000</i>	<i>\$ 11,219,000</i>	<i>\$ 1,149,000</i>	<i>\$ 1,723,000</i>

Sources: 2009-2013 ACS 5-Year Estimates; PSRC Land Use Baseline Forecast for 2010; King County Buildable Lands Report, 2014

**Table 14. Maximum Revenue Projections from SEPA Mitigation Fees**

Category	Value (Land, Buildings, & Facilities)		Value (Buildings & Facilities)	
	50% Discount	25% Discount	50% Discount	25% Discount
<b>King County Countywide Planning Policies Projected Population + Employment Residential Equivalent Growth: 2015-2035</b>				
<b>Mitigation Fee Revenue Range Total (2015-2035)</b>	<b>\$ 19,583,000</b>	<b>\$ 29,375,000</b>	<b>\$ 3,009,000</b>	<b>\$ 4,512,000</b>
<i>Mitigation Fee Revenue Range from Single-Family Units</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Mitigation Fee Revenue Range from Multi-Family Units</i>	<i>\$ 12,413,000</i>	<i>\$ 18,619,000</i>	<i>\$ 1,907,000</i>	<i>\$ 2,860,000</i>
<i>Mitigation Fee Revenue Range from Commercial Development</i>	<i>\$ 7,170,000</i>	<i>\$ 10,756,000</i>	<i>\$ 1,102,000</i>	<i>\$ 1,652,000</i>
<b>PSRC Land Use Baseline Projected Population Growth + Employment Residential Equivalent Growth: 2015-2035</b>				
<b>Mitigation Fee Revenue Range Total (2015-2035)</b>	<b>\$ 7,351,000</b>	<b>\$ 11,028,000</b>	<b>\$ 1,130,000</b>	<b>\$ 1,694,000</b>
<i>Mitigation Fee Revenue Range from Single-Family Units</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Mitigation Fee Revenue Range from Multi-Family Units</i>	<i>\$ 181,000</i>	<i>\$ 272,000</i>	<i>\$ 28,000</i>	<i>\$ 42,000</i>
<i>Mitigation Fee Revenue Range from Commercial Development</i>	<i>\$ 7,170,000</i>	<i>\$ 10,756,000</i>	<i>\$ 1,102,000</i>	<i>\$ 1,652,000</i>

Sources: 2009-2013 ACS 5-Year Estimates; PSRC Land Use Baseline Forecast for 2010; King County Buildable Lands Report, 2014; Mercer Island Permit Data (2006-2014)

### Additional Potential Discounts

The fees presented in Table 12 represent a maximum cost that may be passed on to future growth, but the City may wish to consider additional discounts and credits to account for several factors, namely, the projects listed in the CIP, the large amount of the per capita investment needed for growth that represents the high cost of land on Mercer Island (should a valuation that includes land value be selected for per capita investment calculations), and any policy discounts deemed appropriate by the City.

### Capital Improvement Program Adjustment

According to RCW 82.02.050(4), impact fees may only be used to fund public facilities included in a capital facilities plan element of a comprehensive land use plan. To comply with the recommended LOS standard,

the City should incorporate into the CIP park projects intended to add value to the park system as growth occurs. Because impact fees can only be used to fund planned projects, they must be reduced if the CIP does not include park projects whose value is equal to or greater than the projected value necessary for growth. An example of this was presented above in the Renton example provided.

### **Land Value**

The largest portion of the value of the parks system on Mercer Island is the value of the park and open space land, which represents approximately 87% of the total system value (whereas buildings and facilities comprise only roughly 13% of the value). Because land values in the Puget Sound region have risen significantly over the past several decades, it is possible that current assessed land values may overstate the City's actual investment in its park land, especially those properties that have been in City ownership for some time—although it is unlikely that assessed values overstate replacement costs. The City may wish to consider an additional reduction in impact fees that brings the per capita investment amount more in line with the City's overall future investment plans if it uses a valuation that includes land value for per capita investment figures.

