



City Council Special Meeting

AGENDA

Revised

July 12, 2016

6:30 pm – 10:00 pm

Call to Order

Executive Session – Potential Litigation pursuant to RCW 42.30.110(1)(i)

Resume Open Session

6:45 pm

Public Comment

Note: *This is an opportunity for the public to address the Council. Three-minutes limit per person or five-minutes if representing the official position of a recognized community organization. If you would like to show a video or PowerPoint, it must be submitted or emailed by 5 pm, the end of the business day, to the City Clerk, Melonie Anderson at manderson@sammamish.us. Please be aware that Council meetings are videotaped and available to the public.*

Topics

- Revenue Report
- Non-Motorized Plan Scoping Discussion
- YMCA Property Development

Adjournment

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.



Memorandum

Date: July 12, 2016

To: City Council

From: Chris Gianini, Interim Finance Director

Re: 2017-2018 Revenue Outlook

At the City Council Study Session on July 12, 2016, staff will give a presentation on the City's 2017-2018 revenue outlook. The presentation is included in the packet materials you received for the July 12th meeting. Please submit any questions you have prior to the meeting to allow time for staff to research the answers.



2017-2018 Revenue Outlook

July 12, 2016

2017-2018 Revenue Update

- Indicator of how budget will be developed
- Focus on primary revenue sources
- Subject to change 😊
- Not a forecast (no expenditure side)

2016 General Fund Revenue (\$38.9 million)

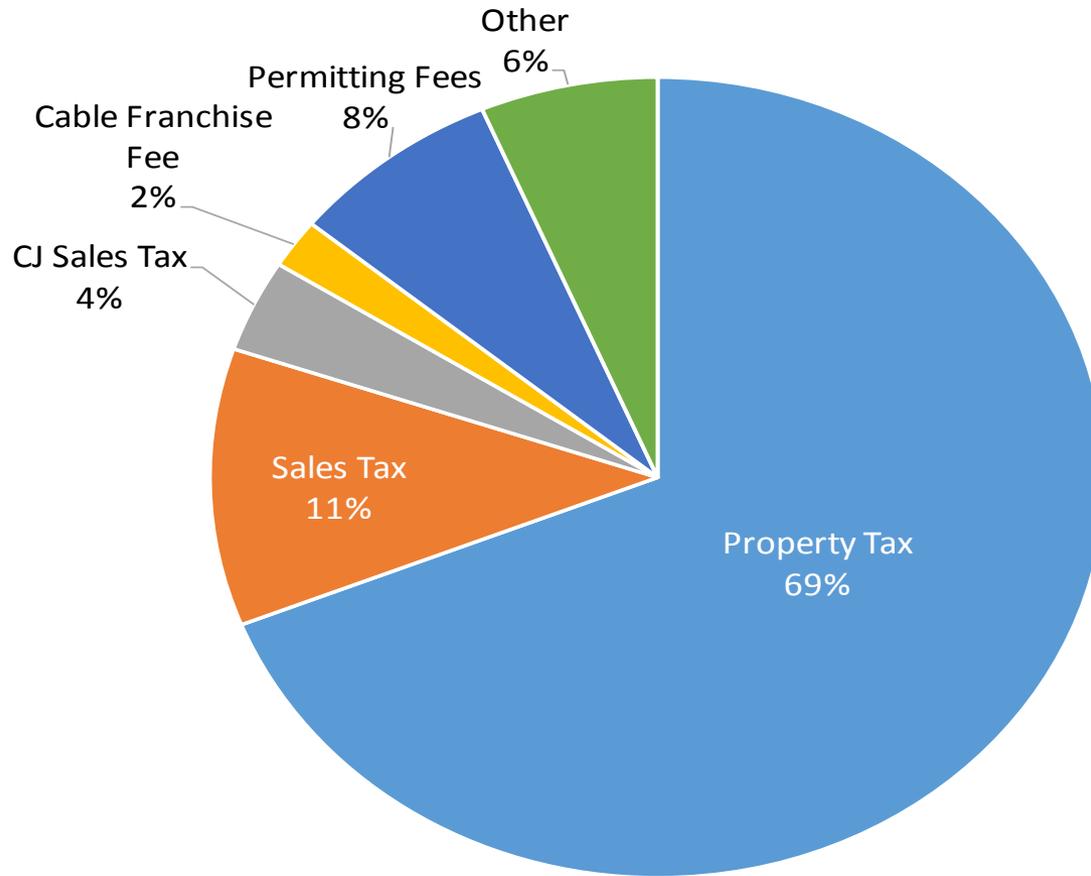
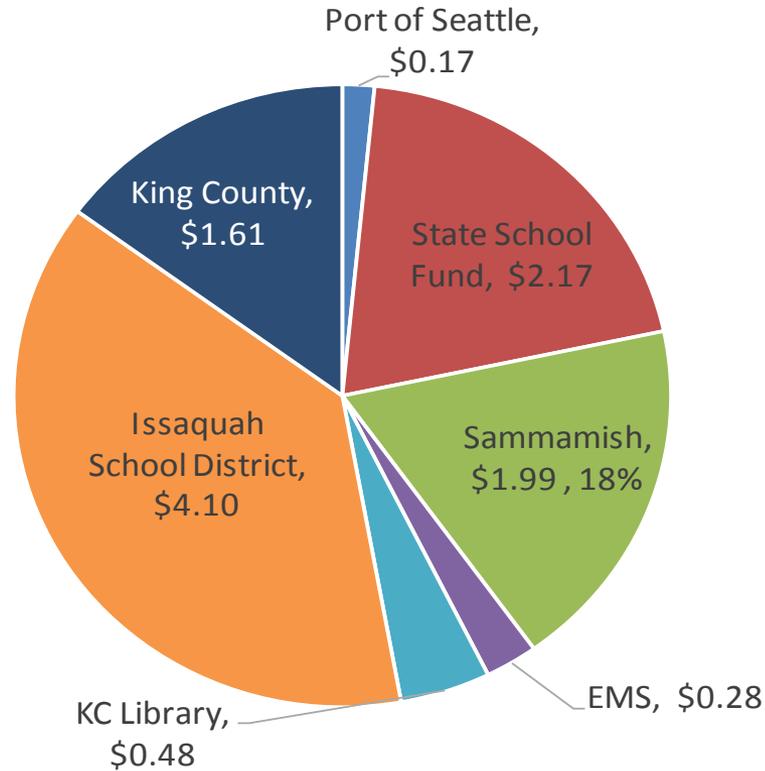


