



City Council, Special Meeting/Study Session

AGENDA

October 14, 2013

6:30 pm – 9:30 pm
Council Chambers

Call to Order

Roll Call

Pledge of Allegiance

Approval of Agenda

Student Liaison Reports

Presentations/Proclamations

Public Comment

Note: *This is an opportunity for the public to address the Council. Three-minutes limit per person or 5 minutes if representing the official position of a recognized community organization.*

Consent Agenda

- Payroll for the period ending September 30, 2013 for pay date October 4, 2013 in the amount of \$300,082.21
- 1. Approval: Claims for period ending October 14, 2013 in the amount of \$1,641,792.93 for Check No. 35805 through 35930.
- 2. Resolution: Authorizing The City Manager To Enter Into An Interlocal Agreement With Association Of Washington Cities Employee Benefit Trust To Participate In Their Self-Insured Health And Welfare Benefit Program
- 3. Amendment: Economic Development Plan/Community Attributes
- 4. Approval: October 1, 2013 Regular Meeting Minutes

Public Hearings

- 5. Ordinance: First Reading Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Snoqualmie Valley School District No. 410 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date.

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.

Ordinance: First Reading Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Lake Washington School District No. 414 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date.

Ordinance: First Reading Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Issaquah School District No. 411 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date

Unfinished Business - None

New Business - None

Council Reports

City Manager Report

- Golf Carts on City Streets

Executive Session – If necessary

Adjournment

Study Session

Topics

- Fire Services

Close Study Session

AGENDA CALENDAR

Nov 2013			
Tues 11/05	6:30 pm	Regular Meeting	2013 Docket/Planning Commission Hand-off Ordinance: Public Hearing/First Reading for Ja Huvinen Street Vacation Ordinance: Public Hearing/First Reading for a Portion of SE 32 nd Street Vacation Ordinance: Second Reading School Impact Fees (All Districts) (consent) Mid-Biennial Budget Overview (cm report)
Tues 11/12	6:30 pm	Study Session/Joint Meeting with PC	Television Cable Franchise Comprehensive Plan Update (SS)
Mon. 11/18	6:30 pm	Regular Meeting	Ordinance: Second Reading for Ja Huvinen Street Vacation Ordinance: Second Reading for a Portion of SE 32 nd Street Vacation Ordinance: Public Hearing First Reading/2013 Docket Ordinance: Public Hearing/First Reading 2013-2014 Budget Adjustment Ordinance: Public Hearing/First Reading 2014 Tax Levy Public Hearing: First Reading Collective Gardens Public Hearing: First Reading Recreational Marijuana Resolution: Support for ISD Bond/Levy Resolution: Salary Schedule Discussion: Tree Retention Ordinance
Dec 2013			
Tues 12/03	6:30 pm	Regular Meeting	Ordinance: Second Reading 2013-2014 Budget Adjustment Ordinance: Second Reading 2014 Tax Levy Ordinance: Second Reading 2013 Docket Second Reading Collective Gardens Second Reading Recreational Marijuana Resolution: Fee Schedule Resolution: Fire Services Resolution: Comprehensive Plan Contract: Community Sports Field Maintenance/Brickman Contract: Custodial Services/TBD Contract: On-Call Electrical Services/TBD Contract: Plumbing/Eastside Plumbing Contract HVAC Maintenance/TBD Contract: Olympic Environmental/Recycle Grants Program
Mon 12/9			Boards & Commission Appreciation Event
Tues 12/10	6:30 pm	Special meeting/Study Session	
Mon. 12/16	6:30 pm	Regular Meeting	CANCELLED
To Be Scheduled		To Be Scheduled	Parked Items
Fire Services		Ordinance: Second Reading Puget Sound Energy Franchise	

If you are looking for facility rentals, please click [here](#).

<< September

October 2013

November >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 6:30 p.m. City Council Meeting	2 4 p.m. Finance Committee Meeting 6:30 p.m. Parks and Recreation Commission Meeting	3 10 a.m. "Putting it all together Collage Cardmaking" (55+ Art Program) 4 p.m. Public Safety Committee Meeting 6:30 p.m. Planning Commission Meeting	4	5 11 a.m. Mayor's Month of Concern
6	7	8 6:30 p.m. City Council Study Session	9	10	11	12 9 a.m. Sammamish Recycling Collection Event 9 a.m. Volunteer at Illahee Trail 10 a.m. 7th Annual Arts Fair
13 10 a.m. 7th Annual Arts Fair	14 5:30 p.m. City Council Office Hour Canceled 6:30 p.m. City Council Special Meeting	15	16 6 p.m. Sammamish Youth Board Meeting	17 6:30 p.m. Planning Commission Meeting	18 8:30 a.m. Art Exhibit - Reverie: Places Along the Way	19 10 a.m. Sammamish Walks - Beaver Lake Preserve 1 p.m. "Creative Characters" Special Arts Sammamish
20	21	22	23	24	25	26 9 a.m. Volunteer at Evans Creek Preserve
27	28 6:30 p.m. Arts Commission Meeting	29	30	31 2:30 p.m. Halloween Happening	1	2
3	4	5	6	7	8	9

If you are looking for facility rentals, please click [here](#).

<< October

November 2013

December >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5 6:30 p.m. City Council Meeting	6 4 p.m. Finance Committee Meeting 6:30 p.m. Parks and Recreation Commission Meeting	7 6:30 p.m. Planning Commission Meeting	8	9
10	11 Veterans' Day City offices closed	12 6:30 p.m. Study Session	13	14	15	16 1 p.m. Volunteer at Lower Sammamish Commons
17	18 6:30 p.m. Arts Commission Meeting 6:30 p.m. City Council Meeting	19	20 6 p.m. Sammamish Youth Board Meeting	21 6:30 p.m. Planning Commission Meeting	22	23
24	25	26	27	28 Thanksgiving City offices closed	29 Thanksgiving City offices closed	30



MEMORANDUM

TO: Melonie Anderson/City Clerk
FROM: Marlene/Finance Department
DATE: October 10, 2013
RE: Claims for October 14, 2013

\$ 380.92
 6,349.00
 9,015.29
 162,310.93
 1,026,122.14
 437,614.65

Top 5 Expense Items in Packet

Eastside Fire	\$470,588.10	Fire Services - October 2013
King County Sheriff	\$401,086.58	Police Services September 2013
Rodarte Construction	\$169,253.59	244th Ave Non Motorized
Issaquah School District	\$85,804.00	School Impact Fees - September & February 2013
Wa Labor & Industries	\$37,675.29	3rd Qtr 2013 L&I Payments

TOTAL \$ 1,641,792.93

Checks # 35805 - 35930

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 9/26/2013 - 11:31 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
35805	09/26/2013	BOFAPC	Bank of America Petty Cash	380.92	35,805
Check Total:				380.92	

Accounts Payable

Check Register Totals Only

User: mdunham
Printed: 9/26/2013 - 2:27 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
35806	09/26/2013	WAL&I	WA Dept of Labor & Industries	6,349.00	35,806
				<u>6,349.00</u>	
Check Total:				<u>6,349.00</u>	

Accounts Payable

Check Register Totals Only

User: mdunham
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Check	Date	Vendor No	Vendor Name	Amount	Voucher
35807	09/30/2013	MACDONAL	MacDonald-Miller Facility Solutions	6,749.26	35,807
35808	09/30/2013	PSE	Puget Sound Energy	327.49	35,808
35809	09/30/2013	QBS	Quality Business Systems	53.05	35,809
35810	09/30/2013	ULINE	ULINE	1,885.49	35,810
				9,015.29	
Check Total:				9,015.29	

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 10/3/2013 - 3:00 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
35811	10/04/2013	ANI	ANI Administrators NW Inc	1,696.51	35,811
35812	10/04/2013	AWCMED	AWC Employee Benefits Trust	111,592.84	35,812
35813	10/04/2013	CHAP13	Chapter 13 Trustee	280.00	35,813
35814	10/04/2013	ICMA401	ICMA 401	39,179.23	35,814
35815	10/04/2013	ICMA457	ICMA457	9,134.85	35,815
35816	10/04/2013	PREPAIDL	LegalShield	135.50	35,816
35817	10/04/2013	WASUPPOR	Wa State Support Registry	292.00	35,817
Check Total:				162,310.93	

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 10/10/2013 - 11:31 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
35818	10/14/2013	ABC	ABC Special Event Rentals	199.29	35,818
35819	10/14/2013	ACENB	North Bend Ace Hardware	1,000.96	35,819
35820	10/14/2013	ACH	ACH Homes LLC	7,500.00	35,820
35821	10/14/2013	ADVANTAG	Advantage Building Services	9,835.72	35,821
35822	10/14/2013	AICPA	AICPA	225.00	35,822
35823	10/14/2013	ALLAROUN	All Around Fence Co	1,601.71	35,823
35824	10/14/2013	APS	Applied Professional Svs, Inc.	120.00	35,824
35825	10/14/2013	ASBESTOS	Asbesto-Test, Inc	635.00	35,825
35826	10/14/2013	AUTOADDI	Auto Additions, Inc.	1,075.29	35,826
35827	10/14/2013	BEST	Best Parking Lot Cleaning, Inc	10,896.06	35,827
35828	10/14/2013	BLUELNGR	The Blue Line Group, LLC	9,319.05	35,828
35829	10/14/2013	BMC	BMC Select	122.28	35,829
35830	10/14/2013	BRAUNS	Jeff Brauns	421.51	35,830
35831	10/14/2013	CASCADER	Cascade Recreation, Inc	132.50	35,831
35832	10/14/2013	CDW	CDW Govt Inc	1,227.83	35,832
35833	10/14/2013	CENTLIN2	Century Link	42.50	35,833
35834	10/14/2013	CENTRALW	Central Welding Supply	508.24	35,834
35835	10/14/2013	CEZAR	Susan Cezar	58.04	35,835
35836	10/14/2013	CODEPUB	Code Publishing Inc	2,818.86	35,836
35837	10/14/2013	COMCAST2	COMCAST	110.85	35,837
35838	10/14/2013	COMPOFF	The Complete Office	481.53	35,838
35839	10/14/2013	COSTCO	Costco Wholesale	1,092.98	35,839
35840	10/14/2013	CRW	CRW Systems	1,750.00	35,840
35841	10/14/2013	CURRY	Kathy Curry	89.28	35,841
35842	10/14/2013	DAVISMON	Mona Davis	29.02	35,842
35843	10/14/2013	DEERE	John Deere Landscapes	119.01	35,843
35844	10/14/2013	DEJONG	Cory de Jong & Son Inc	4,699.50	35,844
35845	10/14/2013	EASTEQ	Eastside Equipment & Marine	541.38	35,845
35846	10/14/2013	EASTFIRE	Eastside Fire & Rescue	470,588.10	35,846
35847	10/14/2013	EASTPLUM	Gary Krupp	163.70	35,847
35848	10/14/2013	EWINGIRR	Ewing Irrigation	1,408.56	35,848
35849	10/14/2013	FASTENAL	Fastenal Industrial Supplies	589.98	35,849
35850	10/14/2013	FCS	FCS Group Inc.	18,423.12	35,850
35851	10/14/2013	FRANCO2	CMRS-FP	1,000.00	35,851
35852	10/14/2013	GALT	John E. Galt	9,383.75	35,852
35853	10/14/2013	GARWOOD	Rob Garwood	58.04	35,853
35854	10/14/2013	GFOA	Govt Finance Officers Assoc	150.00	35,854
35855	10/14/2013	GRAINER	Grainger	224.27	35,855
35856	10/14/2013	GRANGE	Grange Supply, Inc.	428.02	35,856
35857	10/14/2013	GRAYOS	Gray & Osborne, Inc.	2,058.89	35,857
35858	10/14/2013	HWA	HWA GeoSciences, Inc	6,085.34	35,858
35859	10/14/2013	IPS	Integrated Print Solutions, Inc	3,285.00	35,859
35860	10/14/2013	ISD	Issaquah School District	85,804.00	35,860
35861	10/14/2013	ISSAQ1	Issaquah Press, Inc.	437.50	35,861
35862	10/14/2013	ISSCITY	City Of Issaquah	7,031.25	35,862
35863	10/14/2013	JACKS	Jack's Repair, LLC	15,375.38	35,863
35864	10/14/2013	Kakivaya	Gopal KAKIVAYA	118.00	35,864
35865	10/14/2013	KINGFI	King County Finance A/R	14,646.43	35,865
35866	10/14/2013	KINGPET	King County Pet Licenses	195.00	35,866
35867	10/14/2013	KINGSH	King County Sheriff's Office	30.12	35,867

Check	Date	Vendor No	Vendor Name	Amount	Voucher
35868	10/14/2013	KINGWAT	King County Finance Water & Land D	9,115.00	35,868
35869	10/14/2013	KLEINFEL	Kleinfelder, Inc.	2,401.96	35,869
35870	10/14/2013	LAKESHOR	Lakeshore Marine Construction Inc	17,327.00	35,870
35871	10/14/2013	LESSCHWA	Les Schwab Tire Center	154.97	35,871
35872	10/14/2013	LEXIS	Lexis Nexis Risk Data Mgmt	54.75	35,872
35873	10/14/2013	LWSD	Lake Washington School Dist	3,502.50	35,873
35874	10/14/2013	McMICHAEL	Leslie McMichael	200.00	35,874
35875	10/14/2013	MINUTE	Mike Immel	117.14	35,875
35876	10/14/2013	MOBERLY	Lynn Moberly	7,500.00	35,876
35877	10/14/2013	NAPA/RED	Woodinville Auto Parts	1,099.53	35,877
35878	10/14/2013	NELSONTR	Nelson Truck Equip Co Inc	2,107.86	35,878
35879	10/14/2013	NESAM	NE Sammamish Sewer & Water	180.97	35,879
35880	10/14/2013	NEXTEL	Nextel Communications	735.36	35,880
35881	10/14/2013	NLC	National League of Cities	3,813.00	35,881
35882	10/14/2013	NWCASC	Northwest Cascade, Inc.	96.50	35,882
35883	10/14/2013	NWNUISAN	Willard's Pest Control Company	439.64	35,883
35884	10/14/2013	NWPLAY	Northwest Playground Equipment	476.91	35,884
35885	10/14/2013	OILCAN	Oil Can Henry's	425.96	35,885
35886	10/14/2013	PACPLANT	Pacific Plants	1,364.64	35,886
35887	10/14/2013	PACSOIL	Pacific Topsoils, Inc	4,263.38	35,887
35888	10/14/2013	PAETEC	PAETEC Integrated Solutions Group,	2,288.65	35,888
35889	10/14/2013	PAPE	Pape Machinery Exchange	3,153.60	35,889
35890	10/14/2013	PIEDMONT	Piedmont Directional Signs	350.00	35,890
35891	10/14/2013	POA	Pacific Office Automation	182.55	35,891
35892	10/14/2013	PRECCON	Precision Concrete Cutting	2,735.31	35,892
35893	10/14/2013	PROTH	Prothman Company	6,601.27	35,893
35894	10/14/2013	PSE	Puget Sound Energy	8,068.60	35,894
35895	10/14/2013	QBS	Quality Business Systems	63.18	35,895
35896	10/14/2013	REDSIGNS	Redmond Signs	836.91	35,896
35897	10/14/2013	REDUTILI	City of Redmond	100.35	35,897
35898	10/14/2013	RH2	RH2 Engineering Inc	627.30	35,898
35899	10/14/2013	RODARTE	Rodarte Construction, Inc.	169,253.59	35,899
35900	10/14/2013	RONGERUD	John Rongerudc, PS	300.00	35,900
35901	10/14/2013	ROSECITY	Rose City Label	225.83	35,901
35902	10/14/2013	ROTARY	Rotary Club Of Issaquah	39.00	35,902
35903	10/14/2013	ROTH	Stantec Consulting Serives, Inc	1,107.63	35,903
35904	10/14/2013	SAM	Sammamish Plateau Water Sewer	7,654.39	35,904
35905	10/14/2013	SAMCHAMB	Sammamish Chamber of Commerce	340.00	35,905
35906	10/14/2013	SAMHERIT	Sammamish Heritage Society	2,500.00	35,906
35909 *	10/14/2013	SEATIM	Seattle Times	1,667.57	35,909
35910	10/14/2013	SIMSLEE	Lee Sims	1,789.90	35,910
35911	10/14/2013	SOUNDPUB	Sound Publishing, Inc	556.50	35,911
35912	10/14/2013	SPILLERS	Julie Spillers	132.00	35,912
35913	10/14/2013	SSHI	SSHI LLC	7,500.00	35,913
35914	10/14/2013	STOECKL	Janc C. Stoecklin	125.00	35,914
35915	10/14/2013	STQRY	STQRY Inc	503.04	35,915
35916	10/14/2013	VERIZON	Verizon Wireless	1,679.84	35,916
35917	10/14/2013	VOYAGER	Voyager	8,836.55	35,917
35918	10/14/2013	WALAB	Wa State Dept of Labor & Indus	37,675.29	35,918
35919	10/14/2013	WATREAS	Wa State Treasurer	202.50	35,919
35920	10/14/2013	WATSONSE	Watson Security	602.80	35,920
35921	10/14/2013	WELLSFAR	Wells Fargo Bank, N.A.	8,908.08	35,921

Check Total:

1,026,122.14

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35908 }

Accounts Payable

Check Register Totals Only

User: mdunham
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Check	Date	Vendor No	Vendor Name	Amount	Voucher
35922	10/14/2013	BACKGROU	Background Source Intl	16.00	35,922
35923	10/14/2013	CDW	CDW Govt Inc	375.57	35,923
35924	10/14/2013	GREATAME	Great America Financial Services	130.31	35,924
35925	10/14/2013	HOWARD	Lyman Howard	70.80	35,925
35926	10/14/2013	JAYMARC	Jaymark-AV	5,929.65	35,926
35927	10/14/2013	KENYON2	Kenyon Disend PLLC	18,492.61	35,927
35928	10/14/2013	KINGSH	King County Sheriff's Office	401,086.58	35,928
35929	10/14/2013	MATIAS	Betsy Matias	200.00	35,929
35930	10/14/2013	PSE	Puget Sound Energy	11,313.13	35,930
Check Total:				437,614.65	



City Council Agenda Bill

Meeting Date: October 14, 2013

Date Submitted: September 23, 2013

Originating Department: Admin Services

Clearances:

<input checked="" type="checkbox"/> City Manager	<input type="checkbox"/> Community Development	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Finance & IT	<input type="checkbox"/> Police
<input checked="" type="checkbox"/> Admin Services	<input type="checkbox"/> Fire	<input type="checkbox"/> Public Works

Subject: Association of Washington Cities Employee Benefit Trust Health Care Program – Resolution Approving Interlocal Agreement

Action Required: Adopt Resolution Approving Interlocal Agreement

Exhibits:

- September 3, 2013 Letter from Association of Washington Cities Employee Benefit Trust
- Association of Washington Cities Employee Benefit Trust – Self-Funded Health Care Program
- Resolution: Association of Washington Cities Employee Benefit Trust Approving Interlocal Agreement
- Interlocal Agreement: Association of Washington Cities Employee Benefit Trust

Budget: NA

Summary Statement

This Resolution adopts an Interlocal Agreement with the Association of Washington Cities Employee Benefit Trust to participate in their self-insured health and welfare benefit program.

Background

Since incorporation, City Staff medical insurance benefits have been provided through the Association of Washington Cities Employee Benefit Trust. The Benefit Trust is creating a self-insured health and welfare benefit program which will be administered by the Benefit Trust Board of Trustees.

Sammamish’s continued participation in the Association of Washington Cities Employee Benefit Trust requires adoption of this Resolution and approval of the Interlocal Agreement.

Financial Impact:

Adoption of the Resolution and approval of the Interlocal Agreement will have no direct financial impact. I would just note for the record that all Association of Washington Cities



City Council Agenda Bill

Employee Benefit Trust Health Insurance Plans are **projected to increase 0%** from 2013 to 2014.

Recommended Motion:

Move to adopt Resolution and approve Interlocal Agreement with the Association of Washington Cities Employee Benefit Trust.



September 3, 2013

Dear AWC Employee Benefit Trust Member:

On July 25, 2013, after months of research and consideration, the AWC Employee Benefit Trust Board of Trustees voted to move from a fully insured benefit program to a self-insured model. Among a variety of advantages and opportunities that goes along with self-funding, is our projection of a **0% increase for those covered by the Trust's Regence/Asuris Medical, Group Health Medical, WDS Dental, and VSP Vision self-insured plans for 2014.**

In order to conduct business as a self-insured program, we are now required to comply with RCW 48.62 and WAC 200-110. This involves following the state law and rules administered by the Washington State Risk Manager. One of those requirements is that each member must approve, by resolution, an Interlocal agreement authorizing you to participate in the self-insured program.

Enclosed with this letter is the Interlocal Agreement and a sample council/board resolution, and fact sheet. **We ask that you please calendar these items on your next governing-body agenda for adoption, and return signed copies of the Interlocal agreement and the resolution to the AWC Employee Benefit Trust no later than November 15, 2013.**

Documents can be mailed, scanned and emailed, or faxed to Luann Hopkins, AWC Chief Operating Officer, as follows:

Mail: Luann Hopkins, COO
Association of Washington Cities
1076 Franklin Street SE
Olympia, WA 98501

Email: Luannh@awcnet.org
Fax: Luann Hopkins, COO at 360-753-0149

Members who do not return the signed Interlocal Agreement and Resolution will not be eligible to purchase medical, dental, and vision benefits from the Trust as of January 1, 2014, and will not be able to take advantage of the projected favorable rates.

If you have questions, or wish to request a representative from the AWC to attend your council/board meetings to help explain these changes, please contact Luann Hopkins or Carol Wilmes at 360-753-4137.

Sincerely,

Craig George
Chair, AWC Employee Benefit Trust
Board of Trustees

Mike McCarty
Chief Executive Officer
Association of Washington Cities

AWC Employee Benefit Trust

Self-Funded Health Care Program

Fact Sheet

On August 26, 2013, the State Risk Manager approved the AWC Trust's application to self-insure the medical plans through Group Health and Regence Blue Shield, the Vision Service Plan, and Washington Dental Service plan effective January 1, 2014. The remaining insurance products will continue to be fully-insured. This fact sheet is intended to provide background of the Trust and insight into the Board of Trustee conversation ultimately leading to the decision to self-insure.