If the City uses a valuation that does not include land value for per capita investment calculations, the cost of any land acquisitions the City includes in its CIP can be divided by the population growth amount, and this per capita value can be added to the building and facilities per capita investment amount. So long as the fee method used demonstrates that the per capita investment amount with land values included would exceed the amount calculated using the method, the nexus requirement for fee assessments can still be met.

## **FINAL RECOMMENDATIONS**

This analysis indicates that adoption of a GMA impact fee using the Per Capita Investment approach described above would provide the City of Mercer Island with a useful tool for future parks funding. While the parks system is extensive on Mercer Island, growth in residential population and employment on the Island will necessarily reduce the per capita parks benefits of all Mercer Island residents and employees. A GMA impact fee could be used as a tool to help offset some of these growth-related impacts.

Final recommendations for LOS standards and impact fees are provided below.

### **Possible LOS Standard**

If the City determines that a new LOS standard is appropriate to support the approach of an impact fee, it is recommended that the City complete the following steps:

- Consider implementation of a Per Capita Investment approach, since the City is constrained in terms of new park land acquisition, to achieve a similar level of investment as the current population enjoys.
- Determine whether to include employees who work on Mercer Island in the LOS Standard adopted in light of projections for commercial development in the Town Center area of the City.

### **Possible Approach to Per Unit Investment**

Should the City decide to move forward with instituting impact fees, the following additional steps are recommended:

- Identification of the projected growth scenario the City believes is most accurate to be used to establish an impact fee based on the maximum per unit values noted in Table 15.

- Selection of a valuation method, including or excluding land value, for the per capita value determination.
- Review of the selected scenario's maximum per unit values noted in Table 15 relative to the City's CIP and application of reductions as necessary to ensure that projected impact fee revenue does not exceed the value of planned parks projects during the planning period.
- Determination of whether land value adjustments (should the City choose a valuation method that includes land value) and policy discounts are appropriate to apply to the CIP-aligned impact fee maximum rates in order to determine the impact fees that will be assessed.

**Table 15. Outline of Potential Impact Fee Discounts**

Category	Value (Land, Buildings, & Facilities)		Value (Buildings & Facilities)	
	50% Discount	25% Discount	50% Discount	25% Discount
<b>King County Countywide Planning Policies</b>				
Maximum Impact Fee per Single-Family Unit	\$ 15,320	\$ 22,980	\$ 2,353	\$ 3,530
Maximum Impact Fee per Multi-Family Unit	\$ 9,849	\$ 14,774	\$ 1,513	\$ 2,269
Maximum Impact Fee per 1,000 Sq. Ft. Commercial	\$ 7,552	\$ 11,329	\$ 1,160	\$ 1,740
<i>Per Capita CIP Adjustment</i>	TBD	TBD	TBD	TBD
<i>Land Value Adjustment</i>	TBD	TBD	TBD	TBD
<i>Policy Discount</i>	TBD	TBD	TBD	TBD
Final Impact Fee Rate	TBD	TBD	TBD	TBD
<b>PSRC Land Use Baseline</b>				
Maximum Impact Fee per Single-Family Unit	\$ 22,284	\$ 33,426	\$ 3,422	\$ 5,134
Maximum Impact Fee per Multi-Family Unit	\$ 9,849	\$ 14,774	\$ 1,513	\$ 2,269
Maximum Impact Fee per 1,000 Sq. Ft. Commercial	\$ 7,552	\$ 11,329	\$ 1,160	\$ 1,740
<i>Per Capita CIP Adjustment</i>	TBD	TBD	TBD	TBD
<i>Land Value Adjustment</i>	TBD	TBD	TBD	TBD
<i>Policy Discount</i>	TBD	TBD	TBD	TBD
Final Impact Fee Rate	TBD	TBD	TBD	TBD

Sources: ACS 5-Year Estimates, 2013; PSRC Land Use Baseline Forecast for 2010; King County Buildable Lands Report, 2014; BERK Consulting.