Exhibit 1

Total Sammamish Property Tax Rate

\$10.80 per \$1,000 AV

Within Issaquah School District



*Within Lake Washington SD
\$10.18 per \$1,000 AV*

Property Tax – 2016 Calculation

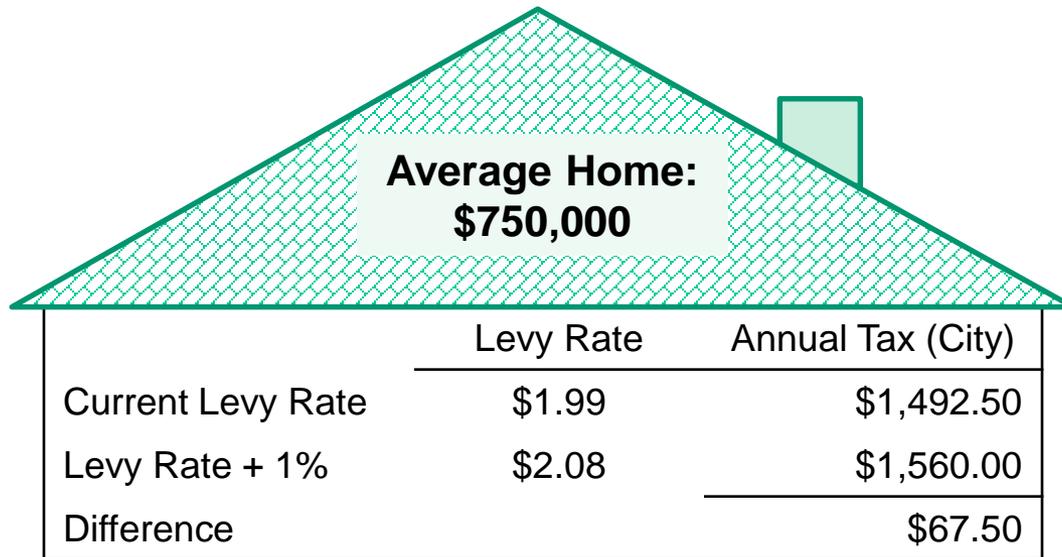
$$\frac{\text{City Property Tax Revenue}}{\text{Assessed Value within City}/\$1,000} = \text{Levy Rate}$$

$$\frac{\$27.2 \text{ Million}}{\$13.7 \text{ Billion}/\$1,000} = \$1.99/\$1,000 \text{ of AV}$$

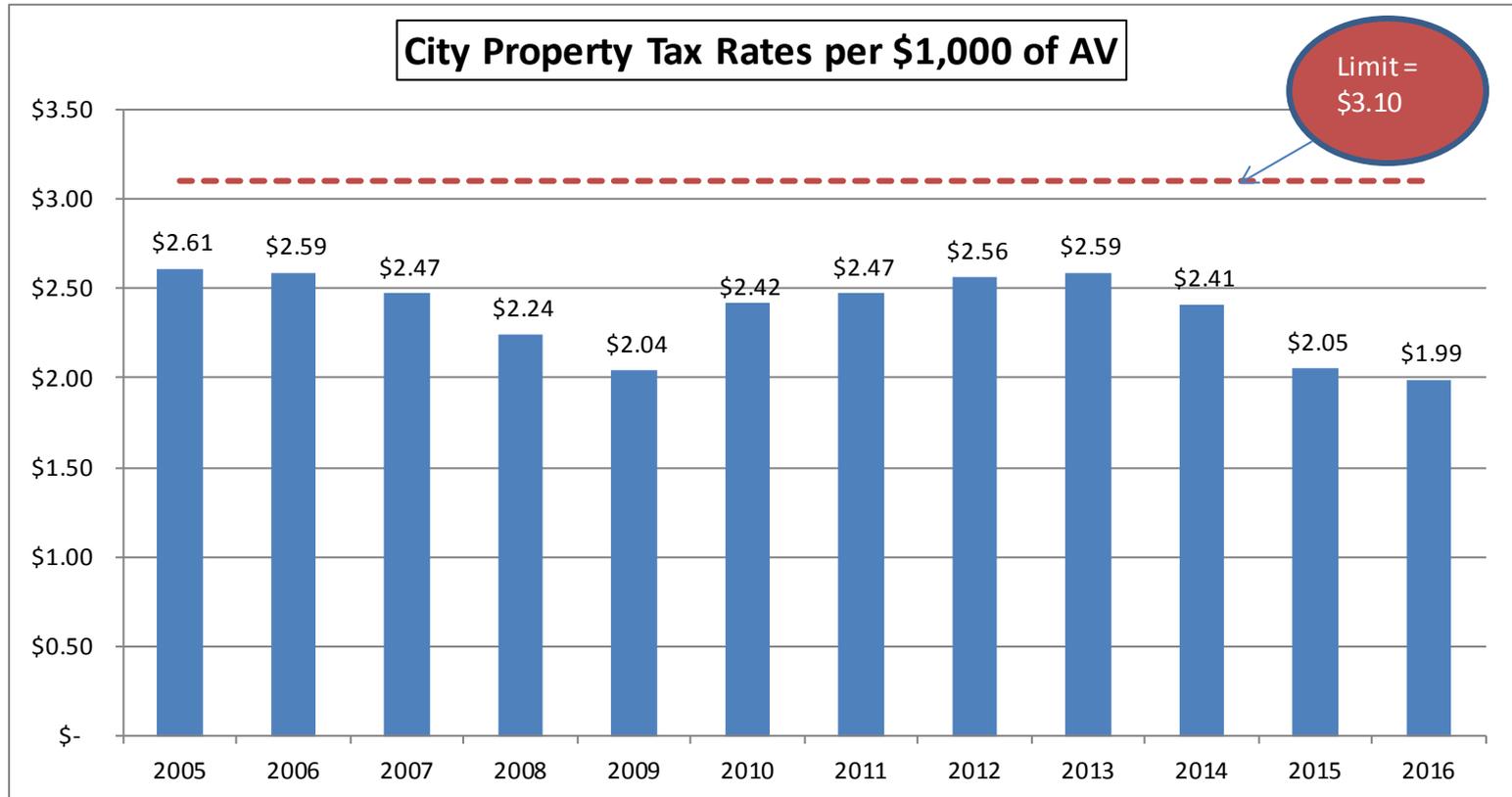
Property Tax – 1% Allowable Increase

Sammamish has forgone 1% allowable levy increase for 7 years (2010 to 2016)