Trust history

The AWC Employee Benefit Trust is a Voluntary Employees' Beneficiary Association (VEBA), as defined in IRC 501 (c) (9). The Trust was formed in 1970 by the Association of Washington Cities to offer affordable coverage for its cities and towns with participants in Law Enforcement Officers and Fire Fighters Pension Plan 1 (LEOFF 1). Since that time, the Trust has broadened its insured membership to include all walks of municipal government and their families. Today, the Trust serves 275 participating entities and insures approximately 36,000 employees and family members.

The Trust currently offers medical, dental, vision, employee assistance program, life insurance, long-term disability insurance, and long-term care insurance. In 1984, the Board of Trustees proved to be true visionaries in the health care industry and adopted an innovative health promotion project (wellness) as a cost containment tool. Today, the award-winning Total Health Management services of the Trust (available to Regence and Group Health medical subscribers) continues to reduce health care costs and improve quality of life for our insured members.

The AWC Trust, one of the first of its kind as a municipal league pool, is nationally recognized for excellence and innovation. Industry respect and long-term, stable relationships with insurance carriers, vendors, and consultants have benefited the pool members with quality health care programs, trust-worthy technical assistance and financial predictability. Customer advocacy and member-driven decisions continue to be the cornerstone of the Trust mission, vision and goals.

Planning retreat priority – self-insurance

As one of the highest priorities emerging from the 2011 Long Range Strategic Planning Retreat, the Trustees dedicated its 2013 meetings to learning about the world of self-insurance; hearing in-depth analysis from benefit, legal and actuarial consultants; and weighing the pros and cons of self-insuring the health care plans.

Self-Insurance means a formal program of advance funding and management of entity financial exposure to a risk of loss that is not transferred through the purchase of an insurance policy or contract.

On July 25, Trustees instructed staff and consultants to proceed with a self-insurance application to the State Risk Manager. Approval was granted on August 26, and the Trust will transition its **Regence/Asuris, Group Health, WDS and VSP** plans to self-insurance effective January 1, 2014.

Cost savings

One of the overriding factors in the decision is the potential for cost savings to members. Self-insurance allows the Trust to eliminate several taxes mandatory for fully insured plans including a 2% state tax and a 2% – 3% new 2014 federal insurer tax. While our retention and stop loss fees were extremely competitive as a fully insured plan, these fees were also lowered with the aid of a competitive self-insurance marketplace. Along with all these cost savings, we’ll be able to focus on our own trend line, which has been lower than carriers’ trends for many years. This bodes well for not only this year’s rate projections, but future year’s as well.

The transition to self-insurance will not change the manner in which plans are rated (i.e., the Trust will continue to pool all member claims rather than develop rates based upon individual employer loss experience). However, the discussion of large city claims rating is slated to be discussed by the Board of Trustees in 2014, and being self-insured certainly enables a broader scope of analysis.

With all these factors considered, the Trust’s 2014 rate **projections** are very favorable with 0% increase projected for most plans.

Self-insurance plans

Fully-insured plans

Regence/Asuris Medical	0%	LEOFF I Medicare Advantage Plan	8%
Group Health Medical	0%	Willamette Dental	0%
WDS Dental	0%	Life & LTD	0%
VSP Vision	0%	EAP	0%

Exhibit 2

Final rates will be adopted by the Board of Trustees on September 26. Look to our website by end of day on Friday, September 27, for an updated posting.

WellCity rate impact

The WellCity discount is 2% less than the base rate. Ongoing WellCity Award recipients – your current rate will be 2% less than the base rate – which means your rate stays the same. For cities earning the 2013 WellCity Award for the first time, you'll get a 2% discount on the 2014 base rate, meaning your rate this year is actually a 2% savings from your 2013 rate.

Employee impacts

For now, know that the impact to employees and their family members is minimal to none:

- Benefit plan designs remain the same, including the mandated benefit changes under the ACA for 2014
- Employees have access to the same provider networks.
- Claims will be processed by the same carriers.
- It is possible that a new ID card will be generated.

Member Employer impacts

Impact to employers is equally minimal:

- Members will still be part of the Trust's large pool, which will now be self-insured.
- The monthly bill will still be generated by NWA and due at the same time as current (by the 10th of the month).
- The most notable change for employers will be the council-adoption by resolution of an Interlocal Agreement between the jurisdiction and the AWC Trust.

Interlocal Agreement

RCW 48.62 authorizes local government entities to self-insure for health care benefits, and delegates rule-making authority and oversight to the Washington State Risk Manager. Chapter 200-110 Washington Administrative Code sets forth that members of the health care program (pool) must be a signatory to the health care program's Interlocal Agreement, and the Interlocal Agreement must be adopted by the local governing body by resolution.

In order for the Trust to meet the state deadlines, member jurisdictions must provide the adopted resolution and Interlocal Agreement no later than **November 15, 2013**.

AWC Employee Benefit Trust Health Care Program Reserve Funding

Self-insured health care programs must establish reserves necessary to fund the termination costs of the program and to insulate the program against unusual severity or frequency of claims. The Board of Trustees have pledged reserve funds pursuant to actuarially established amounts to satisfy this requirement.

Exhibit 2

Health Care Program 2014 Financials *at a glance*

Beginning Program Deposits/Assets ¹	\$15,420,000
Projected Employer Contributions	\$174,672,167
Projected Employee Contributions	\$19,408,091
Other Projected Revenues	\$308,400
Total Projected Revenues	\$194,388,586
Projected Claims Payments	\$179,155,972
Projected Operational Expenses ²	\$12,334,777
Projected Stop Loss Insurance Policy	\$813,875
Projected Wellness Program Expenses	\$1,775,561
Total Projected Annual Expenses	\$194,080,186
Projected Year-End Program Assets/Reserves	\$15,728,400

¹ Projected reserves as of December 31, 2013 are \$75,471,971 of which \$15,420,000 are pledged as beginning health care program assets.

² Includes claims adjudication, broker fee-for-service, actuary, legal, consultants, and operations.

Questions

As always, the Trust is committed to communicating with members. You can expect ongoing communications in upcoming **For Your Health** e-newsletters. If you have any questions regarding the Trust's decision to self-insure, the new rate projections, or the Interlocal Agreement feel free to contact an AWC Trust staff member at 1-800-562-8981 or benefitinfo@awcnet.org.

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2013-_____**

**A RESOLUTION OF THE SAMMAMISH CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO ENTER INTO AN
INTERLOCAL AGREEMENT WITH ASSOCIATION OF
WASHINGTON CITIES EMPLOYEE BENEFIT TRUST TO
PARTICIPATE IN THEIR SELF-INSURED HEALTH AND
WELFARE BENEFIT PROGRAM**

WHEREAS, the Association of Washington Cities Employee Benefit Trust (the “Trust”) is an entity to which contributions by cities and towns and non-city entities organized and existing under the Constitution or laws of the State of Washington and who are members of the Trust (“Participating Cities and Towns,” and “Participating Non-City Entities”) and their employees can be paid and through which the Board of Trustees of the Trust (“Trustees”) provides one or more insured health and welfare benefit plans or programs to Participating Cities and Towns’ and Non-City Entities’ employees, their dependents and other beneficiaries (“Beneficiaries”), on whose behalf the contributions were paid; and

WHEREAS, the Trust qualifies as a voluntary employee beneficiary association within the meaning of Section 501(c)(9) of the Internal Revenue Code, providing for the payment of life, sick, accident or other benefits to Beneficiaries; and

WHEREAS, the Trust and Participating Cities and Towns and Non-City Entities have determined that it is in the best interest of Participating Cities and Towns and Non-City Entities to jointly self-insure certain health benefit plans and programs for Beneficiaries through a designated account within the Trust, while at the same time having the Trust continue as the entity to which other insured health and welfare benefit program contributions are paid and through which insured health and welfare benefit plans and programs are provided to Beneficiaries; and

WHEREAS, it appears economically feasible and practical for the parties to do so; and

WHEREAS, Chapter 48.62 RCW provides that two or more local government entities may, by Interlocal agreement under chapter 39.34 RCW, jointly self-insure health benefit plans and programs, and/or jointly hire risk management services for such plans or programs by any one or more of certain specified methods; and

WHEREAS, the Association of Washington Cities Employee Benefit Trust Interlocal Agreement (the “Interlocal Agreement”) attached hereto creates a joint self-insured health and welfare benefit program (the “Health Care Program”) to be administered by the Trustees for the purposes of providing self-insured health benefits to Beneficiaries; and

WHEREAS, WAC 200-110-030 requires every local government entity participating in a joint self-insurance health and welfare benefit program to adopt such program by resolution; and

Exhibit 3

WHEREAS, Chapter 48.62 requires Health Care Program assets to be managed consistent with existing authority over use of municipal funds in RCW 35.39.030. The Trust will manage Health Care Program reserves in compliance with Chapter 48.62 RCW; RCW 35.39.030, and the Health Care Program Investment Policy; and

WHEREAS, all premium contributions for use in the Health Care Program are deposited into a designated account within the Trust, the Health Care Program Account (the "HCP Account"), and the HCP Account represents a pool of funds that is independent of all other Trust or AWC funds; and

WHEREAS, the Trust intends to manage the HCP Account assets in compliance with federal and state laws and the Interlocal Agreement; and

WHEREAS, the City of Sammamish believes it is in the best interest of the Health Care Program to allow the Trust to manage the HCP Account;

NOW THEREFORE RESOLVED, that the Interlocal Agreement creating the Health Care Program is hereby adopted.

RESOLVED, that by adopting such Agreement, the City of Sammamish acknowledges that it shall be subject to assessments as required by the Health Care Program.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF OCTOBER, 2013.

CITY OF SAMMAMISH

Mayor Thomas T. Odell

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Michael R. Kenyon, City Attorney

Filed with the City Clerk: September 24, 2013
Passed by the City Council:
Resolution No. R2013-_____

**ASSOCIATION OF WASHINGTON CITIES EMPLOYEE BENEFIT TRUST
HEALTH CARE PROGRAM
INTERLOCAL AGREEMENT**

This Agreement is made and entered into in the State of Washington by and among the Association of Washington Cities Employee Benefit Trust (the “Trust”) and cities and towns, and non-city entities organized and existing under the Constitution or laws of the State of Washington and who are members of the Trust (“Participating Cities and Towns,” or “Participating Non-City Entities”), all of whom are signatories to this Agreement.

RECITALS

WHEREAS, the Trust is an entity to which contributions by Participating Cities and Towns and Non-City Entities (defined below) and Participating Employees (defined below) are paid and through which the Board of Trustees provides one or more insured health and welfare benefit plans or programs to Participating Employees, their covered dependents and other beneficiaries (“Beneficiaries”), on whose behalf the contributions were paid; and

WHEREAS, the Trust qualifies as a voluntary employee beneficiary association within the meaning of Section 501(c)(9) of the Internal Revenue Code (“VEBA”), providing for the payment of life, sick, accident or other benefits to Beneficiaries; and

WHEREAS, the Trust and the Participating Cities and Towns have determined that it is in the best interest of Participating Cities and Towns to jointly self-insure certain health benefit plans and programs for Beneficiaries through a designated account within the Trust, while at the same time having the Trust continue as the entity to which health and welfare benefit plan or program contributions are paid and through which insured health and welfare benefit plans and programs are provided to Beneficiaries; and

WHEREAS, it appears economically feasible and practical for the parties to this Agreement (defined below) to do so; and

WHEREAS, Chapter 48.62 RCW provides that two or more local government entities may, by Interlocal agreement under Chapter 39.34 RCW, jointly self-insure health benefit plans and programs, and/or jointly hire risk management services for such plans or programs by any one or more of certain specified methods; and

WHEREAS, each local government entity that is a signatory hereto, as required by WAC 200-110-030, acts upon the authority of a resolution adopting this Agreement and the Health Care Program (defined below) created herein;

NOW, THEREFORE, for and in consideration of all of the mutual benefits, covenants and agreements contained herein, the parties hereto agree as follows:

ARTICLE 1

DEFINITIONS

The following are definitions of terms used in the Agreement. Unless indicated otherwise, other terms are defined where they are first used. Defined terms are capitalized when used in the defined context.

- 1.1 **Agreement** means this Interlocal Agreement entered into under the authority of Chapter 39.34 RCW and as required by RCW 48.62.031(2) between the Trust and Participating Employers.
- 1.2 **Association of Washington Cities** or **AWC** means the Association of Washington Cities, a not-for-profit membership association established pursuant to the laws of the state of Washington for the purpose of providing various services to and on behalf of its member cities.
- 1.3 **Association of Washington Cities Employee Benefit Trust** or the **Trust** means the trust and all property and money held by such entity, including all contract rights and records, established for the sole purpose of providing life, sick accident or other health and welfare benefits to Participating Employees, their covered dependents and other beneficiaries, and which is approved by the Internal Revenue Service as a VEBA.
- 1.4 **Employee Benefits Advisory Committee** or **EBAC** means the committee defined in Article V of the Trust Agreement that may be delegated responsibility by the Board of Trustees, including but not limited to: overseeing the operations of the Health Care Program, analyzing and developing annual premium levels and benefit coverage changes for recommendation to the Board of Trustees and performing other duties necessary to ensure that the needs of Participating Employers are met and the long-term financial health of the Health Care Program is maintained.
- 1.5 **Health Care Program** means the joint self-insurance program offering self-insured health benefit options through the HCP Account.
- 1.6 **HCP Account** means a designated account within the Trust and created by this Agreement, the Trust Agreement and Trust Health Care Program policies all under the authority of Chapter 48.62 RCW to provide self-insured health benefits to Participating Employees, their covered dependents and other beneficiaries and further described in Article 6.
- 1.7 **Non-City Entity** means any public agency, public corporation, intergovernmental agency or political subdivision, within the state of Washington that meets the requirements of Article IX, Section 1(c)(ii) and (iii) of the Trust Agreement for participation in the Health Care Program.
- 1.8 **Participating City** means any city or town within the state of Washington that meets the requirements of Article IX, Section 1(a) or Section 1(b) of the Trust Agreement.

Exhibit 4

- 1.9 **Participating Employee** means any individual employed by a Participating Employer and for whom the Participating Employer makes contributions to the Trust, and any individual who may have been so employed but is subsequently laid off, terminated, or retired.
- 1.10 **Participating Employer** means a Participating City or Non-City Entity that is also a party to this Agreement.
- 1.11 **Resolution** means the resolution adopted by each Participating City or Non-City Entity that authorizes the Health Care Program.
- 1.12 **State Risk Manager** or **Risk Manager** means the risk manager of the Risk Management Division within the Department of Enterprise Services.
- 1.13 **Stop Loss Insurance** or **Reinsurance** means a promise by an insurance company that it will cover losses of the Health Care Program over and above an agreed-upon individual or aggregated amount, which definition shall be modified by any changes to the definition of stop loss insurance in WAC 200-110-020.
- 1.14 **Third-Party Administrator** means the independent association, agency, entity or enterprise which, through a contractual agreement, provides one or more of the following ongoing services to the Health Care Program: pool management or administration services, claims administration services, risk management services, or services for the design, implementation, or termination of an individual or joint self-insurance program.
- 1.15 **Trust Agreement** means the Trust Agreement Governing the Trust amended and restated July 1, 2013, and any subsequent amendments thereto.
- 1.16 **Trustees** or **Board of Trustees** means the following individuals and their successors, who together, govern the Trust and the Health Care Program:
- 1.16.1 the AWC President and the AWC Vice President;
 - 1.16.2 the EBAC Chair and the EBAC Vice Chair; and
 - 1.16.3 an individual elected pursuant to the procedures in Article III, Section 5 of the Trust Agreement to serve as the trustee from one of the following regions:
 - (a) North East Region (known as the “North East Region Trustee”);
 - (b) North West Region (known as the “North West Region Trustee”);
 - (c) South East Region (known as the “South East Region Trustee”); and
 - (d) South West Region (known as the “South West Region Trustee”).

Individuals from Non-City Entities are not eligible to serve as Trustees.

ARTICLE 2

PURPOSE

This Agreement is entered into for the purpose of authorizing the Health Care Program created by the Trust to provide self-insured health benefits to Participating Employees, their covered dependents and other beneficiaries. The Health Care Program shall comply with the statutory provisions found in Chapters 48.62 and 39.34 RCW and the regulatory requirements contained in WAC 200-110 applicable to joint self-insurance programs.

ARTICLE 3

PARTIES

Each party to this Agreement certifies that it intends to participate in the Health Care Program. Participating Employers are signatories of this Agreement to become effective on a date to be mutually determined (the "Effective Date") and with such other Participating Cities and Non-City Entities as may later be added to and become signatories to this Agreement.

ARTICLE 4

DURATION OF AGREEMENT

- 4.1 This Agreement shall become effective on the Effective Date.
- 4.2 This Agreement shall have perpetual duration unless terminated as hereinafter provided.

ARTICLE 5

MEMBERSHIP COMPOSITION

The Health Care Program shall be open to Participating Cities and Non-City Entities. Participation in the Health Care Program is voluntary and not a requirement of AWC membership. The Board of Trustees shall provide for the reasonable admission of new Participating Cities and Non-City Entities.

ARTICLE 6

HCP ACCOUNT

- 6.1 All premium contributions by Participating Employers, Non-City Entities and Participating Employees for use in the Health Care Program are deposited into the HCP Account.
- 6.2 The HCP Account represents a pool of funds that is independent of all other Trust or AWC funds and independent of all other Participating Employer and Non-City Entity funds. The funds deposited into the HCP Account are held, managed and expended only for the Health Care Program and reasonable expenses, consistent with applicable state

and federal statutes and rules governing joint self-insurance programs and self-insurance programs generally.

- 6.3 The HCP Account is subject to audit by the State Auditor's Office.

ARTICLE 7

TRUSTEE POWERS RELATED TO HEALTH CARE PROGRAM

The Board of Trustees is provided with the powers and functions established under RCW 48.62.031 to accomplish the following:

- 7.1 Promote the economical and efficient means by which health benefits coverage is made available to Participating Employers and Non-City Entities and provided to Participating Employees, their covered dependents and other beneficiaries;
- 7.2 Protect the financial integrity of the Health Care Program through purchase of Stop Loss Insurance or Reinsurance in such form and amount as needed;
- 7.3 Contract for or otherwise provide risk management and loss control services;
- 7.4 Contract for or otherwise provide legal counsel for the defense of claims and other legal services;
- 7.5 Consult with the state insurance commissioner and the State Risk Manager;
- 7.6 Obligate the Participating Employers and Non-City Entities to pledge revenues or contribute money to secure the obligations or pay the expenses of the Health Care Program, including the establishment of a reserve or fund for coverage; and
- 7.7 Exercise all other powers and perform all other functions reasonably necessary to carry out the purposes of the Health Care Program, Chapter 48.62 RCW and Chapter 200-110 WAC.

ARTICLE 8

ORGANIZATION OF HEALTH CARE PROGRAM

- 8.1 The operations of the Health Care Program are managed by the Board of Trustees or its delegates. The Trustees or any delegates review and analyze Health Care Program-related matters and make operational decisions regarding premium contributions, reserves, plan options and benefits in compliance with Chapter 48.62 RCW.
- 8.2 The Board of Trustees has decision authority consistent with the Trust Agreement, Health Care Program policies, Chapter 48.62 RCW and Chapter 200-110 WAC.

ARTICLE 9

RESPONSIBILITIES OF THE TRUSTEES

- 9.1 The Board of Trustees shall discharge its responsibilities under this Agreement as follows:
- 9.1.1 Provide for the efficient management and operation of the Health Care Program;
 - 9.1.2 Provide for health benefit coverage options for Participating Employees, their covered dependents and other beneficiaries;
 - 9.1.3 Determine the level of Stop Loss Insurance or Reinsurance coverage for claims expenses above the amounts deemed appropriate for self-insurance;
 - 9.1.4 Ensure that the Health Care Program meets required state and federal statutes and rules;
 - 9.1.5 Contract with vendors required to meet the responsibilities established by the Trust Agreement, Health Care Program policies, and applicable state and federal statutes and rules;
 - 9.1.6 Maintain the balance between meeting the Health Care Program needs of Participating Employers and the long-term financial integrity of the Health Care Program;
 - 9.1.7 Prepare an annual financial report on the operations of the Health Care Program; and
 - 9.1.8 Provide for other services deemed appropriate by the Board of Trustees to meet the purposes of this Agreement.
- 9.2 The Board of Trustees may delegate the responsibilities described in this Article 9 to the EBAC or other delegates at its complete discretion.

ARTICLE 10

RESPONSIBILITIES OF THE PARTICIPATING EMPLOYERS

In order to participate in the Health Care Program, Participating Employers shall:

- 10.1 Be a Participating City or Non-City Entity in good standing and comply with the requirements of admission or qualification as established by the Board of Trustees;
- 10.2 Adopt this Agreement by Resolution, agreeing to its terms and provisions;
- 10.3 Submit the Resolution and Agreement to the Trust;

Exhibit 4

- 10.4 Read the terms, conditions and representations set forth in the application agreement related to participation in the Health Care Program;
- 10.5 Designate an employee of the Participating Employer to be a contact person for all matters relating to the Participating Employer's participation in the Health Care Program;
- 10.6 Pay premiums for the Health Care Program to the Third-Party Administrator no later than the tenth day of the month in which the premium is due;
- 10.7 By formal action of the legislative body of the Participating Employer, approve policies and procedures necessary to secure protected health information ("PHI") in accordance with Chapter 70.02 RCW and the Health Insurance Portability and Accountability Act ("HIPAA") privacy and security rules, codified at 45 C.F.R. Parts 160-164;
- 10.8 Provide the Health Care Program with such information or assistance as is necessary for the Health Care Program to meet its responsibilities under this Agreement; and
- 10.9 Cooperate with and assist the Health Care Program and any insurer of Stop Loss Insurance or Reinsurance, in all matters relating to the administration and operation of the Health Care Program and all matters relating to this Agreement.
- 10.10 Comply with all bylaws, rules, regulations and policies adopted by the Board of Trustees relating to the Health Care Program.

ARTICLE 11

RESERVE FUND INVESTMENT

All reserve fund investments from the HCP Account shall be made in a manner that is consistent with RCW 48.62.111, Chapter 39.59 RCW, WAC 200-110-090 and the Health Care Program Investment Policy.