## Next Steps

Should the City Council approve moving forward with developing park impact fees, the next steps would include conducting a rate study to (1) refine the City Council preferred level of service and impact fee approach introduced in this memorandum; (2) refine the list of impact fee eligible projects based on the adopted parks and recreation functional plan; and (3) prepare a detailed analysis of balance and proportionality per RCW 82.02.05. In addition, an impact fee ordinance would need to be developed, as would an impact fee collection and organization protocol. The Capital Facilities Plan would also require updating to incorporate the level of service standards and eligible projects included in the rate study. Once these steps have been completed, the proposed ordinance could be brought before the City Council, and if adopted, impact fees could begin being assessed.

# MERCER ISLAND: GROWTH-RELATED PARKS FEES – PHASE 2

## Scope and Cost Estimate—June 15, 2015

### UNDERSTANDING

Mercer Island is currently developing its Comprehensive Plan Update for 2015 and drafting revisions to its Town Center design guidelines. As part of this effort, it is considering the extent to which current revenue sources can be augmented to fund growth-related expenditure needs. To date, the City has only used the State Environmental Policy Act (SEPA) as a tool for parks funding to a limited extent. The City has begun to consider the potential for SEPA mitigation fees or Growth Management Act (GMA) impact fees to fund parks, open space, and recreational facility growth-driven needs. (It is also considering GMA impact fees and SEPA mitigation fees for transportation and schools.)

The City has requested that BERK (the Consultant) assess mitigation fees/impact fees to address the demand for parks and recreation facilities. A technical memorandum is under preparation containing a comprehensive assessment of how GMA impact fees and SEPA mitigation fees could be used to achieve the City's objectives, including a discussion of how fees are developed in relation to levels of service (LOS), an explanation of how SEPA-based fees and GMA impact fees could be applied, an analysis of potential fee recovery amounts, and an overview of policy options available to the City.

The Phase 1 Tasks included:

- Task 1. Project Launch and Data Collection
- Task 2. Technical Memo: Approaches to Growth-Related Parks Fees
- Task 3. Presentation of Technical Memo

Should the City Council authorize the preparation of an impact fee ordinance some additional tasks would be implemented in Phase 2 as described in this scope and fee estimate, including:

- Task 4. Rate Study
- Task 5. Impact Fee Ordinance
- Task 6. Meetings

Note: These tasks would be similar in nature and effort whether a standard impact fee approach is used or a SEPA-based fee is pursued.

### PHASE 2 PROJECT TASKS

#### Task 4. Rate Study

The Consultant will refine City Council preferred level of service and impact fee approach from Phase 1 and:

- Prepare an impact fee model based on the preferred level of service and impact fee approach determined in Phase 1.

- Refine the list of impact fee eligible projects based on the adopted parks and recreation functional plan.
  - The ranged cost estimate assumes moderate to high support by City staff in refinement of eligible projects.
- Work with City staff to allocate growth-related costs to future development throughout the City and in the Town Center (e.g. the plaza).
- Prepare an analysis of balance and proportionality per RCW 82.02.050.
  - In association with this task, the Consultant will review the City's capital facility plan for projected revenue resources over the next 20 years.
  - The Consultant will work with City staff to refine non-impact fee revenue projections relevant to parks capital projects.
  - The ranged cost estimate assumes low to moderate support by City staff in the review of non-impact fee revenue sources.

### Task 5. Impact Fee Ordinance

Once a rate structure has been determined through the work of the previous tasks, the Consultant will create a final rate matrix, showing each rate by geographical location and land use type, presented in the form of a fee matrix.

The Consultant will also develop an impact fee collection and organization protocol.

Based on the above efforts, the Consultant will prepare a draft ordinance for review by the City including the City Attorney. The ranged estimate assumes minor to moderate participation by the City Attorney in the drafting of the ordinance.