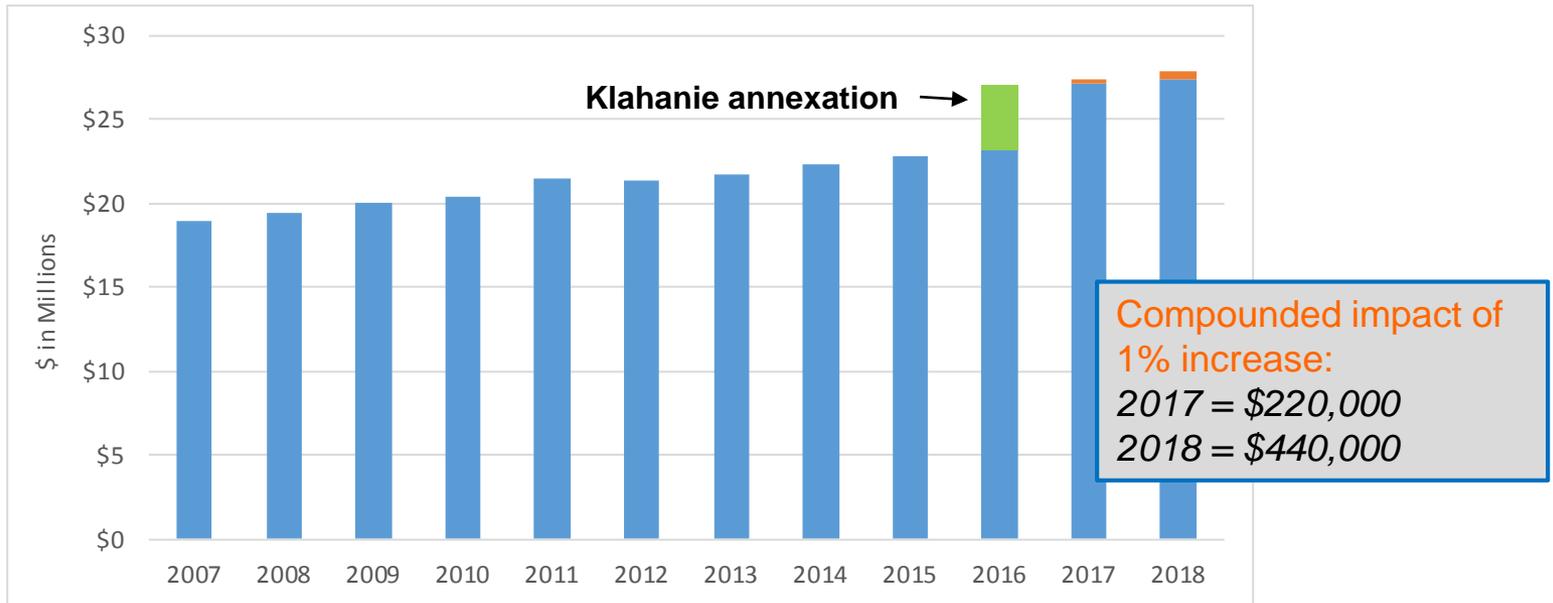
Banked Capacity = \$1,315,461



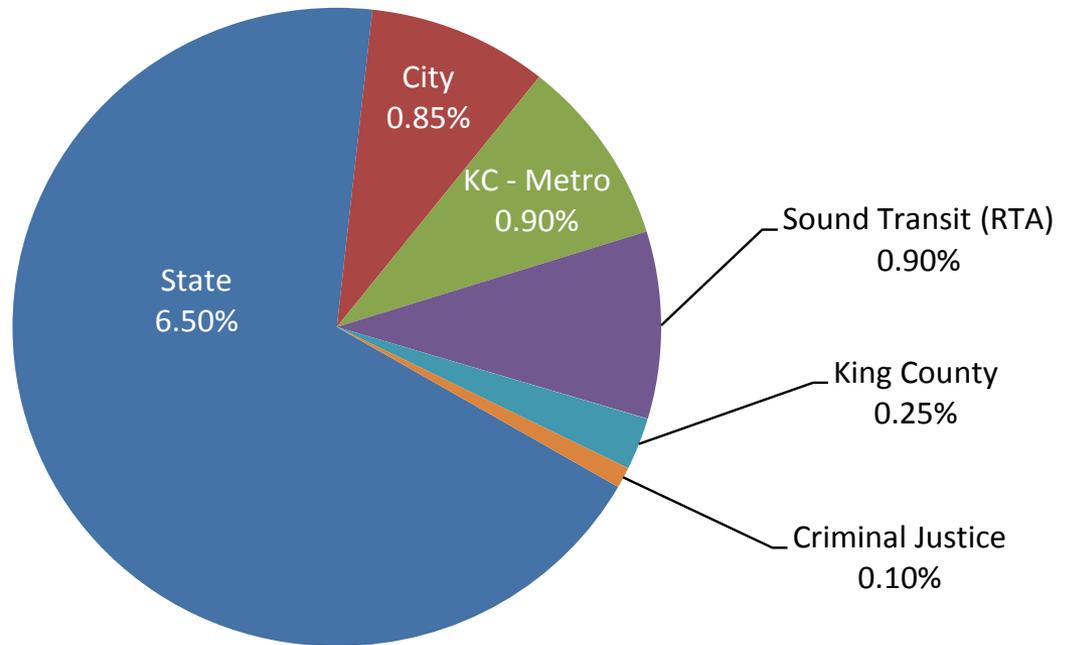
Property Tax – Statutory Limit



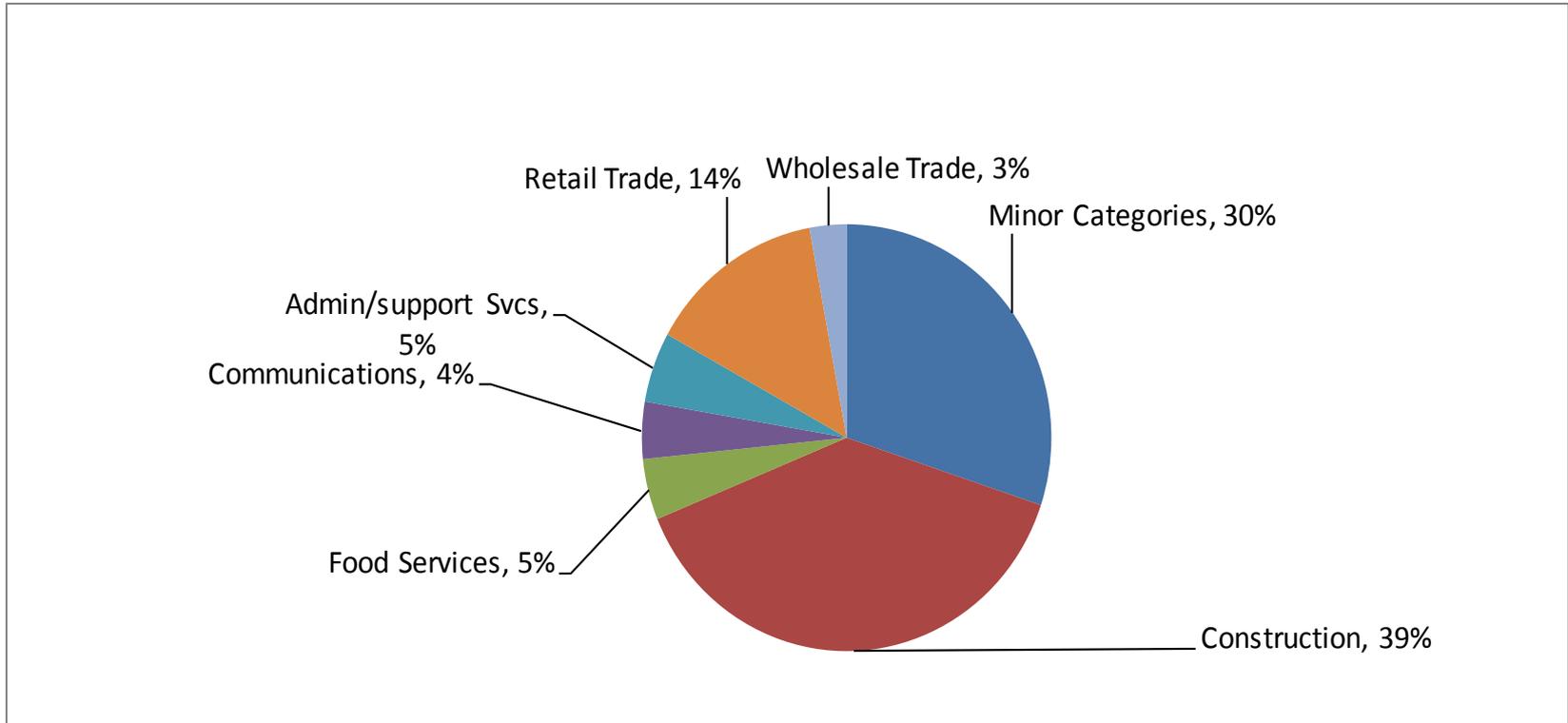
Property Tax – Annual Revenue



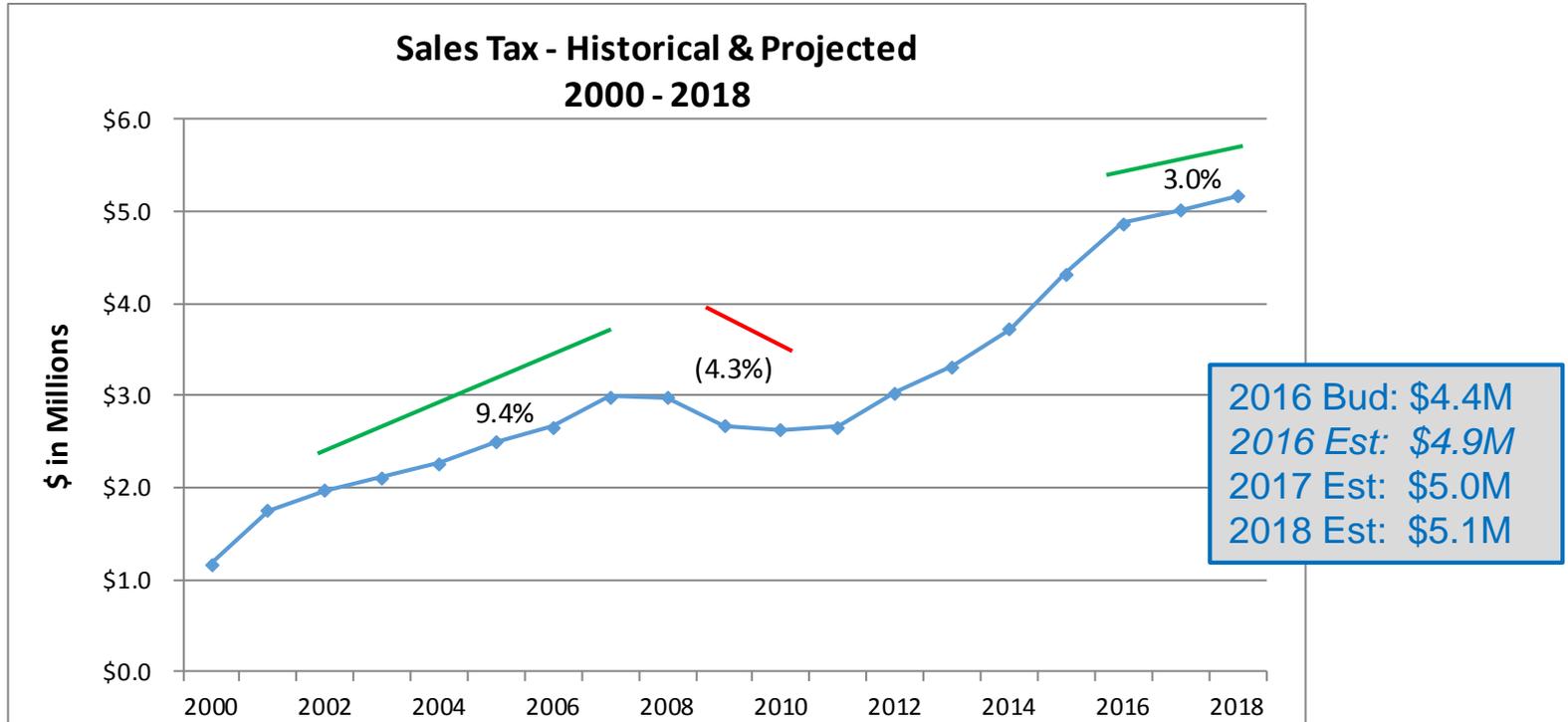
Retail Sales Tax Rate = 9.5%



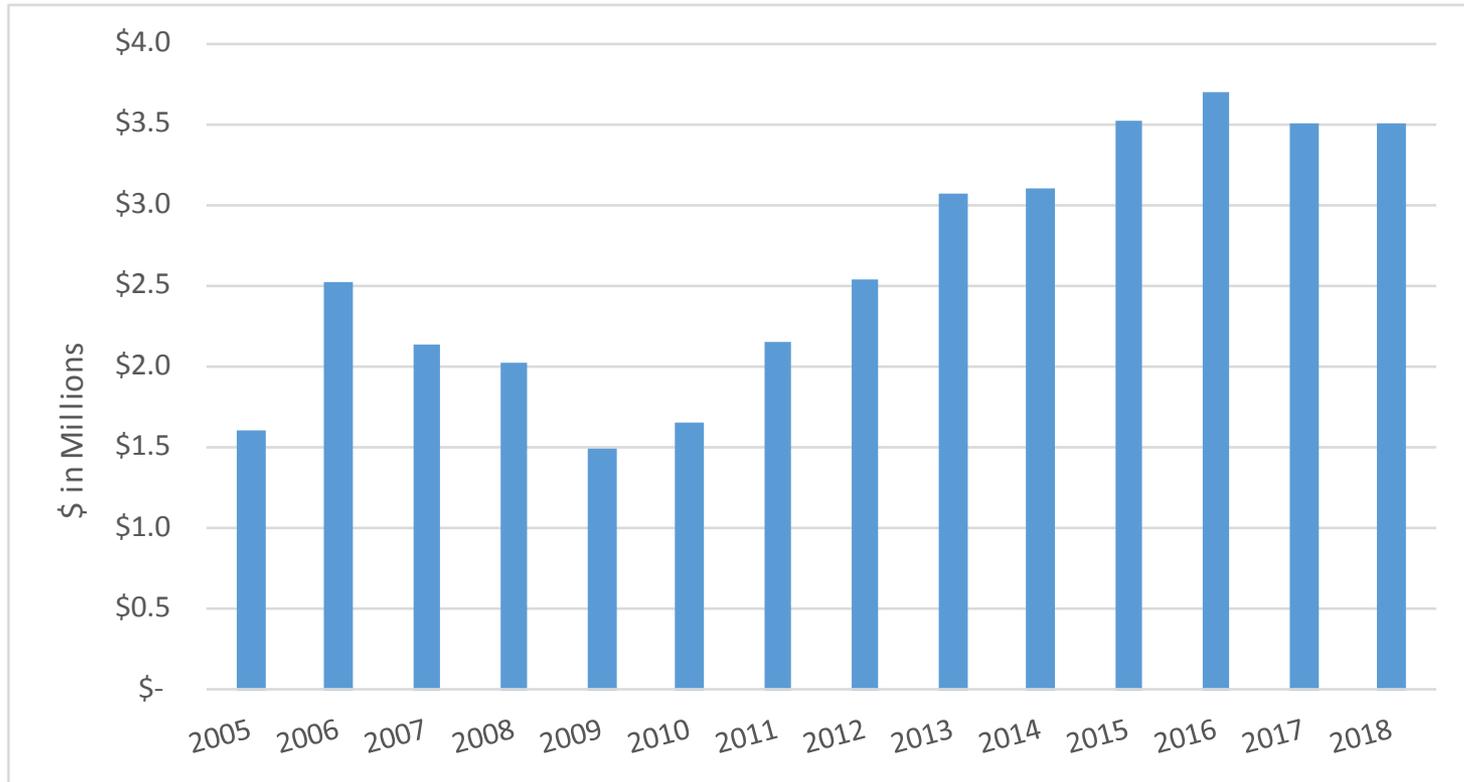
Retail Sales Tax by Classification



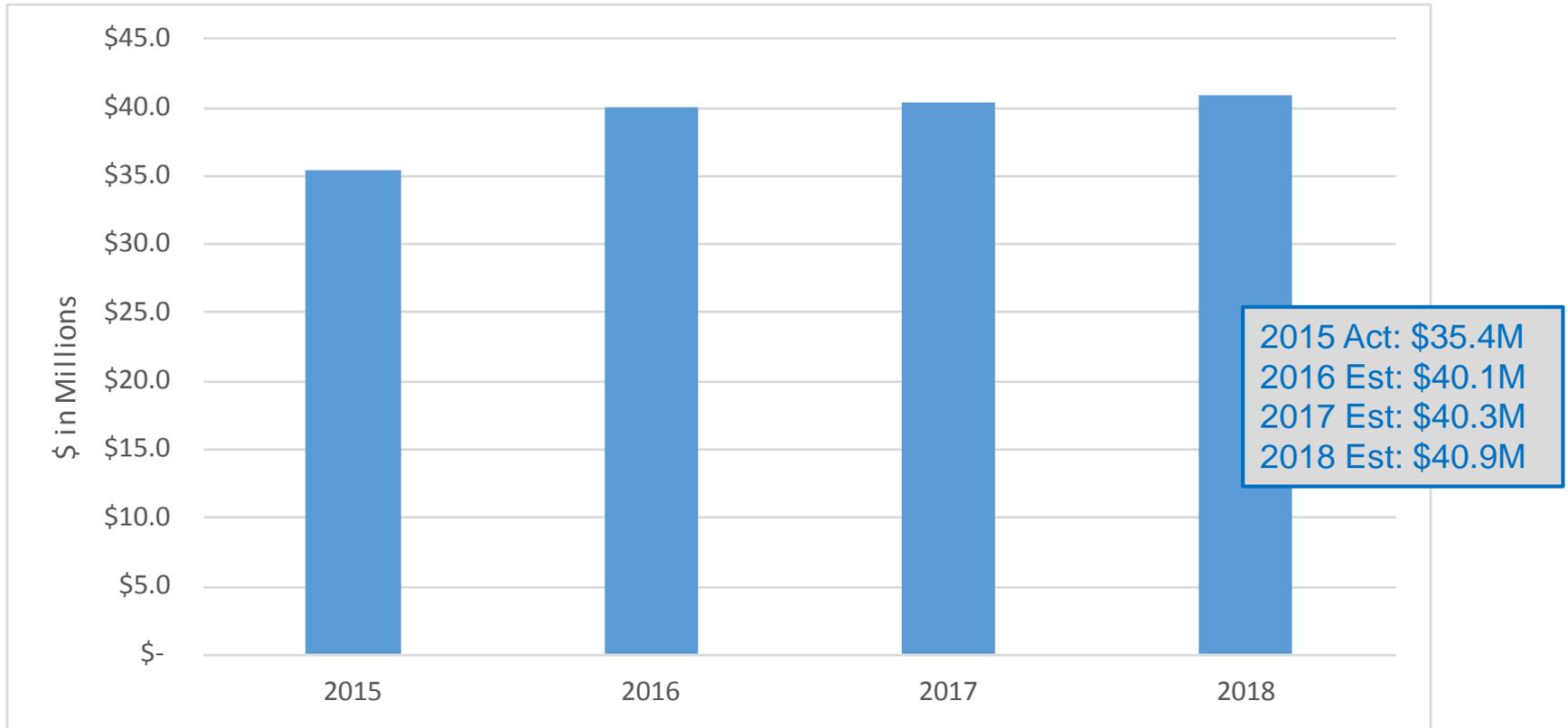
Retail Sales Tax



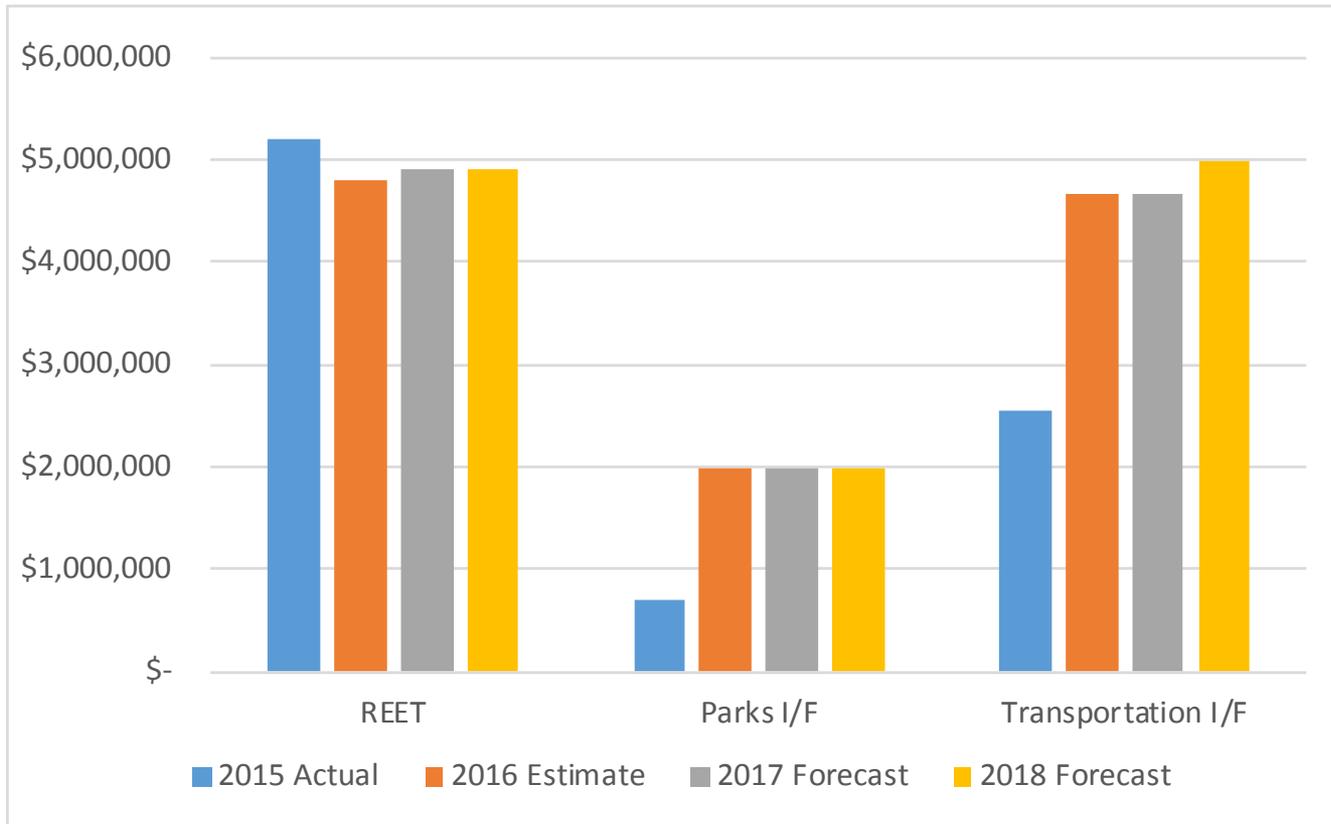