ARTICLE 12

FINANCIAL RECORDS

- 12.1 The Board of Trustees shall develop estimated revenue and expenditures to establish a budget for each fiscal year covering January 1 through December 31 annually. Actual Health Care Program revenues and expenditures shall be monitored monthly by the Board of Trustees and reported at its quarterly meetings.
- 12.2 The accounting records of the Health Care Program are maintained in accordance with methods prescribed by the State Auditor's office under the authority of Chapter 43.09 RCW. The Health Care Program also follows applicable accounting standards established by the Governmental Accounting Standards Board ("GASB"). Year-end financial reporting is done on an accrual basis and submitted to the Office of the State Auditor as required by Chapter 200-110 WAC. Once reviewed and approved by the

Office of the State Auditor the year-end financial report is transmitted to the Office of the State Risk Manager.

- 12.3 Financial records of the Health Care Program shall be subject to audit by the Office of the State Auditor. Year-end financial reports and audit results shall be made available to interested parties. The Health Care Program shall provide financial information as required by state statute and rule to the Office of the State Risk Manager.

ARTICLE 13

PARTICIPATING EMPLOYER TERMINATION AND WITHDRAWAL

- 13.1 A Participating Employer must remain in good standing with the Trust and adhere to the requirements of this Agreement. In the event that a Participating Employer fails to be a Participating City or Non-City Entity in good standing, participation in the Health Care Program shall automatically terminate without notice as shall all health and welfare benefits provided through the Health Care Program.
- 13.2 The Board of Trustees may take action to terminate membership or deny membership in the Health Care Program where it determines that such termination or denial is in the best interest of the Health Care Program
- 13.3 When a Participating Employer's eligibility in the Health Care Program is affected due to merger or annexation, the affected Participating Employer may petition the Board of Trustees to remain in the Health Care Program.
- 13.4 A Participating Employer may only withdraw its participation in the Health Care Program at the end of the calendar year and must provide written notice to the Trust at least thirty-one (31) days in advance of the end of the calendar year (December 31st).
- 13.5 In the event of withdrawal or non-renewal, the Health Care Program will cover any of the Participating Employer's remaining outstanding Health Care Program claims expenses incurred prior to the Participating Employer's withdrawal from or non-renewal in the Health Care Program.
- 13.6 No Participating Employer, because of withdrawal or any other reason, has any right or interest in the HCP Account because of its nature as a rate stabilization fund. In the event any Participating Employer withdraws from the Health Care Program, its Participating Employees, their covered dependents and other beneficiaries and any Consolidated Omnibus Budget Reconciliation Act of 1985 as amended (COBRA) participants and contract personnel and dependents approved by the Board of Trustees, shall forfeit all right and interest to the HCP Account.

ARTICLE 14

TERMINATION OF HEALTH CARE PROGRAM

- 14.1 In the event the Health Care Program is terminated, the Board of Trustees shall distribute the remaining funds in the HCP Account to the Trust or any successor association authorized by Chapter 39.34 RCW for like purposes for use in any program with similar purposes.
- 14.2 Upon termination, this Agreement and the HCP Account shall continue for the purpose of paying remaining outstanding claims and expenses and fulfilling all other functions necessary to complete the business of the Health Care Program.

ARTICLE 15

MEETINGS, NOTICES AND COMMUNICATIONS

- 15.1 The Board of Trustees and the EBAC, if any responsibilities for Trust management have been delegated thereto, shall provide notice of their regular and special meetings and hold their meetings in accordance with Chapter 42.30, RCW Open Public Meetings Act.
- 15.2 Communications with Participating Employers may occur using mail, email or posting on the Health Care Program website. The website shall be partitioned to provide information for the general public and information specific to Participating Employers and their employees.
- 15.3 Communications may come directly from the Health Care Program, through the Third-Party Administrator or through another vendor on behalf of the Health Care Program.

ARTICLE 16

AMENDMENTS TO INTERLOCAL AGREEMENT

- 16.1 The Board of Trustees shall review and analyze any proposed amendment to this Agreement. An amendment may be proposed for review by any party to this Agreement.
- 16.2 The Board of Trustees upon its discretion may take action by resolution on any amendment at any regular meeting of the Board of Trustees.

ARTICLE 17

PROHIBITION ON ASSIGNMENT

- 17.1 No Participating Employer may assign any right or claim of interest it may have under this Agreement.

- 17.2 No creditor, assignee or third-party beneficiary of any employer shall have the right, claim or title to any party, share, interest, premium or asset of the Trust, HCP Account or the Health Care Program.

ARTICLE 18

HEALTH CLAIM DISPUTES AND APPEALS

In the event that a dispute arises over a health claim, the procedures, adjudication requirements and administrative remedies shall be found in the Health Care Program's plan document applicable to the Health Care Program covering the claimant.

ARTICLE 19

PLAN ADMINISTRATION DISPUTES AND APPEALS

- 19.1 In the event that a dispute arises between a Participating Employer and the Health Care Program, the Participating Employer shall document the circumstances causing the dispute and submit a written request for review of the disputed circumstances to the Board of Trustees. Upon review of such information, the Board of Trustees shall attempt to resolve the dispute.
- 19.2 If the Board of Trustees' resolution to the dispute is deemed unsatisfactory, then alternative dispute resolution through mediation or binding arbitration may be necessary.

ARTICLE 20

ENFORCEMENT OF TERMS OF AGREEMENT

- 20.1 The Board of Trustees may enforce the terms of this Agreement.
- 20.2 In the event legal action is initiated to enforce any term or provision of this Agreement against any present or previous Participating Employer, the prevailing party shall receive such reimbursement of costs as the court deems reasonable for attorneys' fees and costs related to the relevant legal action.

ARTICLE 21

DEFAULT

- 21.1 If any Participating Employer fails to perform any term or condition of this Agreement and such failure continues for a period of sixty (60) days after the Board of Trustees has given the Participating Employer written notice describing such failure, the Participating Employer shall be considered in default.
- 21.2 Upon default, the Board of Trustees may immediately cancel the Participating Employer's participation in the Health Care Program without additional notice or exercise some other remedy otherwise provided by law.

- 21.3 The rights and remedies of the Board of Trustees are cumulative in nature and pursuit of any particular remedy shall not be deemed an election of remedies or a waiver of any other remedies available hereunder or otherwise available by law.

ARTICLE 22

NO WAIVERS

No waiver or forbearance of a breach of any covenant, term, or condition of this Agreement shall be construed to be a waiver or forbearance of any other or subsequent breach of the same or of any other covenant, term or condition, and the acceptance of any performance hereunder, or the payment of any sum of money after the same has become due or at a time when any other default exists hereunder, shall not constitute a waiver or right to demand payment of all sums owing or a waiver of any other default then or thereafter existing.

ARTICLE 23

CONTRACT MANAGEMENT

The Health Care Program shall designate a person to whom the State Risk Manager shall forward legal process served upon the Risk Manager; **The AWC Chief Executive Officer** (designee or successor). **The Health Care Program Director** shall be responsible for and shall be the contact person for all communications regarding the performance of this Agreement.

ARTICLE 24

SEVERABILITY

If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this Agreement, and to this end the provisions of this Agreement are declared to be severable.

ARTICLE 25

COUNTERPART COPIES

This Agreement may be signed in counterpart or duplicate copies and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

ARTICLE 26

HEADINGS

The Article and Section headings in this Agreement are inserted for convenience only and are not intended to be used in the interpretation of the contents of the Articles and Sections they introduce.

ARTICLE 27

AGREEMENT COMPLETE

This Agreement and the documents referenced herein contains all the terms and conditions agreed to by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind the parties hereto.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement.

Association of Washington Cities
Employee Benefit Trust

Participating Employer

Signature: 

Signature: _____

Name: **Michael A. McCarty**

Name (print): _____

Title: Chief Executive Officer

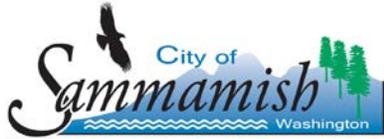
Title: _____

Date: August 30, 2013

Date: _____

Effective Date: January 1, 2014

Exhibit 4



City Council Agenda Bill

Meeting Date: October 14, 2013

Date Submitted: October 9, 2013

Originating Department: Community Development

Clearances:

<input checked="" type="checkbox"/> City Manager	<input checked="" type="checkbox"/> Community Development	<input type="checkbox"/> Parks & Recreation
<input type="checkbox"/> Attorney	<input checked="" type="checkbox"/> Finance & IT	<input type="checkbox"/> Police
<input type="checkbox"/> Admin Services	<input type="checkbox"/> Fire	<input type="checkbox"/> Public Works

Subject: Contract Amendment No. 1 - Economic Development Strategic Plan

Action Required: Authorize the City Manager to approve Contract Amendment No. 1 (C2013-130) with Community Attributes Inc. for the development of the City's Economic Development Strategic Plan.

Exhibits: Supplemental Agreement No. 1

Budget: \$170,000 - 2013-2014 General Fund/Non-Department Economic Development operating budget (professional services account number 001-090-558-70-41-00).

Summary Statement:

This contract amendment will increase the existing contract with Community Attributes Inc. (CAI), for development of the City's Economic Development Strategic Plan (EDSP), by \$26,000 for a total contract amount of \$91,000.

Background:

In 2012 the City participated in the Economic Development Self Assessment Tool (EDSAT). The EDSAT is an academic exercise from Northeastern University's Dukakis School in partnership with the National League of Cities that allows cities to assess strengths and weaknesses for attracting business investment. The results of the EDSAT were presented to the City Council on June 18, 2012. Recommended next steps included developing an EDSP, with engagement of citizens and local businesses, which encompasses a long-term approach with consistency over time.

During the 2013-2014 Budget development process, the City Council directed staff to include development of the EDSP. \$130,000 was added to the General Fund budget (augmenting \$40,000 of existing funds) which was adopted on December 4, 2012.



City Council Agenda Bill

An outline of the process to develop the EDSP was presented at the City Council retreat in January. At that time the City Council discussed the need for public involvement, establishing a long-term vision, and to develop a plan that not only addresses the Town Center but focuses on the entire City. The City Council affirmed their direction to proceed with development of the EDSP and to hire CAI to lead the process. CAI began their engagement in March of this year.

Project Status

On October 8, 2013, CAI staff presented an update of the EDSP project's status and facilitated the City Council through an exercise to define the City's vision of how economic development is defined in Sammamish. CAI staff also shared elements of a "Pioneer Strategy" for the Town Center with suggested next steps to serve as a catalyst for development in the Town Center. The final EDSP is due to be delivered to the City Council in December.

Contract Amendment

The scope of CAI's engagement, as originally planned, relied on the use of the City's project team to work with CAI to expedite action steps and develop recommendations suitable for the City Council's consideration. This allowed for three updates to the Community and Economic Development Committee (CEDC) and City Council. Furthermore, the original scope included 10 to 15 meetings with local business leaders and regional developers.

As the project progressed, the roles of the project team, CEDC, and City Council changed with the CEDC and City Council taking on more active roles in the process. In addition, the scope of the original contract underestimated the demand for two-way communication with the business community and the City Council's desire for more detailed research and statistical analysis.

Specific variances from the original project scope include the following items:

- Meetings with City leadership – The original scope assumed three meetings with the CEDC and City Council (on the same evening). Responding to the CEDC, CAI met with the CEDC five times in addition to four meetings with the City Council through October 8th. In addition, CAI attended a Planning Commission meeting that was not anticipated in the original scope. CAI estimates three more meetings with the City Council and CEDC to complete the project.
- Meetings with stakeholders - The original scope assumed 10 interviews with local business leaders and five interviews with regional real estate developers. CAI has interviewed five developers to date, contributed to the design of home-based survey questionnaire, and facilitated an outreach event in the Council Chambers on May 22nd that included 15 representatives from the Sammamish business community. In addition, CAI has met individually, and in groups, with property owners in the Town Center.
- Research and Market Analysis – CAI performed additional, and more in depth, research and market analysis at the request of the CEDC and City Council. This included discussion with a national retail consulting firm, expansion of the home-based and brick & mortar business analysis, and an assessment (including future projection) of the City's continued build out and limited commercial development. As a result of this work, CAI is able to develop a list of shops and businesses suitable for recruitment to Sammamish.



City Council Agenda Bill

The additional work performed by CAI and City staff is necessary for successful completion of the EDSP. This work affords an opportunity to solicit important input and feedback from all stakeholders involved, allows CAI to research and answer questions from the City Council and CEDC, and allows for a “no stone uncovered” approach in assessing the City’s economic development potential.

Financial Impact:

This action will obligate the City to an additional \$26,000 through March 31, 2014. Sufficient appropriation exists within the 2013-2014 General Fund/Non-Department Economic Development operating budget.

Original Contract Amount	\$65,000
Amendment No. 1	<u>26,000</u>
Total Revised Contract Amount	\$91,000

Economic Development Funding (2013-2014 Budget)

Upon completion of the EDSP, \$79,000 will be available for implementation of action items identified in the Plan. This funding is in addition to the \$4.5 million of capital funds budgeted for infrastructure improvements in the Town Center and the \$200,000 budgeted for development of the four quadrant plans.

Economic Development Strategic Plan Budget	\$170,000
Revised CAI Contract	<u>(91,000)</u>
Funding Available for Implementation of EDSP	\$79,000

Recommended Motion:

Authorize the City Manager to execute Contract Amendment No. 1 with Community Attributes Inc. for development of the City’s Economic Development Strategic Plan in an amount not to exceed \$26,000.



SUPPLEMENTAL AGREEMENT

Amendment Number: 1	Date: October 14, 2013
Project: Economic Development Strategic Plan	City Project number: N/A
Consultant: Community Attributes Incorporated	Contract Number: C2013-130

The City of Sammamish desires to amend the agreement with Community Attributes Inc. (CAI) for development of an Economic Development Strategic Plan. All provisions in the basic agreement remain in effect except as expressly modified by this amendment.

Task	Description	Original Amount	Amendment	Revised Amount
Task 1	Leadership Interviews	\$3,000.00	\$10,176.00	\$13,176.00
Task 2	Economic Assessment and Market Profile	20,000.00	10,630.00	30,630.00
Task 3	Business and Development Interviews	3,000.00	2,854.00	5,854.00
Task 4	Project Team Meetings	5,000.00	7,191.00	12,191.00
Task 5	Actions Steps Research and Development	15,100.00	3,291.00	18,391.00
Task 6	Draft & Final Plan and Presentation	13,000.00	(2,242.00)	10,758.00
Task 0	Contingency	5,900.00	(5,900.00)	0.00
Total		\$65,000.00	\$26,000.00	\$91,000.00

The changes to this agreement are described as follows:

- Revised contract end date to March 31, 2014
- Increase contract by \$26,000.00, total contract amount not to exceed \$91,000.00

Exhibit 1

Original Contract Amount:	Current Contract Amount	Net Change This Amendment	Estimated Contract Total After Change
\$65,000.00	\$65,000.00	\$26,000.00	\$91,000.00
		Approved:	
_____ Community Attributes Inc.	_____ Date	_____ City of Sammamish	_____ Date

COUNCIL  **MINUTES**

**Regular Meeting
October 1, 2013**

Mayor Tom Odell called the regular meeting of the Sammamish City Council to order at 6:30 pm.

Councilmembers present: Mayor Tom Odell, Deputy Mayor Ramiro Valderrama, Councilmembers John Curley, Don Gerend, John James Tom Vance and Nancy Whitten.

Staff present: City Manager Ben Yazici, Public Works Director Laura Philpot, Assistant City Manager/Community Development Director Kamuron Gurol, Parks & Recreation Director Jessi Bon, Parks Project Manager Anjali Myer, Administrative Services Director Mike Sauerwein, City Attorney Bruce Disend, City Attorney Mike Kenyon and City Clerk Melonie Anderson.

Roll Call/Pledge of Allegiance

Roll was called. City Attorney Bruce Disend led the pledge.

Approval of Agenda

MOTION: Councilmember Valderrama moved to approve the agenda. Councilmember Gerend seconded. Motion carried unanimously 7-0.

Presentations/Proclamations

- Special Recognition by City Manager – City Manager Ben Yazici recognized City Attorney Bruce Disend for his thirteen years of service with the City.
- Medicaid Expansion Outreach and Enrollment/King County – Katie Ross, from King County gave a PowerPoint presentation regarding health reform enrollment (*available on the city's website at www.sammamish.wa.us*)

Public Comment

Father Kevin Duggen, Pastor Mary Queen of Peace Church, The church is considering hosting Tent City 4 (a homeless encampment) with the help of other area churches.

Jill Rush, 1488 207th, Spoke regarding the construction that is happening near her street and the fact that the street has been designated as a public street.

John Galvin, 432 228th Avenue SE, Spoke regarding the lack of progress in the development of the Town Center.

Mark Seely, 4145 243rd SE, Spoke in favor of including Klahanie in Sammamish's Potential Annexation area.

Tom Harmon 4369 243rd Avenue SE, Thanked the Council for the presentation given at the Boundary Review Board hearing regarding the Klahanie annexation to Issaquah. He asked Mayor Odell to write a letter to the Mayor of Issaquah requesting a postponement of the vote for annexation.

Christopher Jensen 24317 SE 41st Lane, Agreed with the two previous speakers regarding the Klahanie Annexation.

Consent Agenda

Payroll for the period ending September 15, 2013 for pay date September 20, 2013 in the amount of \$290,066.74

Approval: Claims for period ending October 1, 2013 in the amount of \$1,391,996.76 for Check No. 35717 through No. 35804

Ordinance: Second Reading Amending SMC 16.05.030 Regarding Hours Of Construction; Providing For Severability; And Establishing An Effective Date

Resolution: Granting Final Plat Approval to the Plat of Cornerstone Estates

Contract: On-Call Environmental Consulting/Parametix

Amendment: National Pollution Discharge Elimination System Permit Appeal

Approval: Study Session Notes for September 10, 2013

Approval: Minutes for September 16, 2013 Regular Meeting

MOTION: Deputy Mayor Valderrama moved to approve the consent agenda. Councilmember Gerend seconded. Motion carried unanimously 7-0.

Public Hearing

Unfinished Business

1. **Resolution:** Lake Washington School District Bond/Levy Ballot Measure supporting: **Resolution No. 2162** A Resolution of the Board of Directors of Lake Washington School District No. 414, King County, Washington, providing for the submission to the qualified electors of the District at a special election to be held therein on February 11, 2014, of the proposition of whether excess taxes should be levied of \$63,000,000 in 2014 for the collection in 2015, \$64,900,000 in 2015 for collection in 2016, \$66,800,00 in 2016 for collection in 2017, \$68,900,000 in 2017 for collection in 2018, said excess taxes to pay part of the cost of educational programs and operations support of the District.

Resolution No. 2163 A Resolution of the Board of Directors of Lake Washington School District #414, King County, Washington, providing for the

submission to the qualified electors of the district at a special election to be held therein on February 11, 2014, of a proposition to authorize the district to levy an additional tax to provide a total of \$127,200,000 for the District's Capital Projects Fund for construction, renovation, improvements and expansion of new and existing facilities, for technology improvements, and equipment and training to meet the current and future educational programs for its students, such levies to be made for four years commencing in 2014 for collection in the school years from 2014-2015 through 2017-2018

Resolution No. 2164 A Resolution of the Board of Directors of Lake Washington School District No. 414, King County, Washington, providing for the form of the ballot proposition and specifying certain other details concerning submission to the qualified electors of the district as a special election to be held therein on February 11, 2014, of a proposition for the issuance of its general obligation bonds in the aggregate principal amount of \$755,000,000, or so much thereof as may be issued under the laws governing the indebtedness of school districts for the purpose of providing funds for the renovation, upgrade and new construction of school facilities, and authorizing the Deputy Superintendent and/or Director, Business Services to submit a request for eligibility for the Washington State School District Credit Enhancement Program

MOTION: Councilmember Gerend moved to approve the resolution supporting the Lake Washington School District ballot measures for levies and bond. Councilmember Vance seconded. Motion carried 6-1 with Councilmember Whitten dissenting (R2013-546).

Councilmember Whitten feels there has not been enough justification for the increase in the amount of money the district will collect with these measures.

New Business

Resolution: Initiating and Setting A Public Hearing Date To Consider The Vacation of A Portion of SE 32nd Street

Public Works Director Laura Philpot gave the staff report and showed a PowerPoint presentation (available on the city's website at www.sammamish.us). This is a city initiated street vacation. Staff is recommending setting the public hearings for both streets on November 5, 2013.

MOTION: Councilmember James moved to approve the resolution initiating the street vacation process and setting the public hearing date for November 5, 2013. Councilmember Vance seconded. Motion carried unanimously 7-0 (R2013-547).

Resolution: Initiating and Setting a Public Hearing Date To Consider The Vacation of A Portion of SE 28th Street

MOTION: Councilmember James moved to approve the resolution initiating the street vacation process and setting the public hearing date for November 5, 2013. Councilmember Vance seconded. Motion carried unanimously 7-0 (R2013-548).

Motion: Approving Additional Funding for Sammamish Landing Park Phase 2

Parks & Recreation Director Jessi Bon gave the staff report and gave a PowerPoint presentation (available on the city's website at www.sammamish.us). Parks Project Manager Anjali Myer assisted.

Councilmember Whitten is concerned that the lack of parking is due to the City of Redmond removing parking spaces on 187th Avenue in Redmond by restriping it for bicycles. She feels they should either not restripe the street or share in the cost of the parking lot.

Deputy Mayor Valderrama feels this is a regional park in usage. The city has many other more important needs and is opposed to moving forward on this project at this time.

Mayor Odell feels \$2 million dollars is too much money for a relatively few number of parking spots. Action should be deferred until Council has a better understanding for the costs of the Community Center.

Councilmember Curley feels we are spending this money just because we have it.

Councilmember Gerend wondered if staff could engage City of Redmond and encourage them to widen 187th Avenue NE to accommodate both parking and bikes.

MOTION: Councilmember James moved to allocate \$882,050 to build the up-land parking lot. Councilmember Gerend seconded.

Ms. Richardson explained that the city must provide ADA accessibility to the park so both the parking lot and the trail should be included in the project.

MOTION: Deputy Mayor Valderrama moved to postpone this item until 60% design and costs for the Community Center have been determined and after talks with Redmond and King County regarding shared costs for providing a park lot (the first meeting in December). Councilmember Whitten seconded. Motion carried unanimously 7-0.