The Consultant will prepare a cover memo summarizing the rate structure approach and ordinance contents.

### Task 6. Meetings

The Consultant will attend 1-2 staff meetings to develop the rate study, and 1-2 meetings with the City Council regarding the impact fee ordinance. Less meeting support is assumed in the low range estimate compared to the high range estimate.

## COST ESTIMATE

The Consultant has estimated the level of effort for the scope in the charts below.

### High Range Estimate

Assumptions: Greater Consultant support in the cost-eligible projects and revenue review steps of Task 4, greater effort in ordinance drafting in Task 5, and greater meeting support in Task 6.

	Principal: Hodgins	Manager: Grueter	Associate: Harris	Project Support	Total Hours and Estimated Cost by Task						
<b>2015 Hourly Rate</b>	<b>\$250</b>	<b>\$175</b>	<b>\$125</b>	<b>\$90</b>							
Technical Memo: Growth Related Parks Fees											
Task 4. Rate Study	4	12	32	12	\$8,180						
Task 5. Impact Fee Ordinance	2	6	12	2	\$3,230						
Task 6. Meetings	6	12	12		\$5,100						
<b>Subtotal</b>	<b>12</b>	<b>30</b>	<b>56</b>	<b>14</b>	<b>112</b> <b>\$16,510</b>						
<table border="1"> <tr> <td>Subtotal Consultant Cost</td> <td>\$16,510</td> </tr> <tr> <td>Project Expenses @&lt;1% of project budget</td> <td>\$65</td> </tr> <tr> <td>Estimated Project Total</td> <td>\$16,575</td> </tr> </table>						Subtotal Consultant Cost	\$16,510	Project Expenses @<1% of project budget	\$65	Estimated Project Total	\$16,575
Subtotal Consultant Cost	\$16,510										
Project Expenses @<1% of project budget	\$65										
Estimated Project Total	\$16,575										

### Low Range Estimate

Assumptions: Moderate Consultant support in the cost-eligible projects and revenue review steps of Task 4, lesser effort in ordinance drafting in Task 5 due to City Attorney lead, and lesser meeting support in Task 6.

	Principal: Hodgins	Manager: Grueter	Associate: Harris	Project Support	Total Hours and Estimated Cost by Task						
<b>2015 Hourly Rate</b>	<b>\$250</b>	<b>\$175</b>	<b>\$125</b>	<b>\$90</b>							
Technical Memo: Growth Related Parks Fees											
Task 4. Rate Study	4	10	28	8	\$6,970						
Task 5. Impact Fee Ordinance	2	6	8		\$2,550						
Task 6. Meetings	3	8	8		\$3,150						
<b>Subtotal</b>	<b>9</b>	<b>24</b>	<b>44</b>	<b>8</b>	<b>85</b> <b>\$12,670</b>						
<table border="1"> <tr> <td>Subtotal Consultant Cost</td> <td>\$12,670</td> </tr> <tr> <td>Project Expenses @&lt;1% of project budget</td> <td>\$25</td> </tr> <tr> <td>Estimated Project Total</td> <td>\$12,695</td> </tr> </table>						Subtotal Consultant Cost	\$12,670	Project Expenses @<1% of project budget	\$25	Estimated Project Total	\$12,695
Subtotal Consultant Cost	\$12,670										
Project Expenses @<1% of project budget	\$25										
Estimated Project Total	\$12,695										



# 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.

<b>JULY 20</b>		
<b>Item Type</b>	<b>Topic/Presenter</b>	<b>Time</b>
<i>Special Business</i>	Parks & Recreation Summer Staff Introductions	10
<i>Regular Business</i>	Park Impact Fees Discussion – S. Greenberg/B. Fletcher	60