General Fund Permit/Review Fees



General Fund Revenue Summary



CIP Fund Revenues



Budget Process Calendar

√	July 12	<ul style="list-style-type: none"> • 2017-2018 Revenue Outlook
	Sept. 6	<ul style="list-style-type: none"> • 2017-2018 Budget Overview • Dept. Budget: TBD
	Sept. 13	<ul style="list-style-type: none"> • Department Budget: TBD
	Oct. 4	<ul style="list-style-type: none"> • Department Budget: TBD
	Oct. 11	<ul style="list-style-type: none"> • Department Budget: TBD • City Council Project List Discussion
	Oct. 18	<ul style="list-style-type: none"> • Budget Addition/Deletion Discussions
	Nov. 1	<ul style="list-style-type: none"> • 2017-2018 Budget: Public Hearing/First Reading • Property Tax Levy : Public Hearing/First Reading • 2017 Fee Schedule Resolution • 2017 Salary Schedule Resolution
	Nov. 15	<ul style="list-style-type: none"> • 2017-2018 Budget: Second Reading • Property Tax Levy: Second Reading

Exhibit 1



Memorandum

DATE: July 6, 2016

TO: City Council

FROM: Jessi Bon, Deputy City Manager/Parks and Recreation Director

RE: Non-Motorized Plan Scoping Discussion

The 2016-17 Parks and Public Works Department work plan includes updating the *Trails, Bikeways and Paths (TBP) Plan*, now known as the *Non-Motorized Plan*. At the study session on July 12, 2016, the City Council will be asked to confirm the scope of work for this planning process, so that staff can proceed with the consultant selection process.