Resolution: Regarding the Klahanie Potential Annexation Area

Assistant City Manager/Director of Community Development gave the staff report and gave a PowerPoint presentation (available on the city's website at www.sammamish.wa.)

Public Comment

Tom Harmon, spoke previously, Spoke supporting a Sammamish annexation.

MOTION: Councilmember Gerend moved to approve the resolution regarding the Klahanie Potential Annexation Area. Councilmember Vance seconded. Motion carried unanimously 7-0 (R2013-549).

Council Reports

Councilmember Vance reported that the Eastside Fire & Rescue’s (EF & R) facilitated meetings have been completed. A report will be issued on October 10.

Deputy Mayor Valderrama reported that Fire Chief Lee Soptich announced the EF & R must change their funding model. Deputy Mayor Valderrama also requested staff do some research to make sure our fines for illegally cutting trees is in line with other cities.

Mayor Odell requested that issues regarding illegal tree cutting and tree retention be brought before the Council sooner than it is currently scheduled. Mayor Odell also spoke regarding the potential Klahanie annexation to the City of Issaquah

City Manager Report

City Wide Traffic and Speeding Citations

Police Chief Nate Elledge showed a map of the city showing areas where enforcement action has been taken. He explained there are three different police areas in the city. In Zone 01 (north portion of the city) 351 contacts were made for speeding, in Zone 02 (southwest portion) 500 contacts were made fore for speeding and in Zone 03 (southeast portion) 285 contacts for speeding were made. Contacts do not always result in a ticket being issued.

Council recessed from 9:18 to 9:25 pm

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

Council retired to Executive Session at 9:25 pm and returned at 10:10 pm. No action was taken.

Meeting adjourned at 10:10 pm.

Melonie Anderson, City Clerk

Thomas T. Odell, Mayor



City Council Agenda Bill

Meeting Date: October 14, 2013

Date Submitted: October 4, 2013

Originating Department: Community Development

Clearances:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> City Manager | <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Attorney | <input type="checkbox"/> Finance & IT | <input type="checkbox"/> Police |
| <input type="checkbox"/> Admin Services | <input type="checkbox"/> Fire | <input type="checkbox"/> Public Works |

Subject: Ordinances amending the City Comprehensive Plan to adopt the 2013 6-year capital plans and associated impact fees for Snoqualmie Valley, Lake Washington and Issaquah school districts.

Action Required: No action. First reading and public hearing.

- Exhibits:**
- 1) Ordinance amending the city’s comprehensive plan to incorporate the 2013 Snoqualmie Valley school district capital facilities plan and impact fees.
 - 2) Ordinance amending the city’s comprehensive plan to incorporate the 2013 Lake Washington school district capital facilities plan and impact fees
 - 3) Ordinance amending the city’s comprehensive plan to incorporate the 2013 Issaquah school district capital facilities plan and impact fees

Budget: Not Applicable

Summary Statement:

Each of the three school districts that serve the City of Sammamish have prepared updated six-year capital facility plans (CFPs) in compliance with the requirements of the Growth Management Act and SMC 21A.105. The updated CFPs include revised impact fees for single family housing and for multifamily housing units. The CFPs are included in Appendix B of the City’s Comprehensive Plan. The proposed ordinances would approve the new fees and replace the CFP’s with the current versions.

A fee comparison table is show below.

	Single Family Per Unit	Multi-Family Per Unit
Snoqualmie Valley SD	\$8,011.11 (old \$8,668.48)	\$3,366.16 (old \$3,220.38)
Lake Washington SD	\$6,302.00 (old \$7,005.00)	\$207.00 (old \$197.00)
Issaquah SD	\$5730.00 (old \$3,738.00)	\$1,097.00 (old \$0.00)

Background:

The adoption of the school district capital facility plans are an annual amendment to the City’s Comprehensive Plan. The amendment is required by RCW 82.02.050 for continued authorization to



City Council Agenda Bill

collect and expend impact fees. The fees help implement the capital facilities element of the city comprehensive plan and the Growth Management Act by:

- (1) Ensuring that adequate public school facilities and improvements are available to serve new development;
- (2) Establishing standards whereby new development pays a proportionate share of the cost for public school facilities needed to serve such new development;
- (3) Ensuring that school impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicative fees for the same impact; and
- (4) Providing needed funding for growth-related school improvements to meet the future growth needs of the City of Sammamish.

An environmental review of the associated Comprehensive Plan amendment was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and a non-project SEPA Determination of Non-significance was issued by the City on October 1, 2013.

Financial Impact:

There is no financial impact.

Recommended Motion:

No action. Second reading and adoption is scheduled for November 5, 2013.

**CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2013-____**

**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON,
RELATING TO SCHOOL IMPACT FEES; AMENDING THE CITY'S
COMPREHENSIVE PLAN TO ADOPT THE SNOQUALMIE VALLEY
SCHOOL DISTRICT NO. 410 CAPITAL FACILITIES PLAN; ADOPTING
THE ASSOCIATED SCHOOL IMPACT FEE SCHEDULE; AND,
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, Chapter 82.02 RCW authorizes the City to impose and collect impact fees for public facilities which are addressed by a capital facilities plan element of a comprehensive plan adopted and revised in compliance with RCW 36.70A.070; and

WHEREAS, Section 24.25.030 of the Sammamish Municipal Code and RCW 36.70A.130(2)(a)(iv) allow the comprehensive plan to be amended more than once a year, to address an amendment of the capital facilities element of the comprehensive plan that occurs in conjunction with the adoption of the City budget; and

WHEREAS, Chapter 21A.105 of the Sammamish Municipal Code sets forth the administrative provisions applicable to the calculation, collection and adjustment of school impact fees on behalf of the school district; and

WHEREAS, Chapter 21A.105.080 of the Sammamish Municipal Code allows for an exemption or reduction to the fee for low or moderate income housing; and

WHEREAS, the Snoqualmie Valley School District has submitted to the City the District's Capital Facilities Plan for 2013 which establishes a revised impact fee schedule for single family housing units in the amount of \$8,011.11 per unit and for multifamily housing units in the amount of \$3,366.16 per unit; and

WHEREAS, an environmental review of the associated Comprehensive Plan amendment was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and a non-project SEPA Determination of Non-significance was issued by the City on October 1, 2013; and

WHEREAS, the fee schedule was calculated in accordance with SMC 21A.105.030 utilizing the formula set forth in SMC 21A.105.040; and

WHEREAS, the City Council conducted a public hearing on the fourteenth day of October 2013 regarding the proposed amendment to the City's Comprehensive plan, and finds

that the proposed amendment is consistent with the comprehensive plan and is in the best interest of the public health, safety and welfare;

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

Section 1. Adoption of District Capital Facilities Plan. The City hereby adopts and incorporates herein by this reference the Snoqualmie Valley School District No. 410, Capital Facilities Plan 2013, attached hereto within Exhibit "A", into Appendix B of the city's comprehensive plan.

Section 2. Adoption of Fee Schedule. The City hereby adopts the Snoqualmie Valley School District No. 410 impact fee schedule for single family housing units in the amount of \$8,011.11 per unit and for multifamily housing units in the amount of \$3,366.16 per unit.

Section 2. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force beginning January 1, 2014.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____ DAY OF _____ 2013.

CITY OF SAMMAMISH

Mayor Tom Odell

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk:

Exhibit 1

First Reading:

Passed by the City Council:

Publication Date:

Effective Date:

Exhibit 1

SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2013



Snoqualmie Valley School District No. 410 hereby provides to the King County Council this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King County Code Title 21A.43, including a six (6) year financing plan component.

Adopted on June 27, 2013

Snoqualmie Valley School District No. 410
Snoqualmie, Washington
(425) 831-8000

Board of Directors

	<u>Position Number</u>	<u>Term</u>
G. Scott Hodgins, President	1	1/1/10 - 12/31/13
Geoff Doy, Vice-President	2	1/1/12 - 12/31/15
Carolyn Simpson	3	1/1/12 - 12/31/15
Marci Busby	4	1/1/10 - 12/31/13
Dan Popp	5	1/1/12 - 12/31/15

Central Office Administration

Superintendent	G. Joel Aune
Assistant Superintendent of Curriculum, Instruction, and Staff Development	Don McConkey
Director of Student Services	Nancy Meeks
Executive Director of Instructional Technology	Jeff Hogan
Director of Business Services	Ryan Stokes

Snoqualmie Valley School District No. 410
Snoqualmie, Washington

Administration Building

8001 Silva Ave S.E., P.O. Box 400
Snoqualmie, WA 98065
(425) 831-8000
G. Joel Aune, Superintendent

Mount Si High School

8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
(425) 831-8100
John Belcher, Principal

Cascade View Elementary

34816 SE Ridge Street
Snoqualmie, WA 98065
(425) 831-4100
Ray Wilson, Principal

Two Rivers School

330 Ballarat Ave.
North Bend, WA 98045
(425) 831-4200
Amy Montanye-Johnson, Principal

Fall City Elementary

33314 S.E. 42nd
Fall City, WA 98027
(425) 831-4000
Dan Schlotfeldt, Principal

Chief Kanim Middle School

32627 S.E. Redmond-Fall City Rd.
P.O. Box 639
Fall City, WA 98024
(425) 831-4000
Kirk Dunckel, Principal

North Bend Elementary

400 East Third Street
North Bend, WA 98045
(425) 831-8400
Jim Frazier, Principal

Snoqualmie Middle School

9200 Railroad Ave S.E.
Snoqualmie, WA 98065
(425) 831-8450
Vernie Newell, Principal

Opstad Elementary

1345 Stilson Avenue S.E.
North Bend, WA 98045
(425) 831-8300
Amy Wright, Principal

Twin Falls Middle School

46910 SE Middle Fork Road
North Bend, WA 98045
(425) 831-4150
Ruth Moen, Principal

Snoqualmie Elementary

39801 S.E. Park Street
Snoqualmie, WA 98065
(425) 831-8050
Kerstin Kramer, Principal

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

2013-2018
SIX-YEAR CAPITAL FACILITIES PLAN

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For information about this plan, call the District Business Services Office
(425.831.8011)

Section 1. Executive Summary

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Snoqualmie Valley School District (the "District") as the organization's primary facility planning document, in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. This plan was prepared using data available in Spring 2013 and is consistent with prior capital facilities plans adopted by the District. However, it is not intended to be the sole plan for all of the organization's needs.

In order for impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan as proposed by the District. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend, as well as a portion of the city of Sammamish. The cities of Snoqualmie, North Bend, and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated on an annual basis with any changes in the fee schedule adjusted accordingly. See Appendix A for the current single family residence and multi-family residence calculations.

The District's Plan establishes a "standard of service" in order to ascertain current and future capacity. This standard of service is reflective of current student/teacher ratios that the District hopes to be able to maintain during the period reflected in this Capital Facilities Plan. While the District would strive to be able to attain lower class sizes District-wide, prolonged and ongoing reductions in funding from the State have significantly impacted our ability to do so. The District has, and will continue to make budgetary decisions to attempt to protect class size through reduction in other programs and services, where possible. Future state and other funding shortfalls could impact future class sizes.

It should also be noted that although the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the local program needs in the District. The Growth Management Act and King County Code 21A.43 authorize the District to make adjustments to the standard of service based on the District's specific needs.

In general, the District's current standard provides the following (see Section 2 for additional information):

School Level	Target Average Student/Teacher Ratio
Elementary	24 Students
Middle	27 Students
High	27 Students

Exhibit 1

School capacity is based on the District standard of service and use of existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). The District's current overall permanent capacity is 5,066 students (with an additional 1,726 student capacity available in portable classrooms). October enrollment for the 2012-13 school year was 5,898 full time equivalents ("FTE"). FTE enrollment is projected to increase by 13% to 6,692 in 2018, based on the low-range of enrollment projections provided by a third-party demographer. Washington State House Bill 2776, which was enacted in 2010, requires all kindergarten classes in the State to convert to full day kindergarten by 2018. We anticipate the District being required to convert beginning in 2016. This transition will double the number of classrooms needed for kindergarteners, including those which require additional special educational services. Kindergartners who are currently considered ½ FTE will count as a full FTE, which will increase FTE projected enrollment to 6,957 students in 2018.

Though areas of growth are seen in various areas of the District, the most notable growth continues to be in the Snoqualmie Ridge area, which has approximately 800-850 planned housing units that are yet to be constructed. United States Census data was recently released, which indicated the City of Snoqualmie as the fastest growing city in the State over the past decade, with 35% of the population under the age of 18. In addition, the City of North Bend recently lifted its water moratorium and has added sewer infrastructure, which will create additional growth opportunities in that area of our District, including approximately 200 homes currently approved for the Cedar Falls and Tannerwood developments.

Such large and sustained growth continues to create needs for additional classroom inventory. Previously, those needs have been addressed via the construction of Cascade View Elementary in 2005 and Twin Falls Middle School in 2008. In February 2009, voters in the Snoqualmie Valley School District passed a bond which funded the addition of 12 relocatables at Mount Si High School. This measure was meant to be a stopgap to address immediate overcrowding at the high school while a long-term solution was developed for the capacity needs at the high school level. After a two-year study which involved staff, parents and members of the community, a plan was developed and approved by the School Board to annex Snoqualmie Middle School and convert it into a 9th grade campus as part of Mount Si High School in the fall of 2013. While this plan was initiated to provide a long-term capacity solution for high school students, the creation of a 9th grade campus is also expected to facilitate a more successful transition into high school, increase overall graduation rates, provide leadership opportunities for 9th graders, and allow for STEM (science, technology, engineering and math) focused delivery of instruction.

Exhibit 1

In order to address the immediate resulting capacity needs at the middle school level caused by the annexation, the District anticipates utilizing additional relocatables until additional, permanent secondary capacity can be constructed in Snoqualmie. After a bond for a replacement middle school fell one vote short of obtaining the requisite 60% approval of the voters, the board voted in March 2012 to continue with plans to annex SMS as a 9th grade campus and contract from three to two middle schools in the fall of 2013.

The board also has initiated a feasibility study to re-assess all possible alternatives to provide additional secondary capacity in the school district, including a replacement middle school or an expanded and remodeled Mount Si High School. Should the Board adopt an alternative that is different from the currently approved replacement middle school, the District will incorporate those plans in the annual update of this document.

In addition to secondary level capacity needs, the District's elementary population is at capacity based on current programming levels. The District anticipates needing to construct a sixth elementary school, to be located in Snoqualmie, in order to provide short and long-term solutions at the elementary level. In the meantime, the District anticipates needing to provide additional relocatable classrooms at the elementary schools serving our largest growth areas.

Section 2. Current District "Standard of Service"

(as defined by King County Code 21A.06

King County Code 21A.06 refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors (determined by the district), which would best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as the permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space; thus, the permanent capacity of some of the buildings housing these programs has been reduced in order to account for those needs.

Standard of Service for Elementary Students

- Average target class size for grades K – 2: 21 students
- Average target class size for grade 3: 24 students
- Average target class size for grades 4-5: 27 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- Computer rooms
- English Language Learners (ELL)
- Education for disadvantaged students (Title I)
- Gifted education (Hi-C)
- District remediation programs
- Learning assisted programs
- Severely behavior disordered
- Transition room
- Mild, moderate and severe disabilities
- Preschool programs

Exhibit 1

Standard of Service for Secondary Students

- Average target class size for grades 6-8: 27 students
- Average target class size for grades 9-12: 27 students
- Average target class size for Two Rivers School: 20 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms
- Daycare programs

The District's ultimate goal is to provide a standard of service of 18 students per classroom for kindergarten through grade 3; 23 students per classroom in grades 4 through 5; and 25 students per classroom in grades 6 through 8. However, in light of recent reductions in state funding for teaching positions and the lack of current classroom capacity, it will take a number of years before the District's goal is feasible.

Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods. Based on actual utilization due to these considerations, the district has determined a standard utilization rate of 83% (5 out of 6 periods) for secondary schools.

This utilization rate is consistent with information recently reported to the Board by NAC Architecture as part of a recent capacity analysis of Mount Si High School. The results of the capacity analysis concluded that 80% utilization is a realistic benchmark for utilization in that building.

Section 3. Inventory and Evaluation of Current Permanent Facilities

The District's current overall capacity is 6,792 students (5,066 in permanent classrooms and 1,726 in relocatable classrooms). October student enrollment for the 2012-13 school year was 5,898 full time equivalents ("FTE"). FTE enrollment, based on the low-range of recent third-party demographic projections, is expected to increase by 13% to 6,692 FTE students in 2018. Washington State House Bill 2776, which was enacted in 2010, requires all kindergarten classes in the state to convert to full-day kindergarten by 2018. We anticipate the District being required to convert beginning in 2016, which will double the kindergarten enrollment (as they only currently are counted as ½ FTE). As such, total District FTE enrollment in 2018, after consideration of full-day kindergarten transition, is projected to be 6,957 students.

Calculations of elementary, middle, and high school capacities have been made in accordance with the current standards of service. Due to changes in instructional programs, student needs (including special education) and other current uses, some changes in building level capacity have occurred at some schools. An inventory of the District's schools arranged by level, name, and current permanent capacity are summarized in the following table. In addition, a summary of overall capacity and enrollment for the next six years is discussed further in Section 7.

The physical condition of the District's facilities was evaluated by the 2012 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference.

Exhibit 1

Inventory of Permanent School Facilities and Related Program Capacity
2013

ELEMENTARY LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2012-13 FTE Enrollment **
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	564	655
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	408	536
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	360	509
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5 & Preschool	480	497
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	384	578
Total Elementary School			2,196	2,775
MIDDLE SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2012-13 FTE Enrollment **
CHIEF KANIM	32627 SE Redmond-Fall City Road Fall City, Washington	6, 7 & 8	593	445
SNOQUALMIE***	9200 Railroad Ave SE Snoqualmie, Washington	6, 7 & 8	471	460
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	615	561
Total Middle School			1,679	1,466
HIGH SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2012-13 FTE Enrollment **
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	1,191	1,565
TWO RIVERS	330 Ballarat, North Bend, WA	7 thru 12	0	86
Total High School			1,191	1,651

TOTAL DISTRICT	5,066	5,892
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- * Does not include capacity for special programs as identified in Standards of Service section.
- ** Difference between enrollment (pg.13) is due to rounding and out-of-district placements.
- *** Snoqualmie Middle School will be converted into Mount Si Freshman Campus in the Fall of 2013.

Section 4. Relocatable Classrooms

For a definition of relocatables and permanent facilities, see Section 2 of King County Code 21A.06.

The District inventory includes 78 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in Section 2. The District inventory of portables provides approximately 27% of capacity District-wide. Based on projected enrollment growth and timing of anticipated permanent facilities, the district anticipates the need to acquire additional relocatables at the elementary and middle school levels during the next six-year period.

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new and modernized school sites are all planned to accommodate the potential of adding relocatables to address temporary fluctuations in enrollment. In addition, the use and need for relocatables will be balanced against program needs. Relocatables are not a solution for housing students on a permanent basis, and the District would like to reduce the percentage of students that are housed in relocatable classrooms.

The cost of relocatables also varies widely based on the location and intended use of the classrooms.

Currently, three of the relocatables in our inventory are not intended for regular classroom use and have not been included in the capacity to house student enrollment.

Section 5. Six Year Enrollment Projections

The District contracts with Calm River Demographics (“CRD”) to project student enrollment over the next six years. CRD provides the District a low and high-range projection that is based on historic growth trends, future building plans and availability, birth rates, as well as economic and various other factors that contribute to overall population growth. Based on the low-range projection provided in December 2012 by CRD, enrollment is expected to increase by 793 students over the next six years. This represents an increase of 13.4% over the current population.

The enrollment projections shown below have been adjusted beginning in 2016 to account for the conversion of half-day kindergarten students to full-day kindergarten students, as required by Washington State House Bill 2776, which was enacted in 2010. While this change does not increase the number of students (headcount) projected to attend our District over the next six years, it does increase the need for additional classroom capacity as these students will now be attending our buildings for the full day and will require twice the amount of space as their half-day counterparts. This adjustment results in an increase of approximately 260 FTE kindergarteners beginning in 2016. After this adjustment, our District is projected to need to be able to provide classroom capacity for approximately 1,053 additional students in 2018, based on low-range demographic projections.

**Snoqualmie Valley School District No. 410
Actual Full-Time Equivalent Enrollment through 2012 and Projected Enrollment from 2013 through 2018**

GRADE:	Actual	Actual	Actual	Actual	Actual	Actual	Enrollment Projections through 2018 *					
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Kindergarten **	205	223	234	236	233	257	250	251	252	508	516	528
1st Grade	508	480	504	505	490	495	517	522	526	535	547	558
2nd Grade	497	511	489	530	501	491	508	514	523	531	541	552
3rd Grade	477	504	512	491	522	510	502	513	519	528	538	546
4th Grade	479	481	505	527	493	534	515	516	518	527	534	543
5th Grade	425	484	481	506	517	492	530	516	512	523	530	539
K-5 Subtotal	2,591	2,683	2,725	2,795	2,756	2,779	2,822	2,832	2,850	3,152	3,206	3,266
6th Grade	444	414	472	475	491	504	495	520	521	523	529	535
7th Grade	433	437	416	469	480	488	509	510	530	526	532	534
8th Grade	422	441	426	430	473	481	493	522	515	535	532	528
6-8 Subtotal	1,298	1,292	1,314	1,374	1,444	1,473	1,497	1,552	1,566	1,584	1,593	1,597
9th Grade	423	431	476	431	408	467	492	506	527	531	536	537
10th Grade	429	402	403	420	400	406	473	497	511	532	538	543
11th Grade	372	415	391	383	385	364	396	458	482	496	518	511
12th Grade	310	306	359	346	372	410	372	381	443	467	482	503
9-12 Subtotal	1,534	1,554	1,629	1,580	1,565	1,647	1,733	1,842	1,963	2,026	2,074	2,094
K-12 TOTAL	5,423	5,529	5,668	5,749	5,765	5,899	6,052	6,226	6,379	6,762	6,873	6,957
	2.0%	2.0%	2.5%	1.4%	0.3%	2.3%	2.6%	2.9%	2.5%	6.0% **	1.6%	1.2%

* Enrollment Projections above reflect LOW range enrollment projections provided by Calm River Demographics (CRD) in December 2012.

** Kindergarteners are considered 1/2 FTE until 2016, when kindergarten classes are expected to be required to transition to full-day kindergarten per State House Bill 2776. CRD enrollment projections have been adjusted to reflect this change.