<b>AUGUST 3</b>		
<b>Item Type</b>	<b>Topic/Presenter</b>	<b>Time</b>
<i>Executive Session</i> 6:30-7:00 pm	To discuss with legal counsel representing the agency litigation or potential litigation to which the agency 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 30 minutes	30
<i>Consent Calendar</i>	Interlocal with MISD for School-Based Mental Health Counselors – C. Goodwin	--
<i>Regular Business</i>	Transportation Impact Fees Discussion – S. Greenberg	90
<i>Regular Business</i>	School Impact Fees (1 <sup>st</sup> Reading) – S. Greenberg	45

<b>AUGUST 17</b>		
	<i>Potentially Canceled</i>	

<b>SEPTEMBER 8 (TUESDAY)</b>		
<b>Item Type</b>	<b>Topic/Presenter</b>	<b>Time</b>
<i>Study Session</i>	R8A Update – WSDOT	60
<i>Regular Business</i>	2 <sup>nd</sup> Quarter 2015 Financial Status Report & 2015-2016 Budget Adjustments – C. Corder	30
<i>Regular Business</i>	School Impact Fees (2 <sup>nd</sup> Reading & Adoption) - S. Greenberg	45
<i>Regular Business</i>	Walk-Off Parking Requirement Zoning Code Text Amendment (1 <sup>st</sup> Reading) – S. Restall & J. Hammar	45

<b>SEPTEMBER 21 – 6:00 PM</b>		
<b>Item Type</b>	<b>Topic/Presenter</b>	<b>Time</b>
6:00-7:00pm <i>MITBD Special Mtg</i>	Mercer Island Transportation Benefit District Board Special Meeting – C. Corder	60
<i>Regular Business</i>	6-year Sustainability Plan Placeholder – R Freeman	45
<i>Regular Business</i>	Walk-Off Parking Requirement Zoning Code Text Amendment (2 <sup>nd</sup> Reading) – S. Restall & J. Hammar	15

<b>OCTOBER 5</b>		
<b>Item Type</b>	<b>Topic/Presenter</b>	<b>Time</b>
<i>Study Session</i>	Reserves 101 – C. Corder	45
<i>Regular Business</i>	Transportation and Parks Impact Fee Rate Studies - S. Greenberg	60

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

<b>NOVEMBER 2</b>		
<b>Item Type</b>	<b>Topic/Presenter</b>	<b>Time</b>

<b>NOVEMBER 16</b>		
<b>Item Type</b>	<b>Topic/Presenter</b>	<b>Time</b>
<i>Regular Business</i>	Mid-biennial budget review (3 <sup>rd</sup> Quarter 2015 Financial Status Report, 2015-2016 budget adjustments, 2016 utility rates, and 2016 property tax levy) – C. Corder	45
<i>Regular Business</i>	Transportation and Parks Impact Fees (1 <sup>st</sup> Reading) - S. Greenberg	60

<b>DECEMBER 7</b>		
<b>Item Type</b>	<b>Topic/Presenter</b>	<b>Time</b>
<i>Regular Business</i>	Transportation and Parks Impact Fees (2 <sup>nd</sup> Reading & Adoption) - S. Greenberg	30

<b>DECEMBER 21</b>		
<b>Item Type</b>	<b>Topic/Presenter</b>	<b>Time</b>
	<i>Potentially Canceled</i>	

**OTHER ITEMS TO BE SCHEDULED:**

- WRIA 8 Presentation – B. Bassett
- Comcast Franchise – K. Sand
- PSE Electric Franchise – K. Sand
- Clarke Beach Conversion Property – P. West/ J. Kintner
- Pioneer Park Off Leash Dog Policy – J. Kintner
- Interlocal Agreement for City of Kirkland Jail – L. Burns
- Best Starts for Kids Levy – C. Goodwin
- Wireless Small Cell Site Information Session – S. Restall
- Town Center Visioning and Code Update – S. Greenberg
- Comprehensive Plan Update – S. Restall

**COUNCILMEMBER ABSENCES:**

- Bertlin: July 20
- Grausz: August 3
- Wong: August 17