Background:

In 2004, the City adopted the first TBP Plan. This is a comprehensive planning document, providing a 20-year vision for development of non-motorized transportation facilities and recreational trails within the City. The dual focus on recreational trails and public right-of-way non-motorized facilities was an intentional effort to create a well-integrated system for pedestrians, bicyclists, equestrians and other trail users in the City. Development of the plan included an exhaustive two-year planning effort involving broad citizen participation.

Overview of the 2004 TBP Plan:

The following items are included in the original TBP Plan:

- Inventory: A comprehensive inventory of existing facilities including sidewalks, bike lanes and trails. This section also includes an analysis of non-motorized travel in Sammamish including types of users, destinations, travel routes, challenges to connectivity and safety.
- Goals and Policies: This section includes goals and policies reflecting the community vision for non-motorized transportation and recreational trails in the City.
- Design Standards: The plan identifies standards for pathways, trails, sidewalks and bike lanes consistent with State and regional standards in 2004.
- Trail Corridors and Connections: The plan proposes a number of broad east-west and north-south corridors throughout the City.
- Capital Projects: The plan includes a capital project list, identifying over 200 non-motorized projects. The plan also includes criteria and a scoring matrix to help prioritize the long list of projects. The project list serves as the basis for the non-motorized project list the City is using today.

- Implementation Strategy: The final section of the plan includes an overview of funding strategies for the capital projects.

Time for an Update!

Since adopting the TBP Plan in 2004, much has changed in Sammamish. The City has grown and includes many newly developed areas and newly annexed areas. There are new schools, new parks and an expanded civic campus, all of which are critical factors in determining and locating non-motorized improvements. In addition, the Town Center Plan was adopted in 2008 and includes a non-motorized strategy that was not factored into development of the 2004 TBP Plan.

Considering all of the changes that have taken place since the original TBP Plan was adopted, now is the time to revisit the vision and update the 20-year non-motorized strategy for Sammamish.

Scope of Work for the Planning Process

The staff are seeking input from the City Council on the final scope of work (see below) for the *Non-Motorized Plan* update. This final scope of work will serve as the basis for the consultant contract and will inform the overall project schedule.

Proposed Scope of Work:

- Public outreach and community engagement process.
- Non-motorized safety analysis, including review of existing data, coordination with Sammamish police, transportation, schools and others.
- Evaluation and planning for safe walking and biking routes to schools.
- Planning for accessible (ADA compliant) non-motorized facilities, including curb ramps, crossings, signals, bus stops etc.
- Completion of an inventory of existing non-motorized facilities. This work is currently underway.
- Identification of important non-motorized destinations (schools, parks, trails, neighborhoods, Community Center, Town Center etc.)
- Analysis and inclusion of annexation areas.
- Review and analysis of State, regional and other jurisdiction plans (e.g. King County regional trails plan, City of Issaquah, City of Redmond etc.) to ensure plan coordination.
- Updated goals and policies.
- Development of new corridors and routes.
- Development of a prioritized capital project list that includes the following:
 - Criteria for rating projects
 - Project scope
 - Planning-level cost estimates

The hierarchy of trail types included in the 2004 plan, as well as the bike lanes and sidewalk standards, are proposed to be moved to the Public Works Standards now under consideration by the City Council.

Non-Motorized Plan Project Schedule

The following schedule is based on the preliminary scope of work identified above. A final schedule will be developed once a consultant is selected and the scope of work is finalized.

Inventory/data preparation	Spring-Fall 2016 (in progress)
Scoping Meeting with City Council	July 12, 2016
RFQ/consultant selection and contract	Fall-Winter 2016
Project Kick-off	End of 2016
Public Outreach Begins	Spring 2017
Planning/Parks Commissions	Ongoing 2017/Early 2018
City Council	Ongoing 2017/Early 2018
Plan Adoption	Spring 2018



Memorandum

DATE: July 6, 2016

TO: City Council

FROM: Jessi Bon, Deputy City Manager/Director of Parks and Recreation

RE: YMCA Property – Indoor Fieldhouse Discussion

The YMCA property is scheduled for discussion at the July 12, 2016 Study Session. The development of this property is a component of the Community & Aquatic Center Agreement with the YMCA, which is further described below.

The 2016 Parks Capital Improvement Plan (Parks CIP) includes funding to prepare a feasibility study for an indoor field house, which would be constructed on the YMCA property. Staff need to confirm project direction from the City Council, before consultant selection begins.

Property Overview:

The Community and Aquatic Center Agreement, signed on April 29, 2013 between the City of Sammamish and the YMCA of Greater Seattle, granted the City a property lease for the YMCA owned property on 228th Ave SE.

The YMCA property is located about 2 miles south of City Hall. The site fronts onto 228th Avenue SE and is adjacent to the Issaquah School District Bus Barn and Pine Lake Middle School. The property is 7.25 acres and has an open space tract with wetlands and associated buffers in the southern portion of the property. The property is heavily treed.

The property was purchased in 2005 by the YMCA of Greater Seattle for \$1.35 million and the current assessed value is \$1.58 million based on King County property records.

Overview of the Ground Lease Agreement with the YMCA:

The terms of the lease include:

- The total duration of the lease is 50-years, which is consistent with the operating agreement for the Community Center. The 50-year lease includes a 25-year initial term and an additional 25-year optional term.