Section 6. Six-Year Planning and Construction Plan

To address existing and future capacity needs, as well as to provide appropriate and enhanced programming opportunities for our students, the District plans to use the following strategies:

- Annexation of Snoqualmie Middle School (SMS) into Mount Si High School (MSHS) to serve as a Freshman Learning Center
- Construction of new schools: middle and elementary in Snoqualmie
- Use of additional relocatables to provide housing of students not provided for under other strategies

Following a failed bond proposal meant to increase the high school capacity via construction of a second high school, alternative long-term solutions were developed and analyzed over a two year period by a Long-Term Facilities Planning Committee composed of building and district administrators, a construction project manager, and two Board members. After considering a number of solutions, the committee focused most of its work on two alternatives: modernization and expansion of MSHS, and annexation of SMS as a satellite campus to MSHS. Modernization and upward expansion at the current MSHS facility was deemed to be cost prohibitive and highly disruptive to the student population during the multi-year construction timeline. Due to perceived educational improvements and advantages, better cost effectiveness – both operationally to the district and financially to taxpayers, and less overall disruption, the Committee’s recommended solution was the annexation of SMS as a satellite campus to MSHS.

After annexation was proposed by the Long-Term Facilities Planning Committee and accepted by the School Board, a High School Educational Program Study Committee (HSEPSC) was convened to study the best use of SMS as part of MSHS. This committee included citizens representing all schools in our District, staff, MSHS students, and a School Board member. After six months of work, the HSEPSC recommended that the Board utilize SMS as a 9th grade campus and recommended that the campus programming include a STEM (Science, Technology, Engineering and Mathematics) emphasis, differentiated instruction, opportunities to develop freshman leadership skills, and systematic intervention programs. The School Board accepted this recommendation and began plans to annex SMS in the Fall of 2013, including plans for a replacement middle school in Snoqualmie, which is necessary in order to replace lost middle school capacity due to the annexation. The new middle school will also provide additional capacity needed to serve projected enrollment through 2018.

After a 2011 bond proposition for the replacement middle school fell one vote short of the required 60% voter approval, the Board revisited the timing of the annexation of SMS. In March 2012, the Board approved a resolution to continue to move forward with annexation in the Fall of 2013 without a replacement middle school.

Exhibit 1

The annexation of SMS to address high school capacity needs creates immediate capacity needs at the middle school level. The District will address those needs initially with the purchase and siting of relocatables at the two remaining middle school sites. However, certain aspects of the permanent facilities are not sufficient to support the amount of relocatables that will be required to provide for future enrollment growth, and the District does not believe that such a large quantity of portable classrooms will sufficiently support the educational programming needs and goals of the District. Furthermore, middle school enrollment, as well as high school enrollment, is projected to continue to grow through 2018 and beyond. As such, the District anticipates constructing additional permanent secondary capacity within the period of this Plan.

The board also has initiated a feasibility study to re-assess all possible alternatives to provide additional secondary capacity in the school district, including a replacement middle school or an expanded and remodeled Mount Si High School. Should the Board adopt an alternative that is different from the currently approved replacement middle school, the District will incorporate those plans in the annual update of this document.

Enrollment at the elementary level also continues to increase. The District has gone through a number of recent reboundary efforts in order to maximize the use of existing capacity. However, the District's elementary population is at capacity, based on current programming levels (partial full-day kindergarten delivery). Due to continued expected enrollment growth and the newly enacted State law requiring all schools to transition to full-day kindergarten by 2018 (beginning in 2016 for SVSD), the District anticipates elementary enrollment will exceed capacity during the period of this Plan. As such, the District anticipates the need to construct an additional elementary school on District-owned land in Snoqualmie, within the period of this Plan. Until a sixth elementary school can be constructed, the District will add relocatable classrooms, where needed.

Additionally, the District anticipates the need for a separate preschool facility that will serve the growing special education needs of our District. This contemplated facility would increase the capacity at the elementary schools which currently house our preschool program, and will allow for expansion of our preschool capacity in response to overall population growth. Due to the full-day kindergarten transition mandated by the State, all of our elementary schools could potentially need additional capacity. The District's current plan does not include consideration for this potential additional capacity. Future updates to the Plan may consider these needs.

Exhibit 1

Section 7. Six-Year Classroom Capacities: Availability/Deficit Projections

Applying the enrollment projections, current capacity, and added capacity from construction plans discussed in previous sections above, the following table summarizes permanent and relocatable projected capacity to serve our students during the periods of this Plan.

As demonstrated in the table, the District has continuing permanent capacity needs at ALL levels. Even after the annexation of SMS, the anticipated construction of a replacement middle school and an additional elementary school, the District will have continuing permanent capacity needs. Those additional capacity needs will need to be addressed in the short-term with relocatables. As summarized in the table, the District currently has 25.4% of its classroom capacity in relocatable classrooms. With the addition of relocatable classrooms and the construction of two new facilities over the period of this Plan, the District will have 23.2% of its classroom capacity in relocatable classrooms in 2018, assuming older relocatable classrooms are not removed from service. The District will continue to work towards reducing the percentage of students housed in relocatable classrooms.

PROJECTED CAPACITY TO HOUSE STUDENTS

Elementary School K-5

PLAN YEARS: *	2013	2014	2015	2016	2017	2018
Permanent Capacity	2,196	2,196	2,196	2,196	2,196	2,796
New Construction: <i>Elementary School #6</i>	-	-	-	-	600	-
Permanent Capacity subtotal:	2,196	2,196	2,196	2,196	2,796	2,796
Projected Enrollment: **	2,822	2,832	2,850	3,152	3,206	3,266
Surplus/(Deficit) of Permanent Capacity:	(626)	(636)	(654)	(956)	(410)	(470)
Portable Capacity Available:	816	864	912	960	960	960
Portable Capacity Changes (+/-):	48	48	48	-	-	-
Surplus/(Deficit) with Portables:	238	276	306	4	550	490

Middle School 6-8

PLAN YEARS: *	2013	2014	2015	2016	2017	2018
Permanent Capacity	1,679	1,208	1,208	1,208	1,208	1,823
New Construction: <i>New Snoqualmie M.S.</i>	(471)	-	-	-	615	-
Permanent Capacity subtotal:	1,208	1,208	1,208	1,208	1,823	1,823
Projected Enrollment:	1,497	1,552	1,566	1,584	1,593	1,597
Surplus/(Deficit) of Permanent Capacity:	(289)	(344)	(358)	(376)	230	226
Portable Capacity Available:	67	269	359	359	359	359
Portable Capacity Changes (+/-):	202	90	-	-	-	-
Surplus/(Deficit) with Portables:	(20)	15	1	(17)	589	585

High School 9-12

PLAN YEARS: *	2013	2014	2015	2016	2017	2018
Permanent Capacity	1,191	1,662	1,662	1,662	1,662	1,662
<i>Annexation of SMS as Freshman Campus</i>	471	-	-	-	-	-
Total Capacity:	1,662	1,662	1,662	1,662	1,662	1,662
Projected Enrollment:	1,733	1,842	1,963	2,026	2,074	2,094
Surplus/(Deficit) Permanent Capacity:	(71)	(180)	(301)	(364)	(412)	(432)
Portable Capacity Available:	526	593	593	593	593	593
Portable Capacity Changes (+/-):	67	-	-	-	-	-
Surplus/(Deficit) with Portables:	522	413	292	229	181	161

K-12 TOTAL

PLAN YEARS: *	2013	2014	2015	2016	2017	2018
Total Permanent Capacity:	5,066	5,066	5,066	5,066	6,281	6,281
Total Projected Enrollment:	6,052	6,226	6,379	6,762	6,873	6,957
Surplus/(Deficit) Permanent Capacity:	(986)	(1,160)	(1,313)	(1,696)	(592)	(676)
Total Portable Capacity	1,726	1,864	1,912	1,912	1,912	1,912
Total Permanent and Portable Capacity	6,792	6,930	6,978	6,978	8,193	8,193
Surplus/(Deficit) with Portables:	740	704	599	216	1,320	1,236

* Plan Years are calendar years; projected enrollment listed above represents fall enrollment of that year.

** After 2016, projected enrollment includes consideration for state-mandated transition to full-day kindergarten.

Section 8. Impact Fees and the Finance Plan

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The following impact fee calculations examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit). These are determined using student generation factors, which indicate the number of students that each dwelling produces based on recent historical data. The student generation factor is applied to the anticipated school construction costs (construction cost only, **not** total project cost), which is intended to calculate the construction cost of providing capacity to serve each new dwelling unit during the six year period of this Plan. The formula does not require new development to contribute the costs of providing capacity to address needs created by existing housing units.

The construction cost, as described above, is reduced by any state match dollars anticipated to be awarded to the District and the present value of future tax payments of each anticipated new homeowner, which results in a total cost per new residence of additional capacity during the six year period of this Plan.

However, in accordance with the regulations of King County and the cities of Sammamish, Snoqualmie and North Bend, the local community must share 50% of each cost per new residence. As such, the final impact fee proposed by the District to its respective municipalities for collection reflects this additional required reduction to the cost per new residence.

The finance plan below demonstrates how the Snoqualmie Valley School District plans to finance improvements for the years 2013 through 2018. The financing components are primarily composed of unsecured funding. The District currently owns land in Snoqualmie for both the replacement middle school and new elementary school. Future updates to this Plan will include updated information regarding these properties and the associated school construction costs summarized in the finance plan.

For the purposes of this Plan's construction costs, the District is using cost estimates obtained in the Spring 2013. These cost estimates include an adjustment for expected cost escalation through the anticipated bid year of each anticipated project.

The District has also updated State Match availability estimates from OSPI. A district can be eligible for potential State matching funds for 1) New Construction, and 2) Modernization/New-in-Lieu Construction. For purposes of the Impact Fee calculation, only New Construction matching funds are applicable. OSPI has estimated that after annexation of SMS into MSHS, the District would currently be eligible for approximately 46,000 square feet of K-8 new construction State matching funds. As the District plans to construct approximately 148,000 square feet of K-8 capacity, the District will thus be eligible to apply for State Match for approximately 31% of the planned K-8 construction. We have applied 31% to the state match percentage rate per eligible square foot that the District qualifies for (44.15%), in order to accurately reflect anticipated district match percentage (13.72%) for K-8 construction as part of the State Match credit calculations in Appendix A.

2013 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:			Secured Source of Funds:		
		Bonds	State Match	Impact Fees	Bonds	State Match	Impact Fees
Annexation of Snoqualmie MS	\$1,000,000	\$0	\$0	\$0	\$1,000,000	\$0	\$0
New Snoqualmie Middle School	\$56,500,000 ¹	\$52,600,000	\$3,800,000	\$100,000	\$0	\$0	\$0
Elementary School #6, with preschool capacity	\$33,700,000 ¹	\$33,600,000	\$0	\$100,000	\$0	\$0	\$0
Portable Classrooms - ES-MS	\$2,600,000 ¹	\$0	\$0	\$800,000	\$0	\$0	\$1,800,000

¹ Listed here are estimated total project costs as adjusted for cost escalation through anticipated bid year. Please note that only construction cost (not total anticipated project cost) are used in the calculation of school impact fees. Those are estimated as follows:

Added Elementary School Capacity: Estimated total project cost = \$33,700,000 Estimated cost of construction = \$23,100,000.
Added Middle School Capacity: Estimated total project cost = \$56,500,000 Estimated cost of construction = \$36,700,000.

Exhibit 1

Appendix A: Single Family Residence Impact Fee Calculation

Site Acquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.4030	\$0.00
Middle	25	\$0	n/a	0.1280	\$0.00
High	40	\$0	n/a	0.1570	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$23,100,000	600	0.4030	0.9228	\$14,317.70
Middle	\$36,700,000	615	0.1280	0.9228	\$7,048.69
High	\$0	0	0.1570	0.9228	\$0.00
B----->					\$21,366.39

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$140,000	24	0.4030	0.0772	\$181.48
Middle	\$130,000	27	0.1280	0.0772	\$47.58
High	\$0	0	0.1570	0.0772	\$0.00
C----->					\$229.06

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$188.55	90	13.72%	0.4030	\$938.43
Middle	\$188.55	108	13.72%	0.1280	\$357.67
High	n/a	130	n/a	0.1570	n/a
D----->					\$1,296.10

Tax Credit Per Residence

Average Residential Assessed Value	\$364,802
Current Debt Service Tax Rate	\$1.4269
Annual Tax Payment	\$520.53
Bond Buyer Index Annual Interest Rate	3.74%
Discount Period (Years Amortized)	10
TC----->	\$4,277.13

Fee Per Residence Recap:

Site Acquisition Cost	A	\$0.00	
Permanent Facility Cost	B	\$21,366.39	
Temporary Facility Cost	C	\$229.06	
Subtotal			\$21,595.45
State Match Credit	D	(\$1,296.10)	
Tax Payment Credit	TC	(\$4,277.13)	
Subtotal			\$16,022.22
50% Local Share			(\$8,011.11)
Impact Fee, net of Local Share			\$8,011.11

Appendix A: Multi-Family Residence Impact Fee Calculation

Site Aquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.1710	\$0.00
Middle	25	\$0	n/a	0.0490	\$0.00
High	40	\$0	n/a	0.0690	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$23,100,000	600	0.1710	0.9228	\$6,075.25
Middle	\$36,700,000	615	0.0490	0.9228	\$2,698.33
High	\$0	0	0.0690	0.9228	\$0.00
B----->					\$8,773.58

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$140,000	24	0.1710	0.0772	\$77.01
Middle	\$130,000	27	0.0490	0.0772	\$18.21
High	\$0	0	0.0690	0.0772	\$0.00
C----->					\$95.22

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$188.55	90	13.72%	0.1710	\$398.19
Middle	\$188.55	108	13.72%	0.0490	\$136.92
High	n/a	130	n/a	0.0690	n/a
D----->					\$535.11

Tax Credit Per Residence

Average Residential Assessed Value	\$136,583
Current Debt Service Tax Rate	\$1.4269
Annual Tax Payment	\$194.89
Bond Buyer Index Annual Interest Rate	3.74%
Discount Period (Years Amortized)	10
TC----->	\$1,601.37

Fee Per Residence Recap:

Site Acquisition Cost	A	\$0.00	
Permanent Facility Cost	B	\$8,773.58	
Temporary Facility Cost	C	\$95.22	
Subtotal			\$8,868.80
State Match Credit	D	(\$535.11)	
Tax Payment Credit	TC	(\$1,601.37)	
Subtotal			\$6,732.32
50% Local Share			(\$3,366.16)
Impact Fee, net of Local Share			\$3,366.16

Appendix A: Composite Student Generation Factors

Single Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	Average:
Elementary	0.227	0.521	0.484	0.381	0.403
Middle	0.085	0.181	0.129	0.117	0.128
High	0.129	0.156	0.249	0.095	0.157
Total:	0.441	0.858	0.862	0.593	0.688

Multi Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	Average:
Elementary	0.172	0.140	0.324	0.049	0.171
Middle	0.070	0.044	0.066	0.014	0.049
High	0.096	0.045	0.118	0.016	0.069
Total:	0.338	0.229	0.508	0.079	0.289

Notes: The above student generation rates represent unweighted averages, based on neighboring school districts.

Ordinance No. 10162, Section R., Page 5: lines 30 thru 35 & Page 6: line 1:
 "Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation: provided that, if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used."

Schools and Undeveloped Sites in Snoqualmie Valley School District

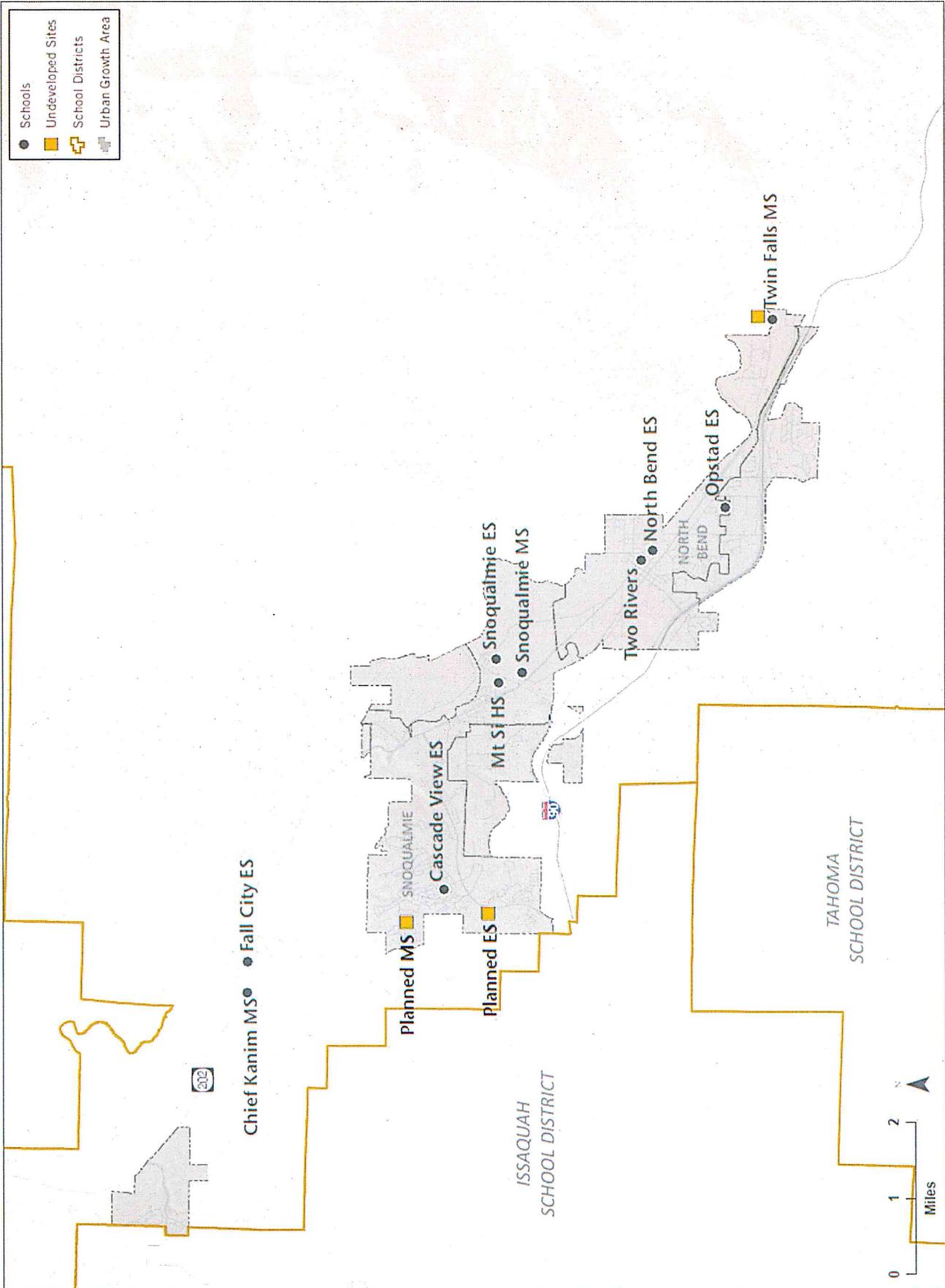


Exhibit 1

**CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2013-____**

**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON,
RELATING TO SCHOOL IMPACT FEES; AMENDING THE CITY'S
COMPREHENSIVE PLAN TO ADOPT THE LAKE WASHINGTON
SCHOOL DISTRICT NO. 414 CAPITAL FACILITIES PLAN; ADOPTING
THE ASSOCIATED SCHOOL IMPACT FEE SCHEDULE; AND,
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, Chapter 82.02 RCW authorizes the City to impose and collect impact fees for public facilities which are addressed by a capital facilities plan element of a comprehensive plan adopted and revised in compliance with RCW 36.70A.070; and

WHEREAS, Section 24.25.030 of the Sammamish Municipal Code and RCW 36.70A.130(2)(a)(iv) allow the comprehensive plan to be amended more than once a year, to address an amendment of the capital facilities element of the comprehensive plan that occurs in conjunction with the adoption of the City budget; and

WHEREAS, Chapter 21A.105 of the Sammamish Municipal Code sets forth the administrative provisions applicable to the calculation, collection and adjustment of school impact fees on behalf of the school district; and

WHEREAS, Chapter 21A.105.080 of the Sammamish Municipal Code allows for an exemption or reduction to the fee for low or moderate income housing; and

WHEREAS, the Lake Washington School District has submitted to the City the District's Capital Facilities Plan for 2013-2018 which establishes a revised impact fee schedule for single family housing units in the amount of \$6,302.00 per unit and for multifamily housing units in the amount of \$207.00 per unit; and

WHEREAS, an environmental review of the associated Comprehensive Plan amendment was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and a non-project SEPA Determination of Non-significance was issued by the City on October 1, 2013; and

WHEREAS, the fee schedule was calculated in accordance with SMC 21A.105.030 utilizing the formula set forth in SMC 21A.105.040; and

WHEREAS, the City Council conducted a public hearing on the fourteenth day of October 2013 regarding the proposed amendment to the City's Comprehensive plan, and finds

that the proposed amendment is consistent with the comprehensive plan and is in the best interest of the public health, safety and welfare;

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

Section 1. Adoption of District Capital Facilities Plan. The City hereby adopts and replaces herein by this reference the Lake Washington School District No. 414, Six-Year Capital Facility Plan 2013-2018, attached hereto within Exhibit "A", into Appendix B of the city's comprehensive plan.

Section 2. Adoption of Fee Schedule. The City hereby adopts the Lake Washington School District No. 414 impact fee schedule for single family housing units in the amount of \$6,302.00 per unit and for multifamily housing units in the amount of \$207.00 per unit.

Section 2. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force beginning January 1, 2014.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____ DAY OF _____ 2013.

CITY OF SAMMAMISH

Mayor Tom Odell

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk:

Exhibit 2

First Reading:

Passed by the City Council:

Publication Date:

Effective Date:

Exhibit 2

Lake Washington School District #414

Serving Redmond, Kirkland, Sammamish, and King County, Washington

SCHOOL BOARD MEMBERS

Jackie Pendergrass, President

Nancy Bernard, Vice President

Doug Eglington

Christopher Carlson

Siri Bliesner

SUPERINTENDENT

Dr. Traci Pierce

Lake Washington School District's Six-Year Capital Facilities Plan 2013-2018

For information about this plan, call the District Support Services Center
(425.936.1108)

Exhibit 2

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I. Executive Summary

This Six-Year Capital Facilities Plan (the “plan”) has been prepared by the Lake Washington School District (the “district”). It is the organization’s primary facility planning document in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. This plan was prepared using data available in the spring of 2013.

In order for impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan. The cities of Redmond, Kirkland and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated on an annual basis with any changes in the fee schedule adjusted accordingly. See *Appendix B* for the current single family calculation and *Appendix C* for the current multi-family calculation.

The district’s capital facilities plan establishes a "standard of service" in order to ascertain current and future capacity.

Future state funding decisions could have an additional impact on class sizes and facility needs.

This plan reflects the current student/teacher standard of service ratio. The district’s standard of service reflects space needs to serve students in All Day Kindergarten. In 2009 the State legislature established a schedule to fully fund All Day Kindergarten by 2017. Currently, 75% of the parents/guardians of district kindergarten students indicate a willingness to pay for All Day Kindergarten. However, due to space limitations, only 65% are able to participate in this program.

It might also be noted that though the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the local program needs in the district. The Growth Management Act and King County Code 21A.43 authorize the district to make adjustments to the standard of service based on the district's specific needs.

I. Executive Summary (<i>continued</i>)
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In the 2012-2013 school year, the district implemented the reconfiguration of its schools going from a K-6, 7-9 and 10-12 model to a K-5, 6-8 and 9-12 model. With school reconfiguration, the district's current standard provides the following (see *Section III* for specific information):

Grade Level	Target Teacher-Student Ratio
K-1	20 Students
2-3	25 Students
4-5	27 Students
6-8	30 Students
9-12	32 Students

School capacity is based on the district standard of service and the existing inventory. Existing inventory (2012-2013) includes both permanent and relocatable classrooms (i.e. portable classroom units). As seen in *Appendix A*, the district's overall capacity is 26,910 students (23,643 for permanent and 3,267 for relocatables). For this same period of time, student enrollment is 25,167 headcount. Enrollment is projected to increase to 28,675 in 2018 (see *Table 1*).

Growth, at all grade levels, is occurring throughout the district. The most notable growth continues to be in the Redmond and Sammamish areas, along with areas of growth in the City of Kirkland. In particular, in-fill development in Kirkland is resulting in significant growth.

Some examples include:

- The Redmond Ridge development continues to experience growth to the point that, in addition to the four (4) relocatables that were added to Rosa Parks Elementary School in 2009, another four (4) relocatable classrooms were added to the school in the summer of 2010, and an additional two (2) relocatable classrooms were added in 2011 for a total of ten (10) relocatable classrooms on that site.
- By 2015, a total of 800 homes are planned to be constructed for the Redmond Ridge East development. As of 2012, 422 homes were built and occupied, which has resulted in an additional student population of 286 in the district. In 2013, 104 additional homes are

I. Executive Summary (*continued*)

projected to be built, 101 homes in 2014 and 38 in 2015. The remaining 109 multi-family units are expected to be constructed in 2013 or later. In anticipation of the student growth from the Redmond Ridge East development, the district secured property within that development in 2007 for a future elementary school, Site 31 (see *Tables 4, 5 and 6*). This school is unfunded but is planned to open within the timeframe of this plan.

- Enrollment continues to press for the addition of relocatable classrooms in several schools in the Kirkland and also the North Redmond areas.
- It is projected that other locations throughout the district will need relocatables to address capacity issues within the planning period of this report. (See *Section VI*).
- The City of Sammamish approved a land use plan known as the Sammamish Town Center. This plan allows up to 2,000 new residential dwelling units to be developed in the Town Center area. Sammamish has started processing applications for the first proposed development in the Town Center. Sammamish expects between 300-500 homes to be built or in the pipeline by 2018. Development in this planning area will create additional capacity needs in this area of the district.
- Several developments continue to construct homes in north Redmond. In addition, new developments are scheduled to begin construction in this same area in 2013.
- The City of Kirkland annexed areas of unincorporated King County in June 2011. This includes the Finn Hill and the Kingsgate areas which are both within the boundaries of the district and where seven (7) schools are located. It is anticipated that development in the annexation areas could create additional capacity needs in district schools in these areas.
- In the City of Kirkland, the South Kirkland Park and Ride area is planned to be developed with approximately 244 residential units by the fall of 2014. The elementary school serving this area is currently over capacity. This development will create additional capacity needs at schools serving residents of the City of Kirkland.
- Additional single family and multi-family residential projects are pending in the City of Kirkland.

I. Executive Summary (*continued*)

In February 2006, voters in the Lake Washington School District passed a bond measure to fund Phase II (2006-2013) of the School Modernization Program. The District recently completed modernizations and additions at four schools under that measure, with an additional school scheduled for completion soon. In addition, in February 2011, a Capital Levy measure was approved by voters to construct additional classrooms at Redmond High School and Eastlake High School, and also build a new secondary STEM (Science Technology Engineering and Math) school on the east side of the district. All three projects are complete.

Subject to voter funding, in the timeframe of this plan the district could (*Table 6* lists other potential projects):

- Construct three new elementary school, one in the Redmond Ridge East development area, one somewhere in the City of Kirkland, and the other in the North Redmond area. (see *Table 6*)
- Build a new middle school in the Redmond area.
- Build a new secondary internationally choice school on the east side of the district and begin construction on a new secondary STEM focused choice school on the west side of the district.
- Add relocatable classrooms to address capacity when needed in the district. See *Section VI*.
- Expand Lake Washington High School, expand Eastlake High School, and commence modernization of nine schools, including Juanita High School.
- *Table 6* only reflects the projects under construction in the timeframe of this plan.
 - Note: The projects included in *Table 6* represent the potential projects under consideration. The Board has not taken final action on projects to be included in a possible bond measure anticipated in 2014. Community input is still being gathered. Future Capital Facility Plan updates will include the Board's final action.

A financing plan is included in *Section VIII* which demonstrates the district's planned funding required to implement this plan.

II. Six-Year Enrollment Projection and Long Term Planning

Six-Year Enrollment Projection

Based on the district's forecasts (see *Table 1*), enrollment is projected to increase approximately 3,267 students over the next six years. This is a 12.9% increase over the current student population. Growth is expected at all grade levels. Applying the enrollment projections contained in *Table 5* to the district's existing capacity, the district will be over permanent capacity by 2,259 students (assuming completion of planned new capacity projects). This number is based on the projects listed in the Executive Summary (pages 5-6). If there are more or fewer funded projects, this number will change (*Table 6* lists other potential projects). In addition, if projects are not funded, the school district will be over permanent capacity by 4 in 2018. This projection contemplates the full development of the Redmond Ridge East development. Other known developments that are expected to generate students and affect the district are also included in the projection. The numbers anticipated for the Redmond Ridge East development show the need for a future elementary school within that planned development. The enrollment projections also indicate the need for a future elementary school in the north Redmond area. The district expects that some of the new residential development in the Sammamish Town Center will begin in the six-year planning period. Therefore, the enrollment projections also include the first anticipated phase of the Sammamish Town Center development. Also, the South Kirkland Park and Ride development is expected to generate students from its 244 projected residential units. Notably, small in-fill and short plat developments, which occur in the district on a regular basis, are not included in the projection and will likely add additional students in the district.

Student enrollment projections have been developed using two methods: (1) the *cohort survival* – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the district; (2), then *development tracking* – the enrollment projections are modified to include students anticipated from new development in the district. The cohort survival method was used to determine base enrollments. This mechanism uses historical enrollment data to forecast the number of students who will be attending school the following year. Development tracking uses information on known and anticipated

II. Six-Year Enrollment Projection and Long Term Planning <i>(continued)</i>
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housing development as a second means in determining enrollment projections. This method allows the district to more accurately project student enrollment by school attendance area. (See *Table 2*)

Cohort Survival

A percentage of King County live births is used to predict future kindergarten enrollment. Actual King County live births through 2011 are used to project kindergarten enrollment through the 2016-2017 school year. After 2017, the number of live births is based on King County projections. Historical data is used to estimate the future number of kindergarten students that will generate from county births. For other grade levels, past cohort survival trends were analyzed.

Development Tracking

In order to ensure the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 78 known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students have been generated from a new single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Information obtained from the cities and county provides the foundation for a database of all known future developments in the district and is consistent with the comprehensive plans of the local permitting jurisdictions. Contact has been made with each developer to determine the number of homes to be built and the anticipated development schedule. The student generation factors (see *Appendix D*) were used to forecast the number of students expected from these developments.

It is important to note that even though small in-fill projects are not tracked, such activity has resulted in increased student population. This type of development has resulted in the need for additional relocatables in the Kirkland area.

II. Six-Year Enrollment Projection and Long Term Planning <i>(continued)</i>
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Student Generation Rates

Developments that are near completion, or have been completed, over the last five years are used to forecast (see *Appendix D*) the number of students who will attend our schools from future developments. District wide statistics show that new single-family homes currently generate 0.3810 elementary student, 0.1170 middle school student, and 0.0950 senior high student, for a total of 0.593 school-age child per single family home (see *Appendix B*). New multi-family housing units currently generate an average of 0.0490 elementary student, 0.0140 middle school student, and 0.0160 senior high student for a total of 0.0790 school age child per multi-family home (see *Appendix C*). Historically, the district has seen student growth accelerate in developments after five years.

The student generation factors (see *Appendix D*) were used to forecast the number of students expected from these developments.

III. Current District “Standard of Service”

King County Code 21A.06 refers to a “standard of service” that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors (determined by the district), which would best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as the permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space; thus, the permanent capacity of some of the buildings housing these programs has been reduced. Newer buildings have been constructed to accommodate some of these programs. When older buildings are modified to accommodate these programs, there may be a reduction in classroom capacity. At both the elementary and secondary levels, the district considers the ability of students to attend neighborhood schools to be a component of the standard of service.

The standard of service changed slightly in the 2012-2013 school year to reflect the change in the school configuration model from K-6, 7-9 and 10-12 to a K-5, 6-8, 9-12 model. The standard of service will remain the same in the 2013-2014 school year.

Standard of Service for Elementary Students

- Class size for grades K - 1 average 20 students
- Class size for grades 2 - 3 average 25 students
- Class size for grades 4-5 average 27 students

In the elementary standard of service model:

- Special Education for students with disabilities may be provided in a self-contained classroom
- All students will be provided music instruction in a separate classroom

III. Current District "Standard of Service" (continued)

Identified students will also be provided other educational opportunities in classrooms designated as follows:

- Resource rooms
- English Language Learners (ELL)
- Education for disadvantaged students (Title I)
- Gifted education (pull-out Quest programs)
- District remediation programs
- Learning assisted programs
- Severely behavior disordered
- Transition room
- Mild, moderate and severe disabilities
- Developmental kindergarten
- Extended daycare programs and preschool programs

Standard of Service for Secondary Students

- Class size for grades 6-8 should not exceed 30 students
- Class size for grades 9-12 should not exceed 32 students

In the secondary standard of service model:

- Special Education for students with disabilities may be provided in a self-contained classroom

Identified students will also be provided other educational opportunities in classrooms designated as follows:

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms

III. Current District "Standard of Service" (continued)
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Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods. Based on actual utilization, the district has determined a standard utilization rate of 70% for non-modernized secondary schools. As secondary schools are modernized, the standard utilization rate is 83%. The anticipated design of the modernized schools and schools to be constructed will incorporate features which will increase the utilization rate for secondary schools.

IV. Inventory and Evaluation of Current Facilities

The district currently has permanent capacity to house 23,605 students and transitional (relocatable) capacity to house 3,161 students (see *Appendix A*). This capacity is based on the district's Standard of Service as set forth in *Section III*. The district's current student enrollment is 25,408 and is expected to increase to 28,675 in 2018 (see *Table 1*).

The school configuration change that was implemented in 2012-2013 provided some help to the capacity issues faced at the elementary level. Without the change, based on current projections, the district would need to construct approximately seven new elementary schools. With the change to school configuration, there still remains the need for new elementary schools, but the need is reduced. In addition, there is a new need to provide additional classroom space at the high school level to accommodate the reconfiguration as well as expected student enrollment growth.

Calculations of elementary, middle school, and senior high school capacities are set forth in *Appendix A*. Included in this six-year plan is an inventory of the district's schools arranged by area, name, type, address, and current capacity (see *Table 3*).

The physical condition of the district's facilities is under evaluation by the 2013 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference. In addition, starting in 2012, every district facility is annually evaluated as to condition by way of the State Asset Preservation Program.

V. Six-Year Planning and Construction Plan

To address existing and future capacity needs, the district contemplates using the following strategies:

- 1) Construction of new schools.
- 2) Additions at high schools to accommodate school configuration and growth needs.
- 3) Adjustments to capacity of existing schools undergoing modernization/replacement.
- 4) Use of additional relocatables to provide for housing of students not provided for under other strategies.
- 5) Closing schools to variances and future boundary adjustments.

Construction of new capacity in one area of the district could indirectly create available new capacity at existing schools in other areas of the district through area specific boundary adjustments.

Future updates to this plan will include specific information regarding adopted strategies.

The district's six-year construction plan includes the following capacity projects:

- During the last six years (2007-2012),
 - New growth in the district created the need to construct two new elementary schools.
 - One of these new elementary schools (Rosa Parks Elementary School, Site 41), located within the Redmond Ridge development, was occupied in the fall of 2006. The growth in the Redmond Ridge and Redmond Ridge East areas has resulted in the need to place ten (10) portables at Rosa Parks Elementary School.
 - The other new elementary school, Rachel Carson Elementary School, was opened on the Sammamish Plateau in the fall of 2008. Because of the growth in enrollment in that area, the school opened with four relocatables on the site.

V. Six-Year Planning and Construction Plan (*continued*)

- In 2007-2008, the district purchased land within the Redmond Ridge East development on the basis that projections for that development necessitate the need for a new elementary site. The district continues to monitor the phased project. Homes already constructed in this development are occupied.
- Phase II School Modernization (2006-2013) was funded by the voters in February 2006. The approved bond measure funds the modernization/replacement of 11 schools throughout the district. The district has completed the design and permitting for or the modernization/replacement of: Frost Elementary, Lake Washington High School, Finn Hill Middle School, Muir Elementary School, Rush Elementary School, Sandburg Elementary School, Keller Elementary School, Bell Elementary School, Rose Hill Middle School, and, International Community School/Community Elementary School. Each school modernization project also includes the addition of new student capacity.
 - Frost Elementary School was completed and opened in the fall of 2009.
 - Lake Washington High School and Finn Hill Middle School were opened in the fall of 2011.
 - Muir Elementary School, Sandburg Elementary School, and, Keller Elementary School open in the fall of 2012.
 - Bell Elementary School, Rush Elementary School, Community Elementary School, Rose Hill Middle School, and International Community School are in construction and are planned to open in 2013.
- Because of the change in grade configuration in 2012 and the resultant capacity needs at two high schools, voters approved a Capital Levy in 2011 to construct additional classrooms at Redmond High School and Eastlake High School, and also a Science, Technology, Engineering and Math (STEM) high school on the east side of the District. The additions at Redmond High School and Eastlake High School opened in the fall of 2012. The STEM school began construction before the summer of 2012 and started a phased opening beginning in 2013.

V. Six-Year Planning and Construction Plan (*continued*)

- Even with school reconfiguration, relocatable classrooms (as outlined in *Section VI*) will be added to address capacity needs until more permanent capacity can be constructed. Within the six-year planning window of this Capital Facility Plan, projections indicate that other relocatables may also be needed in the Sammamish, Redmond, Kirkland and areas of unincorporated King County.
- The district anticipates the need for three new elementary schools within the period of this plan, one in the Redmond Ridge East area, one in the North Redmond area, and one in the Kirkland area. The district also anticipates, at a minimum, the need to build a new middle school in the Redmond area, a new secondary STEM focused choice school on the west side of the district, and a new secondary internationally focused choice school on the east side of the district. In addition, the district must modernize and expand Juanita High School and expand Lake Washington High School. The funding for construction of these schools is subject to voter approval. *Table 6* lists other potential projects.

Included in this plan is an inventory of the projects listed above. They are arranged by cost, additional capacity, and projected completion date. (See *Table 5 & 6*)

VI. Relocatable and Transitional Classrooms

The district inventory includes 140 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in *Section III* (see *Appendix A*).

Based on enrollment projections and planned permanent facilities, the district anticipates the need to acquire additional relocatables during the next six-year period.

- In the summer of 2009, four (4) relocatable classrooms were added to Rosa Parks Elementary School in the Redmond Ridge development due to student population growth in that development and homes that are now being occupied within the Redmond Ridge East development. Continued growth in this area caused the need to place an additional four (4) relocatables at Rosa Parks Elementary during the summer of 2010 and another two (2) relocatable classrooms were added in the summer of 2011. In total, there are ten (10) relocatable classrooms at Rosa Parks Elementary School in addition to the school building that has a current capacity of 483 students (see *Appendix A*).
- In 2010, relocatable classrooms were added to district schools in Redmond and unincorporated King County.
 - *Redmond area*: Rockwell Elementary School – two (2) additional classrooms, and Einstein Elementary School – one (1) classroom.
 - *Unincorporated King County area*: Rosa Parks Elementary School – four (4) classrooms for a total of ten (10) relocatable classrooms.
- In 2011, the district placed relocatable classrooms at school sites in Kirkland, Redmond and unincorporated King County:
 - *Kirkland area*: Lakeview Elementary School – two (2) classrooms, and Rose Hill Elementary School two (2) classrooms.
 - *Redmond area*: Rockwell Elementary School – one (1) additional classroom (for a total of five (5) relocatable classrooms at Rockwell) and Redmond Middle School (4) classrooms
 - *Unincorporated King County area*: Rosa Parks Elementary School (2 classrooms).

In 2012, because of capacity issues, Northstar Middle School moved out of Lake Washington High School into relocatables units at Emerson Campus and Renaissance Middle School moved out of Eastlake High School into relocatables classrooms on the same campus.

VI. Relocatable and Transitional Classrooms

- In 2013, six relocatable classrooms will be added to Redmond High School (previously four (4) relocatable classrooms were leased on a temporary basis but due to capacity needs, those classrooms will be purchased plus another 2-classroom relocatable added to the site for a total of six (6) relocatable classrooms at Redmond High School for the 2013-2014 school year) and two additional relocatable classrooms to Redmond Middle School (for a total of six (6) relocatable classrooms). The district is deciding where to place two more relocatable classrooms because of the need.
- Within the six-year planning window of this plan, projections indicate that other relocatables may also be needed in the Sammamish, Redmond, Kirkland and unincorporated King County areas.

For a definition of relocatables and permanent facilities, see *Section 2 of King County Code 21A.06*. As schools are modernized, permanent capacity will be added to replace portables currently on school sites to the extent that enrollment projections indicate a demand for long-term permanent capacity (see *Table 5*).

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new school and modernized school sites are all planned for the potential of adding up to four portables to accommodate the changes in demographics. In addition, the use and need for relocatables will be balanced against program needs.

VII. Six-Year Classroom Capacities: Availability / Deficit Projection
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Based on the six-year plan, there will be insufficient total capacity to house anticipated enrollment (see *Table 5*). As demonstrated in *Appendix A*, the district currently has permanent capacity (classroom and special education) to serve 11,150 students at the elementary level, 5,485 students at the middle school level, and 6,970 students at the high school level. Current enrollment at each grade level is identified in *Appendix A*. As depicted in *Table 5*, the district currently has insufficient permanent capacity and will continue to have an increasing insufficient permanent capacity through 2018.

Differing growth patterns throughout the district may cause some communities to experience overcrowding. This is especially true in the eastern portions of the district where significant housing development has taken place. Following the recent slow economy, there are continued signs of recovery, particularly in housing starts, and growth and the number of developments under construction continues to increase. The continued development of Redmond Ridge East, northwest Redmond, the Sammamish Plateau and also the in-fill, short plats and other development in Kirkland, will put pressure on schools in those areas.

To meet the needs associated with overcrowding or underutilization, the district will utilize a number of solutions. Those solutions include the recent grade reconfiguration, new construction, adjusting capacity through modernization projects, modifications in the educational program, and changes in the number of relocatables. Other solutions that might be considered include closing schools to variances or an area specific boundary change.

VIII. Impact Fees and the Finance Plan

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations (*Appendix B* and *Appendix C*) examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit) and then reduce that amount by the anticipated state match and future tax payments. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The resulting impact fee is then discounted further. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2013 through 2018. The financing components include secured and unsecured funding. The plan is based on an approved bond issue (approved in 2006 by election), a capital levy (approved in 2011 by election), and the proposed projects under consideration for a 2014 bond issue, securing state construction assistance funding, and collection of impact fees under the State's Growth Management Act, and voluntary mitigation fees paid pursuant to Washington State's Environmental Policy Act.

For the purposes of this plan and the impact fee calculations, the district is using the actual cost data from Sandburg Elementary School, opened in 2012 and Rose Hill Middle School, which was bid in 2012 and will open in 2013.