- If the Community & Aquatic Center Agreement is terminated for any reason, the YMCA property ground lease will also terminate. The City will have the opportunity at that time, or anytime during the lease period, to purchase the YMCA property at fair market value.
- If the YMCA terminates the lease, the value of the City improvements constructed on the YMCA property shall be amortized on a forty (40) year basis and the City will be compensated for the unamortized share of the improvements.
- As a condition of this lease, the City agreed to complete a development plan for the recreational property by June 30, 2018. A development plan includes a preliminary site study, building concepts, an operations analysis and a construction cost estimate.
- Permitted property improvements include recreational facilities and other potential improvements such as parking, play fields, bleachers, lighting, picnic facilities, playground equipment, street improvements, restrooms, maintenance buildings, utilities etc.

Potential Indoor Field House:

As noted in the 2012 Parks, Recreation & Open Space (PRO) Plan, the demand for athletic fields continues to exceed the supply. An indoor athletic facility or field house was previously discussed as a potential use for this site. Local examples of such facilities include the Starfire Sports Complex in Tukwila and Arena Sports in Issaquah, Redmond and Seattle.

The typical dimensions of an indoor field are 80' X 180', compared to a full-size outdoor field, which is approximately 165' x 300'. (There is some variability in the size of outdoor fields.) Indoor fields are useful for practice and indoor sports leagues, but they will not substitute for full-sized fields needed for outdoor game play.

The YMCA property could potentially house two such indoor fields. In addition, the associated building would potentially include a lobby, storage space and restrooms. The estimated size of the building is 40,000 sq. ft., but ultimately depends on the amenities included in the facility. Using a standard ratio for recreational facilities of 1 car for every 300 square feet of built area, the new facility would require a minimum of 133 parking spaces.

Budget Costs and Timeline:

\$100,000 is allocated in the 2015-16 Parks CIP to prepare the development plan and work is scheduled to begin later this year.

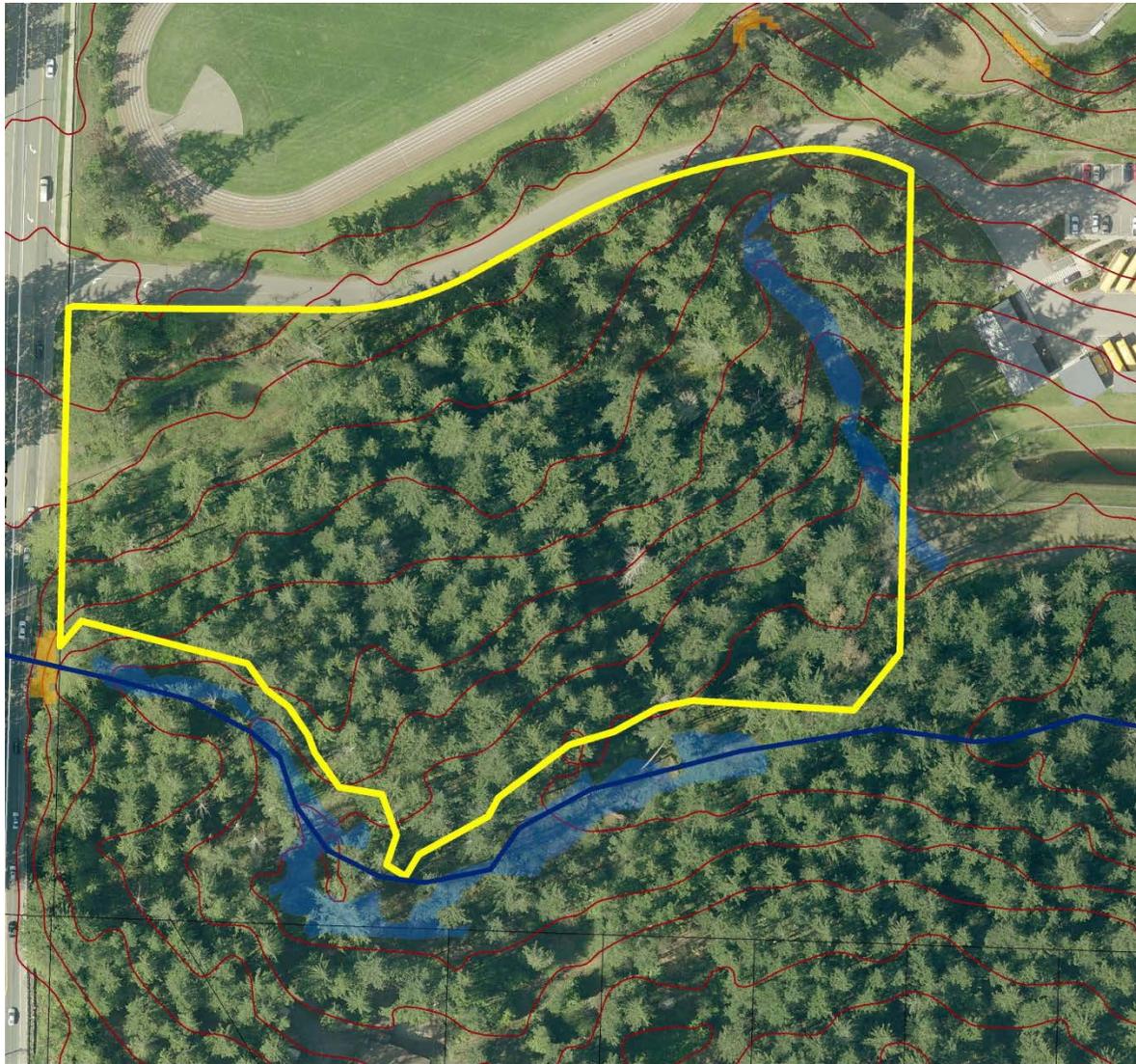
Next Steps:

If Council desires to proceed with a feasibility study for an indoor field house, staff will begin the consultant selection process. This feasibility study will be similar to the Community Center Feasibility Study, albeit at a smaller scale, and will include a market analysis, preliminary site studies, facility

programming, building concepts, preliminary budget costs and a written report. The prime consultant will be an architect with subconsultants to perform the operational analysis.

Suggested discussion items include the following:

- Is an indoor field house still a potential use for this site?
- Does Sammamish have the “market” to support an indoor field house?
- Are there any other recreational uses that should be considered for this property?



YMCA Property
7.25 Acres



- Wetland
- YMCA Property
- Topo Lines 5ft intervals
- Streams
- Landslide Hazard Areas