IX. Appendices

Appendix A: Calculations of Capacities for Elementary Schools,
Middle Schools, and Senior High Schools

Appendix B: Calculations of Impact Fees for Single Family Residences

Appendix C: Calculations of Impact Fees for Multi-Family Residences

Appendix D: Student Generation Factor Calculations

Appendix E: Calculation Back-Up

Calculations of Capacities for Elementary, Middle, and Senior High Schools

Elementary Schools	# Standard Classrooms *	Classroom Capacity (23)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (23)	Total Capacity *	2012-13 Enrollment **
Alcott	18	414	0	0	8	184	598	659
Audubon	16	368	0	0	2	46	414	505
Bell	19	437	0	0	4	92	529	312
Blackwell	17	391	0	0	3	69	460	377
Carson	19	437	0	0	4	92	529	446
Community	0	0	0	0	3	69	69	74
Dickinson	16	368	3	36	4	92	496	463
Discovery	3	69	0	0	0	0	69	73
Einstein	18	414	0	0	1	23	437	456
Explorer	3	69	0	0	1	23	92	71
Franklin	17	391	0	0	2	46	437	393
Frost	18	414	1	12	0	0	426	400
Juanita	12	276	0	0	0	0	276	336
Keller	14	322	2	24	0	0	346	309
Kirk	18	414	0	0	3	69	483	528
Lakeview	15	345	2	24	4	92	461	464
Mann	17	391	0	0	0	0	391	421
McAuliffe	21	483	0	0	7	161	644	485
Mead	19	437	1	12	6	138	587	600
Muir	16	368	0	0	0	0	368	366
Redmond	16	368	2	24	2	46	438	401
Rockwell	20	460	0	0	5	115	575	614
Rosa Parks	21	483	0	0	10	230	713	795
Rose Hill	17	391	2	24	2	46	461	352
Rush	13	299	0	0	4	92	391	458
Sandburg	19	437	0	0	0	0	437	445
Smith	19	437	0	0	8	184	621	574
Thoreau	17	391	0	0	0	0	391	269
Twain	20	460	0	0	4	92	552	578
Wilder	20	460	0	0	4	92	552	347
Totals	478	10,994	13	156	91	2,093	13,243	12,571

Middle Schools	# Standard Classrooms	Classroom Capacity (30x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (30x70%)	Total Capacity	2012-13 Enrollment
Environmental****	5	125	0	0	0	0	125	140
Evergreen	32	672	1	12	9	189	873	754
Finn Hill****	27	672	0	0	0	0	672	525
Inglewood	51	1071	2	24	0	0	1,095	1,123
International ***	12	360	0	0	1	30	390	380
Kamiakin	26	546	2	24	7	147	717	559
Kirkland ****	23	573	2	24	0	0	597	599
Northstar	0	0	0	0	4	84	84	90
Redmond ****	32	797	4	48	4	100	945	970
Renaissance	0	0	0	0	4	84	84	94
Rose Hill	25	525	1	12	6	126	663	643
Stella Schola	0	0	0	0	4	84	84	90
Totals	233	5,341	12	144	39	844	6,329	5,967

Senior High Schools	# Standard Classrooms	Classroom Capacity (32x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (32x70%)	Total Capacity	2012-13 Enrollment
Emerson	8	179	0	0	2	45	224	66
Eastlake	85	1,904	3	36	0	0	1,940	1,607
Futures	3	67	0	0	0	0	67	56
Juanita	48	1,075	3	36	8	179	1,290	1,335
Lake Washington****	55	1,461	2	24	0	0	1,485	1,400
Redmond ****	69	1,833	3	36	0	0	1,869	1,867
STEM ****	12	319	0	0	0	0	319	298
Totals	280	6,838	11	132	10	224	7,194	6,629

TOTAL	991	23,173	36	432	140	3,161	26,766	25,167
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Key:

- "Standard Capacity" does not include capacity for special programs as identified in Section III
- "Total enrollment" on this chart does not include Emerson K-12, contractual, transition and WaNIC students.
- "SS" = Special Services self-contained classrooms
- * "Standard of Service" in elementary schools excludes some rooms if not built-in (e.g. 20 total rooms = 17 standard + computer + 1 music + 1 R/R)
- ** October 1, 2012 headcount
- *** Capacity Model = 100% utilization of classrooms due to educational program
- **** Capacity Model = 83% utilization of classrooms due to teacher planning area

**Estimated School Impact Fee Calculation
Based on King County Code 21.A.43**

Single Family Residence ("SFR")

School Site Acquisition Cost:

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	10	\$0	552	\$0	0.3810	\$0
Middle	20	\$0	900	\$0	0.1170	\$0
Senior	40	\$0	1500	\$0	0.0950	\$0
TOTAL						\$0

School Construction Cost:

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/SFR (est. 90%)</u>
Elementary	\$22,566,312	552	\$40,881	0.3810	\$14,018
Middle	\$44,575,612	900	\$49,528	0.1170	\$5,215
Senior (additional capacity)	\$0	0	\$0	0.0950	\$0
TOTAL					\$19,233

Temporary Facility Cost:

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/SFR (est. 10%)</u>
Elementary	\$0	0	\$0	0.3810	\$0
Middle	\$0	0	\$0	0.1170	\$0
Senior	\$0	0	\$0	0.0950	\$0
TOTAL					\$0

State Assistance Credit Calculation:

	<u>Const Cost Allocation</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	188.55	90.0	27.57%	\$4,678	0.3810	\$1,783
Middle	188.55	117.0	27.57%	\$6,082	0.1170	\$712
Senior	188.55	130.0	27.57%	\$0	0.0950	\$0
TOTAL						\$2,494

Single Family Residence ("SFR")

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$452,762
Current Capital Levy Rate (2013)/\$1000	\$1.11
Annual Tax Payment	\$503.29

Exhibit 2

Lake Washington School District

Capital Facilities Plan 2013-2018

**Estimated School Impact Fee Calculation
Based on King County Code 21.A.43**

Years Amortized	10
Current Bond Interest Rate	3.74%
Present Value of Revenue Stream	\$4,135

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$19,233
Temporary Facility Cost	\$0
State Match Credit	(\$2,494)
Tax Payment Credit	(\$4,135)
Sub-Total	\$12,604
50% Local Share	\$6,302

SFR Impact Fee	\$6,302
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**Estimated School Impact Fee Calculation
Based on King County Code 21.A.43**

Multiple Family Residence ("MFR")

School Site Acquisition Cost:

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	10	\$0	552	\$0	0.0490	\$0
Middle	20	\$0	900	\$0	0.0140	\$0
Senior	40	\$0	1500	\$0	0.0160	\$0
TOTAL						\$0

School Construction Cost:

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/MFR (est. 90%)</u>
Elementary	\$22,566,312	552	\$40,881	0.0490	\$1,803
Middle	\$44,575,612	900	\$49,528	0.0140	\$624
Senior (additional capacity)	\$0	0	\$0	0.0160	\$0
TOTAL					\$2,427

Temporary Facility Cost:

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/MFR (est. 10%)</u>
Elementary	\$0	0	\$0	0.0490	\$0
Middle	\$0	0	\$0	0.0140	\$0
Senior	\$0	0	\$0	0.0160	\$0
TOTAL					\$0

State Assistance Credit Calculation:

	<u>Const Cost Allocation</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	188.55	90.0	27.57%	\$4,678	0.0490	\$229
Middle	188.55	117.0	27.57%	\$6,082	0.0140	\$85
Senior	188.55	130.0	27.57%	\$0	0.0160	\$0
TOTAL						\$314

**Estimated School Impact Fee Calculation
Based on King County Code 21.A.43**

Multiple Family Residence ("MFR")

Tax Payment Credit Calculation:

Average MFR Assessed Value	\$185,979
Current Capital Levy Rate (2013)/\$1000	\$1.11
Annual Tax Payment	\$206.73
Years Amortized	10
Current Bond Interest Rate	3.74%
Present Value of Revenue Stream	\$1,699

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$2,427
Temporary Facility Cost	\$0
State Match Credit	(\$314)
Tax Payment Credit	(\$1,699)
Sub-Total	\$414
50% Local Share	\$207

MFR Impact Fee	\$207
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**2013 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2013 STUDENTS			2013 RATIO			
					ELEM	MIDDLE	SENIOR	ELEM	MIDDLE	SENIOR	TOTAL
Cameron Place	R	13	13	13	6	0	0	0.462	0.000	0.000	0.462
Central Park North	R	18	18	18	5	0	2	0.278	0.000	0.111	0.389
Chatham Ridge	K	15	15	14	1	0	1	0.071	0.000	0.071	0.143
Conover Commons	R	25	25	25	2	0	1	0.080	0.000	0.040	0.120
Crestwood at Forbes Creek	K	11	11	11	1	1	0	0.091	0.091	0.000	0.182
Evergreen Lane	R	24	24	24	4	0	2	0.167	0.000	0.083	0.250
Gramercy Park	S	28	4	2	1	0	0	0.500	0.000	0.000	0.500
Greenbriar Estates	S	58	48	41	25	5	1	0.610	0.122	0.024	0.756
Hazelwood	R	76	61	49	6	3	2	0.122	0.061	0.041	0.224
Hedges	KC	35	35	35	9	12	11	0.257	0.343	0.314	0.914
Illlahaee	S	88	88	88	42	17	9	0.477	0.193	0.102	0.773
Illlahaee Tract M	S	16	16	16	8	0	2	0.500	0.000	0.125	0.625
Indigo	S	24	24	24	2	2	0	0.083	0.083	0.000	0.167
Kensington	R	121	121	121	52	21	21	0.430	0.174	0.174	0.777
Kirkwood	K	17	17	17	2	0	1	0.118	0.000	0.059	0.176
Lakeshore Estates	R	17	13	12	0	1	1	0.000	0.083	0.083	0.167
Lakeview Lane	K	29	22	15	0	0	1	0.000	0.000	0.067	0.067
Mondavio/Verona/Vistas	R	104	58	53	21	7	10	0.396	0.132	0.189	0.717
Nettleton Commons	K	25	25	25	4	4	2	0.160	0.160	0.080	0.400
Northstar	R	132	132	132	61	22	19	0.462	0.167	0.144	0.773
One Eagle Place	K	14	14	14	0	1	1	0.000	0.071	0.071	0.143
Palermo	S	19	19	19	15	9	6	0.789	0.474	0.316	1.579
Perrigo Heights	R	24	24	24	19	3	2	0.792	0.125	0.083	1.000
Pine Meadows	S	26	26	26	8	3	2	0.308	0.115	0.077	0.500
Prescott at English Hill	R	70	70	70	14	6	5	0.200	0.086	0.071	0.357
Redmond Ridge East	KC	665	396	396	218	43	19	0.551	0.109	0.048	0.707
Reserve at Patterson Creek	KC	29	27	26	2	3	8	0.077	0.115	0.308	0.500
Rosemont at Timberline	S	14	14	14	10	2	2	0.714	0.143	0.143	1.000
Sable & Aspen Ridge	R	43	43	43	7	3	0	0.163	0.070	0.000	0.233
Solus in Kirkland Highlands	K	25	25	25	3	1	4	0.120	0.040	0.160	0.320

**2013 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2013 STUDENTS			2013 RATIO			
					ELEM	MIDDLE	SENIOR	ELEM	MIDDLE	SENIOR	TOTAL
The Crossings	R	18	15	15	9	2	1	0.600	0.133	0.067	0.800
Tyler's Creek	R	90	90	90	40	10	4	0.444	0.111	0.044	0.600
Wexford at English Hill	R	16	16	16	4	3	4	0.250	0.188	0.250	0.688
Whistler Ridge	R	62	62	62	14	6	7	0.226	0.097	0.113	0.435
Woodlands Ridge	R	25	21	17	1	1	2	0.059	0.059	0.118	0.235
Woodlands West	R	74	74	74	21	7	5	0.284	0.095	0.068	0.446
Wynstone	R	46	46	46	15	3	5	0.326	0.065	0.109	0.500
TOTALS		2,136	1,752	1,712	652	201	163	0.381	0.117	0.095	0.593

**2013 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History**

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2013 STUDENTS			2013 RATIO			
					ELEM	MIDDLE	SENIOR	ELEM	MIDDLE	SENIOR	TOTAL
Veloce (Alexan) Apartments	R	322	97%	312	1	1	0	0.003	0.003	0.000	0.006
Delano Apartments	R	66	94%	62	0	0	0	0.000	0.000	0.000	0.000
Element Townhomes	R	94	94	94	5	2	0	0.053	0.021	0.000	0.074
Francis Village	K	61	61	61	6	3	1	0.098	0.049	0.016	0.164
Graystone Condos	R	16	16	6	2	0	0	0.333	0.000	0.000	0.333
Juanita Townhomes	K	24	24	24	2	1	1	0.083	0.042	0.042	0.167
Kirkland Commons	K	15	11	8	2	0	1	0.250	0.000	0.125	0.375
Luna Sol Apartments	K	52	96%	50	1	1	0	0.020	0.020	0.000	0.040
Nelson Ridge Condos	R	20	20	20	1	1	0	0.050	0.050	0.000	0.100
Plateau 228	S	71	28	28	3	1	2	0.107	0.036	0.071	0.214
Red 160 Apartments	R	250	80%	200	3	2	0	0.015	0.010	0.000	0.025
Redmond Park Townhomes	R	26	26	26	6	3	9	0.231	0.115	0.346	0.692
Redmond Ridge East Duplex	KC	135	26	26	6	0	0	0.231	0.000	0.000	0.231
Redmond River Park Apartments	R	319	98%	312	12	3	7	0.038	0.010	0.022	0.071
Reflections of Redmond	R	24	24	24	2	0	0	0.083	0.000	0.000	0.083
Urbane Redmond Townhomes	R	22	22	22	5	0	0	0.227	0.000	0.000	0.227
Velo Townhomes @ Mondavia	R	34	34	34	6	0	0	0.176	0.000	0.000	0.176
Woodrun Townhomes	R	20	20	20	2	0	0	0.100	0.000	0.000	0.100
TOTALS		1,571		1,329	65	18	21	0.049	0.014	0.016	0.078

	<i>Sandburg Elementary School</i>	<i>Future Elementary School</i>
	<i>598 student capacity *</i>	<i>552 student capacity</i>
<i>Cost</i>		
Construction Cost (bid 2011, actual const. costs)	\$21,720,911	
Projected Construction Cost in 2015 @ 3% per year	\$24,447,077	
<i>Size</i>		
<i>Comparison</i>	598 (26 classrooms x 23 students per classroom = 598 students)	552 (24 classrooms x 23 students per classroom = 552 students)
<i>Capacity</i>		
<i>Adjustment</i>		
2011 construction cost	\$36,323 per student space (based on 2012 construction costs, \$21,720,911 / 598 students)	
2015 projected cost, adjusted for capacity difference	\$40,881 per student space (based on 2015 projected costs, \$24,447,077 / 598 students)	\$40,881 per student space x 552 students = \$22,566,312 (based on 2015 projected costs)
<i>Cost</i>		
<i>Adjustment</i>		
Construction Cost (bid 2011, actual const. costs)	\$21,720,911	
Projected Construction Cost in 2015 @ 552 student capacity		\$22,566,312

Cost Model: (escalated to 2015)
Pope Site
\$23,033,608

** Student capacity includes 69 students for Discovery Community School*

	<i>Sandburg Elementary School</i>	<i>Future Elementary School</i>
	<i>598 student capacity *</i>	<i>552 student capacity</i>
<i>Cost</i>		
Construction Cost (bid 2011, actual const. costs)	\$21,720,911	
Projected Construction Cost in 2015 @ 3% per year	\$24,447,077	
<i>Size Comparison</i>		
	598 (26 classrooms x 23 students per classroom = 598 students)	552 (24 classrooms x 23 students per classroom = 552 students)
<i>Capacity Adjustment</i>		
2011 construction cost	\$36,323 per student space (based on 2012 construction costs, \$21,720,911 / 598 students)	
2015 projected cost, adjusted for capacity difference	\$40,881 per student space (based on 2015 projected costs, \$24,447,077 / 598 students)	\$40,881 per student space x 552 students = \$22,566,312 (based on 2015 projected costs)
<i>Cost Adjustment</i>		
Construction Cost (bid 2011, actual const. costs)	\$21,720,911	
Projected Construction Cost in 2015 @ 552 student capacity		\$22,566,312

Cost Model: (escalated to 2015)
 Pope Site
 \$23,033,608

* Student capacity includes 69 students for Discovery Community School

X. TABLES

Table 1: Six-Year Enrollment Projections

Table 2: Enrollment History

Table 3: Inventory and Capacities of Existing Schools

Table 4: Inventory of Undeveloped Land

Table 4a: Map

Table 5: Projected Capacity to House Students

Table 6: Six-Year Finance Plan

Six-Year Enrollment Projections

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
County Live Births**	24,899	25,222	25,057	24,514	24,630	24,691	24,752
change		323	(165)	(543)	116	61	61
Kindergarten ***	1,962	2,006	2,013	1,986	1,995	1,998	2,002
Grade 1 ****	2,151	2,179	2,237	2,243	2,202	2,205	2,204
Grade 2	2,174	2,283	2,313	2,370	2,368	2,322	2,325
Grade 3	2,208	2,235	2,309	2,337	2,387	2,380	2,334
Grade 4	2,126	2,224	2,252	2,326	2,345	2,390	2,383
Grade 5	2,002	2,146	2,248	2,274	2,343	2,356	2,402
Grade 6	2,003	1,991	2,129	2,228	2,234	2,334	2,367
Grade 7	1,930	1,982	1,974	2,109	2,207	2,208	2,307
Grade 8	1,860	1,914	1,966	1,960	2,088	2,184	2,182
Grade 9	1,802	1,853	1,901	1,951	1,939	2,059	2,152
Grade 10	1,717	1,789	1,841	1,891	1,937	1,925	2,044
Grade 11	1,733	1,744	1,817	1,871	1,918	1,962	1,951
Grade 12	1,740	1,798	1,806	1,882	1,933	1,978	2,022
Total Enrollment	25,408	26,144	26,806	27,428	27,896	28,301	28,675
Yearly Increase		736	662	622	468	405	374
Yearly Increase		2.90%	2.53%	2.32%	1.71%	1.45%	1.32%
Cumulative Increase		736	1,398	2,020	2,488	2,893	3,267

* Number of Individual Students (10/1/12 Headcount).

** County Live Births estimated based on OFM projections. 2016 and prior year birth rates are actual births 5 years prior to enrollment year.

*** Kindergarten enrollment is calculated at 7.88% of County Live Births plus anticipated developments.

**** First Grade enrollment is based on District's past history of first grade enrollment to prior year kindergarten enrollment.

Enrollment History *

	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
County Live Births **	22,212	22,007	22,487	21,778	21,863	22,431	22,874	22,680	24,244	24,899
Kindergarten / Live Birth	7.45%	7.54%	7.71%	8.21%	7.76%	7.95%	8.15%	8.25%	7.87%	7.88%
										7.88%
Kindergarten	1,654	1,660	1,734	1,789	1,696	1,783	1,865	1,872	1,908	1,962
Grade 1	1,761	1,825	1,846	1,916	1,959	1,903	2,047	2,146	2,121	2,151
Grade 2	1,834	1,755	1,881	1,860	1,901	2,020	1,936	2,108	2,203	2,174
Grade 3	1,760	1,863	1,792	1,870	1,853	1,934	2,036	1,968	2,116	2,208
Grade 4	1,870	1,781	1,868	1,776	1,857	1,901	1,937	2,056	1,986	2,126
Grade 5	1,873	1,871	1,775	1,810	1,753	1,854	1,897	1,936	2,051	2,002
Grade 6	1,838	1,866	1,872	1,726	1,825	1,738	1,838	1,898	1,920	2,003
Grade 7	1,857	1,829	1,828	1,818	1,692	1,805	1,726	1,829	1,857	1,930
Grade 8	1,917	1,886	1,807	1,806	1,811	1,673	1,819	1,734	1,831	1,860
Grade 9	1,822	1,889	1,860	1,765	1,755	1,782	1,660	1,756	1,687	1,802
Grade 10	1,802	1,889	1,887	1,824	1,763	1,739	1,780	1,672	1,740	1,717
Grade 11	1,812	1,700	1,853	1,856	1,811	1,728	1,742	1,798	1,671	1,733
Grade 12	1,831	1,900	1,799	1,881	1,890	1,909	1,802	1,816	1,824	1,740
Total Enrollment	23,631	23,714	23,802	23,697	23,566	23,769	24,085	24,589	24,915	25,408
Yearly Change		83	88	(105)	(131)	203	316	504	326	493
* October 1st Headcount	Average increase in the number of students per year									
** Number indicates actual births	Total increase for period									
5 years prior to enrollment year.	Percentage increase for period									
	Average yearly increase									
	197									
	1,777									
	8%									
	0.84%									

2012-13 Inventory and Capacities of Existing Schools			
*	<u>Juanita Area</u>	<u>Address</u>	<u>Capacity (w/ portables)</u>
25	Frost Elementary	11801 NE 140th	426
03	Juanita Elementary	9635 NE 132nd	276
04	Keller Elementary	13820 108th NE	346
26	Muir Elementary	14012 132nd NE	368
06	Discovery Community School	12801 84th NE	69
06	Sandburg Elementary	12801 84th NE	437
02	Thoreau Elementary	8224 NE 138th	391
63	Finn Hill Middle School	8040 NE 132nd	672
60	Environmental & Adventure School	8040 NE 132nd	125
67	Kamiakin Middle School	14111 132nd NE	717
82	Futures School	10601 NE 132nd	67
82	Juanita High School	10601 NE 132nd	1,290
<u>Kirkland Area</u>			
07	Bell Elementary	11212 NE 112th	529
96	Community School	11133 NE 65th	69
16	Franklin Elementary	12434 NE 60th	437
09	Kirk Elementary	1312 6th Street	483
10	Lakeview Elementary	10400 NE 68th	461
15	Rose Hill Elementary	8044 128th NE	461
18	Rush Elementary	6101 152nd NE	391
14	Twain Elementary	9525 130th NE	552
96	International Community School	11133 NE 65th	390
65	Kirkland Middle School	430 18th Avenue	597
80	Northstar Middle School	12033 NE 80th	84
69	Rose Hill Middle School	13505 NE 75th	663
61	Stella Schola Middle School	13505 NE 75th	84
80	Emerson High	10903 NE 53rd St	224
84	Lake Washington High	12033 NE 80th	1,485
<u>Redmond Area</u>			
53	Alcott Elementary	4213 228th NE	598
19	Audubon Elementary	3045 180th NE	414
46	Dickinson Elementary	7040 208th NE	496
24	Einstein Elementary	18025 NE 116th	437
46	Explorer Community School	7040 208th NE	92
22	Mann Elementary	17001 NE 104th	391
23	Redmond Elementary	16800 NE 80th	438
21	Rockwell Elementary	11125 162nd NE	575
41	Rosa Parks Elementary	22845 NE Cedar Park Crescent Dr	713
32	Wilder Elementary	22130 NE 133rd	552
74	Evergreen Middle School	6900 208th NE	873
71	Redmond Middle School	10055 166th NE	945
73	STEM	400 228th Ave NE	319
85	Redmond High School	17272 NE 104th	1,869
<u>Sammamish Area</u>			
54	Blackwell Elementary	3225 205th PL NE	460
52	Carson Elementary	1035 244th Ave NE	529
57	McAuliffe Elementary	23823 NE 22nd	644
58	Mead Elementary	1725 216th NE	587
56	Smith Elementary	23305 NE 14th	621
77	Inglewood Middle School	24120 NE 8th	1,095
86	Renaissance	400 228th NE	84
86	Eastlake High School	400 228TH NE	1,940

* Note: See Table 4a for District Map. Locations indicated by numbers stated in this column.

* Note: "Standard capacity" does not include capacity for special programs as identified in Section III

Inventory of Undeveloped Land

<i>Site # *</i>	<i>Area</i>	<i>Address</i>	<i>Jurisdiction</i>	<i>Status</i>
<u>Juanita Area</u>				
None				
<u>Kirkland Area</u>				
27	Elementary	10638 – 134 th Ave. NE	Redmond	In reserve ***
<u>Redmond Area</u>				
28	Elementary	172 nd NE & NE 122 nd	King County	In reserve
31	Elementary	Redmond Ridge East	King County	In reserve
33	No School Use Allowed	194 th NE above NE 116 th	King County	*****
59	Elementary	Main & 228 th NE	Sammamish	In reserve ***
75	Undetermined	22000 Novelty Hill Road	King County	In reserve ***
90	No School Use Allowed	NE 95 th & 195 th NE	King County	*****
91	Undetermined	NE 95 th Street & 173 rd Place NE	King County	In reserve ***
99	Bus Satellite	22821 Redmond-Fall City Road	King County	In reserve ***

Footnotes

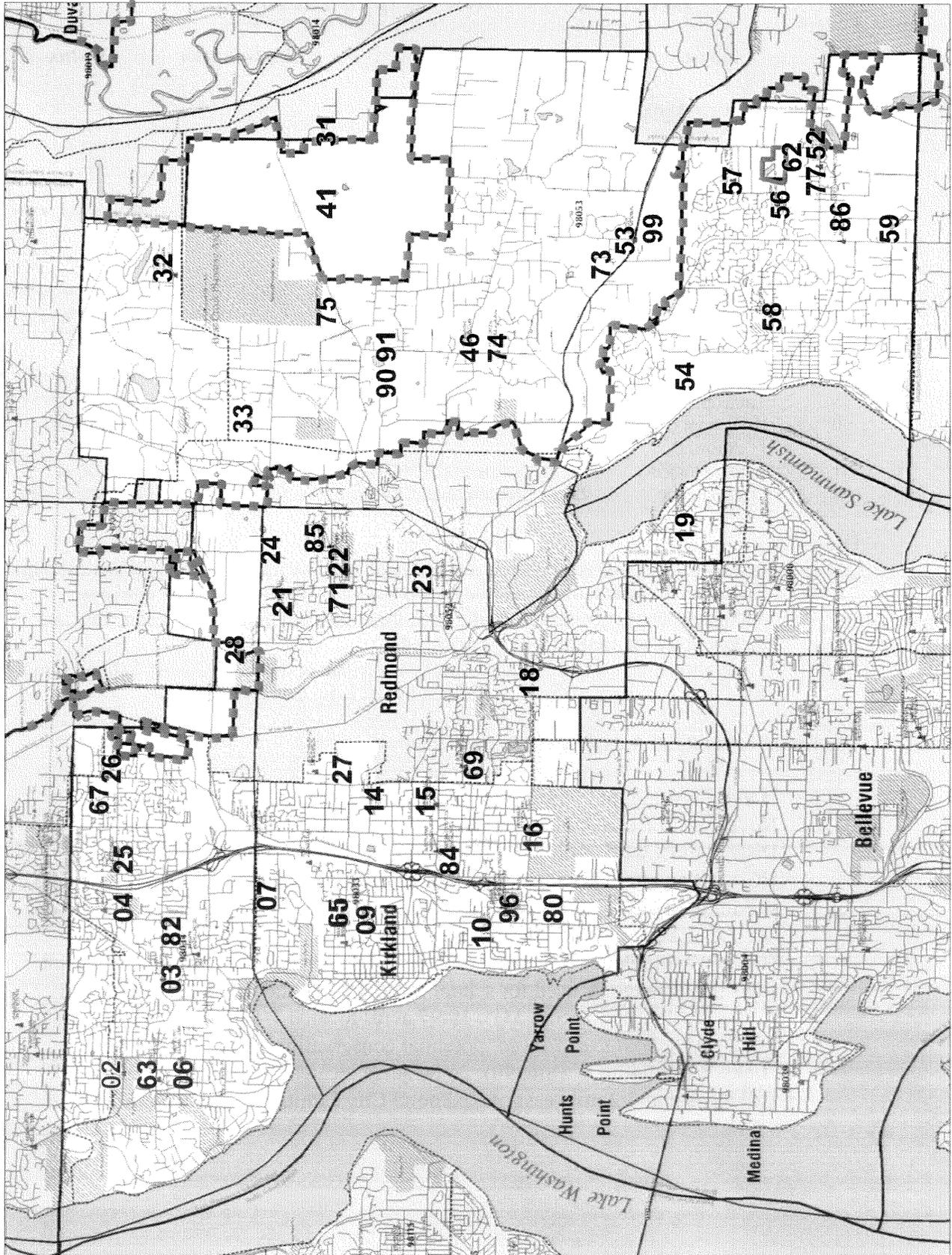
“*” = See Table 4a for a District map. Locations indicated by numbers stated in this column.

“***” = “In reserve” refers to sites owned by the District. While the District does not anticipate construction school facilities on these sites within these six years, they are being held for the District’s long term needs.

“*****” = Property unable to be used for a school site due to the King County School Siting Task Force recommendations as adopted by the King County Council.

The King County Rural Area Task Force concluded:

1. "Lake Washington 2" (Site 75): 37.85 acre site located on the north side of Novelty Hill Road & adjacent to south boundary of Redmond Ridge. The District must work with King County to find an alternative site within the UGA. If an alternative site cannot be feasibly located, the District can use the site for a "small [5 acre] environmental school while placing the remainder of the use into permanent conservation."
2. "Lake Washington 4": Existing undeveloped acreage at Dickinson/Evergreen site - this acreage be used for school development and can connect to sewer.
3. "Lake Washington 1 (Site 33)": 19.97 acres located 1/4 mile east of Avondale Road - *no school use allowed*; potential conservation value.
4. "Lake Washington 3" (Site 90): 26.86 acres located 1/4 mile south of Novelty Hill Road and 1/2 mile east of Redmond City Limits - *no school use allowed*.



Projected Capacity to House Students

	2012	2013	2014	2015	2016	2017	2018
Permanent Capacity	23,605						
New Construction*:							
Redmond Ridge East Elementary #31					550		
New Elementary #28 (Pope Property)					550		
New Elementary (Kirkland Area)						550	
New Middle School						900	
Modernization							
Rush Elementary #18		69					
Rose Hill MS #69		146					
Bell Elementary #		46					
ICS/Community Schools		0					
Permanent Capacity Subtotal	23,605	23,866	23,866	23,866	24,966	26,416	26,416
Total Enrollment	25,408	26,144	26,806	27,428	27,896	28,301	28,675
Permanent Surplus / (Deficit Capacity)	(1,803)	(2,278)	(2,940)	(3,562)	(2,930)	(1,885)	(2,259)
Transitional Capacity [Relocatables]	3,161	3,253	3,391	3,483	3,575	3,667	3,759
Change in number of Relocatable Classrooms**	4	6	4	4	4	4	4
Total Surplus / Deficit Capacity	1,358	975	451	(79)	645	1,782	1,500
Total Permanent and Transitional Capacity	26,766	27,119	27,257	27,349	28,541	30,083	30,175

*New schools and additional permanent capacity through modernization.

**Note: Numbers of relocatables (portables) to be added from capacity increase avg. of 23 students per portable).

***Note: All projects listed on Table 6 are potential

**CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2013-_____**

**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON,
RELATING TO SCHOOL IMPACT FEES; AMENDING THE CITY'S
COMPREHENSIVE PLAN TO ADOPT THE ISSAQUAH SCHOOL
DISTRICT NO. 411 CAPITAL FACILITIES PLAN; ADOPTING THE
ASSOCIATED SCHOOL IMPACT FEE SCHEDULE; AND,
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, Chapter 82.02 RCW authorizes the City to impose and collect impact fees for public facilities which are addressed by a capital facilities plan element of a comprehensive plan adopted and revised in compliance with RCW 36.70A.070; and

WHEREAS, Section 24.25.030 of the Sammamish Municipal Code and RCW 36.70A.130(2)(a)(iv) allow the comprehensive plan to be amended more than once a year, to address an amendment of the capital facilities element of the comprehensive plan that occurs in conjunction with the adoption of the City budget; and

WHEREAS, Chapter 21A.105 of the Sammamish Municipal Code sets forth the administrative provisions applicable to the calculation, collection and adjustment of school impact fees on behalf of the school district; and

WHEREAS, Chapter 21A.105.080 of the Sammamish Municipal Code allows for an exemption or reduction to the fee for low or moderate income housing; and

WHEREAS, the Issaquah School District has submitted to the City the District's Capital Facilities Plan for 2013 which establishes a revised impact fee schedule for single family housing units in the amount of \$5,730.00 per unit and for multifamily housing units in the amount of \$1,097.00 per unit; and

WHEREAS, an environmental review of the associated Comprehensive Plan amendment was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and a non-project SEPA Determination of Non-significance was issued by the City on October 1, 2013; and

WHEREAS, the fee schedule was calculated in accordance with SMC 21A.105.030 utilizing the formula set forth in SMC 21A.105.040; and

WHEREAS, the City Council conducted a public hearing on the fourteenth day of October 2013 regarding the proposed amendment to the City's Comprehensive plan, and finds that the proposed amendment is consistent with the comprehensive plan and is in the best interest of the public health, safety and welfare;

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

Section 1. Adoption of District Capital Facilities Plan. The City hereby adopts and replaces herein by this reference the Issaquah School District No. 411, 6 Year Financing Plan, attached hereto within Exhibit "A", into Appendix B of the city's comprehensive plan.

Section 2. Adoption of Fee Schedule. The City hereby adopts the Issaquah School District No. 411 impact fee schedule for single family housing units in the amount of \$5,730.00 per unit and for multifamily housing units in the amount of \$1,097.00 per unit.

Section 2. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force beginning January 1, 2014.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____ DAY OF _____ 2013.

CITY OF SAMMAMISH

Mayor Tom Odell

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk:

First Reading:

Passed by the City Council:

Publication Date:

Effective Date:

2013 Capital Facilities Plan

*Issaquah School District No. 411
Issaquah, Washington*

*Adopted June 26, 2013
Resolution No. 1027*

The Issaquah School District No. 411 hereby provides this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King County Council Ordinance 21-A.

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EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Issaquah School District (the "district") as the district's primary facility planning document, in compliance with the requirements of Washington's Growth Management Act and King County Council Code Title 21A. This Plan was prepared using data available in March, 2013.

This Plan is an update of prior long-term Capital Facilities Plans adopted by the Issaquah School District. However, this Plan is not intended to be the sole Plan for all of the District's needs. The District may prepare interim and periodic Long Range Capital Facilities Plans consistent with board policies, taking into account a longer or a shorter time period, other factors and trends in the use of facilities, and other needs of the District as may be required. Any such plan or plans will be consistent with this Six-Year Capital Facilities Plan.

In June 1992, the District first submitted a request to King County to impose and to collect school impact fees on new developments in unincorporated King County. On November 16, 1992, the King County Council first adopted the District's Plan and a fee implementing ordinance. This Plan is the annual update of the Six-Year Plan.

King County and the cities of Issaquah, Renton, Bellevue, Newcastle and Sammamish collect impact fees on behalf of the District. All of these jurisdictions provide exemptions from impact fees for senior housing and certain low-income housing.

Pursuant to the requirements of the Growth Management Act, this Plan will be updated on an annual basis, and any changes in the fee schedule(s) adjusted accordingly.

STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimal facility size, class size, educational program offerings, as well as classroom utilization and scheduling requirements and use of re-locatable classroom facilities (portables).

Different class sizes are used depending on the grade level or programs offered such as special education or the gifted program. With the passage of Initiative 728 in November 2000, the Issaquah School Board established new class size standards for elementary grades K-5. The Board and District Administration will continue to keep class sizes near the levels provided by I-728; this will be done via local levy funds. There is also recently passed legislation that requires the State to fund Full-Day Kindergarten by 2018, those assumptions are not used in this analysis, but may be considered in future capital facility plans. A class size average of 20 for grades K-5 is now being used to calculate building capacities. A class size of 26 is used for grades 6-8 and 28 for grades 9-12. Special Education class size is based on 12 students per class. For the purpose of this analysis, rooms designated for special use, consistent with the provisions of King County Council Code Title 21A, are not considered classrooms.

Invariably, some classrooms will have student loads greater in number than this average level of service and some will be smaller. Program demands, state and federal requirements, collective bargaining agreements, and available funding may also affect this level of service in the years to come. Due to these variables, a utilization factor of 95% is used to adjust design capacities to what a building may actually accommodate.

Portables used as classrooms are used to accommodate enrollment increases for interim purposes until permanent classrooms are available. When permanent facilities become available, the portable(s) is either moved to another school as an interim classroom or removed.

TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes the rebuild/expansion of two elementary schools, adding classrooms to one high school, expansion of Maywood Middle School and a rebuild/expansion of Issaquah Middle School to meet the needs of elementary, middle school and high school capacity needs. Planning the need for new schools is triggered by comparing our enrollment forecasts with our permanent capacity figures. These forecasts are by grade level and, to the extent possible, by geography. The analysis provides a list of new construction needed by school year.

The decision on when to construct a new facility involves factors other than verified need. Funding is the most serious consideration. Factors including the potential tax rate for our citizens, the availability of state funds and impact fees, the ability to acquire land, and the ability to pass bond issues determine when any new facility can be constructed. The planned facilities will be funded by bond issues passed on February 7, 2006 and April 17, 2012, school impact fees and reserve funds held by the District. New school facilities are a response to new housing which the county or cities have approved for construction.

The District's Six-Year Finance Plan is shown in Appendix E found on page 21.

DEVELOPMENT TRACKING

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking data of known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that have been completed or are still selling houses are used to forecast the number of students who will attend our school from future developments. District wide statistics show that new single-family homes currently generate 0.521 elementary student, 0.181 middle school student, 0.156 high school student, for a total of 0.858 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.140 elementary student, 0.044 middle school student, 0.045 high school student, for a total of 0.229 school aged student per residence (see Table 3).

Generation rates were recalculated in 2013 due to the volatility in assessed valuation, tax rate and new development listings that needed to be considered for the calculation of the associated impact fee.

NEED FOR IMPACT FEES

Impact fees and state matching funds have not been a reliable source of revenue. Because of this, the Issaquah School District asked its voters on February 7, 2006 to fund the construction of an elementary school, one middle school, expand Maywood Middle School, expand Liberty High School, and rebuild Issaquah High School. District voters also approved on April 17, 2012 ballot measure that provides funding to expand two elementary schools, rebuild/expand two additional elementary schools, add classrooms to one high school and rebuild/expand one middle school. Due to the high cost of land and the limited availability of a parcel large enough to accommodate a middle school program, the School Board reallocated the moneys designated to build the middle school to expand the capacity of Issaquah and Skyline high schools.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity (at 100%) to serve 7120 students at the elementary level. Appendix B, (page 18) shows a permanent capacity (at 100%) for 3798 students at the middle/junior high school level Appendix C (page 19) shows a permanent capacity (at 100%) of 5400 students at the high school level. Current enrollment is identified on page 8. The District elementary headcount population for the 2012-2013 school year is 8669. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 1905 students (Appendix A). At the middle/junior high school level, the District population for the 2012-2013 school year is 4271. This is 663 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 65 students (Appendix C).

Based upon the District's student generation rates, the District expects that .858 student will be generated from each new single family home in the District and that .229 student will be generated from each new multi-family dwelling unit.

Applying the enrollment projections contained on page 8 to the District's existing permanent capacity (Appendices A, B, and C) and if no capacity improvements are made by the year 2019-20, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 1164 students, at the middle school level by 831 students, and an excess capacity of 610 at the high school level. The District's enrollment projections are developed using two methods: first, the cohort survival – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the District; then, the enrollment projections are modified to include students anticipated from new developments in the District.

Exhibit 3

To address existing and future capacity needs, the District's six-year construction plan includes the following capacity projects:

Facility	Projected Completion Date	Location	Additional Capacity
Expand Liberty High School	2014	Renton	216
Expand Apollo Elementary	2016	Renton	160
Expand Issaquah Valley Elementary	2015	Issaquah	160
Expand Clark Elementary	2015	Issaquah	244
Expand Sunny Hills Elementary	2018	Issaquah Plateau	20
Expand Issaquah Middle School	2015	Issaquah	338
Expand Tiger Mtn. Community HS	2015	Issaquah	120

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that a majority of its capacity improvements are necessary to serve students generated by new development.

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit) and then reduces that amount by the anticipate state match and future tax payments. The resulting impact fee is then discounted further. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The King County Council and the City Councils of the Cities of Bellevue, Issaquah, Newcastle, Renton and Sammamish have created a framework for collecting school impact fees and the District can demonstrate that new developments will have an impact on the District. The impact fees will be used in a manner consistent with RCW 82.02.050 - .100 and the adopted local ordinances.

ENROLLMENT METHODOLOGY

Two basic techniques are used, with the results compared, to establish the most likely range of anticipated student enrollment:

1. The student 3-2-1 cohort survival method. Examine Issaquah School District enrollments for the last 5 years and determine the average cohort survival for the consecutive five-year period. Because cohort survival does not consider students generated from new development it is a conservative projection of actual enrollment. For the same reason, these projections are also slow to react to actual growth.
2. Based on information from King County, realtors, developers, etc., seek to establish the number of new dwelling units that will be sold each year. The new dwelling units are converted to new students based on the following:
 - a) The number of actual new students as a percentage of actual new dwellings for the past several years.
 - b) Determine the actual distribution of new students by grade level for the past several years, i.e., 5% to kindergarten, 10% to first grade, 2% to 11th grade, etc.
 - c) Based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

After determining the expected new students, the current actual student enrollments are moved forward from year to year with the arrived at additions.

One of the challenges associated with all projection techniques is that they tend to always show growth because the number of houses and the general population always increases. Enrollments, however, can and do decrease even as the population increases. The reason is as the population matures, the number of kindergartners will go down as the number of 10th graders is still increasing. To adjust for this factor, the number of school age children per dwelling is examined. When this number exceeds expectations, it is probably because the District is still assuming kindergarten growth, while the main growth is actually moving into middle school. When this happens, a reduction factor is added to kindergarten to force it to decrease even though the general population continues to grow. A precise statistical formula has not been developed to make this adjustment.

After all of the projections have been made and examined, the most likely range is selected. An examination of past projections compared with actual enrollment indicates the cohorts tend to be more accurate over a ten-year time span while dwelling units tend to be more accurate over a shorter period. The probable reason is that over a ten-year period, the projections tend to average out even though there are major shifts both up and down within the period.

Enrollment projections for the years 2013-2014 through 2027-2028 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2005-06 Through 2012-13
Enrollment Projections 2013-14 Through 2027-28

Year	FTE Enrollment																	Total
	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	
2005-06	548	1173	1160	1223	1238	1233	1193	1236	1304	1264	1281	1096	912	14,861	6575	3733	4553	14,861
2006-07	532	1266	1216	1211	1268	1255	1260	1197	1250	1345	1241	1146	966	15,153	6749	3707	4698	15,153
2007-08	601	1203	1324	1227	1235	1299	1276	1271	1198	1252	1321	1131	1003	15,340	6889	3745	4707	15,340
2008-09	574	1337	1246	1345	1236	1284	1279	1238	1267	1215	1225	1235	978	15,480	7023	3804	4653	15,480
2009-10	593	1319	1351	1299	1371	1258	1286	1299	1255	1326	1171	1132	1147	15,807	7191	3840	4776	15,807
2010-11	613	1390	1355	1385	1319	1400	1268	1326	1298	1326	1333	1110	1015	16,138	7462	3892	4784	16,138
2011-12	609	1396	1423	1374	1417	1346	1407	1311	1346	1361	1319	1233	1021	16,563	7565	4064	4934	16,563
2012-13	651	1361	1467	1496	1440	1448	1362	1447	1339	1412	1353	1225	1146	17,147	7863	4148	5136	17,147
2013-14	633	1455	1387	1495	1513	1460	1452	1367	1452	1382	1401	1277	1135	17,409	7943	4271	5195	17,409
2014-15	655	1422	1477	1416	1512	1525	1453	1469	1365	1500	1359	1307	1172	17,632	8007	4287	5338	17,632
2015-16	600	1463	1447	1500	1433	1523	1517	1469	1465	1411	1478	1262	1198	17,767	7967	4451	5349	17,767
2016-17	633	1346	1486	1469	1516	1441	1511	1527	1465	1506	1384	1373	1154	17,810	7890	4504	5417	17,810
2017-18	647	1404	1367	1507	1482	1519	1427	1515	1518	1501	1474	1278	1260	17,901	7927	4460	5514	17,901
2018-19	641	1443	1428	1392	1523	1493	1512	1437	1513	1561	1478	1378	1174	17,972	7920	4461	5591	17,972
2019-20	640	1431	1466	1452	1408	1532	1483	1523	1433	1555	1536	1378	1270	18,107	7928	4439	5740	18,107
2020-21	634	1427	1454	1489	1468	1416	1522	1494	1519	1474	1529	1435	1270	18,130	7887	4534	5708	18,130
2021-22	653	1415	1450	1476	1505	1475	1405	1531	1489	1559	1448	1428	1327	18,160	7973	4425	5762	18,160
2022-23	653	1451	1437	1473	1492	1512	1465	1414	1526	1530	1533	1347	1320	18,153	8019	4405	5729	18,153
2023-24	654	1454	1474	1461	1489	1500	1503	1475	1410	1568	1504	1433	1239	18,164	8031	4388	5744	18,164
2024-25	657	1454	1477	1497	1476	1497	1490	1513	1470	1452	1542	1404	1325	18,254	8058	4473	5722	18,254
2025-26	663	1461	1477	1500	1513	1484	1487	1500	1508	1512	1425	1441	1295	18,266	8098	4495	5674	18,266
2026-27	670	1472	1483	1500	1516	1521	1474	1496	1495	1549	1485	1325	1333	18,321	8162	4466	5693	18,321
2027-28	670	1486	1495	1506	1516	1524	1511	1484	1492	1537	1523	1385	1217	18,345	8197	4487	5662	18,345

Exhibit 3

**STUDENT GENERATION
SINGLE FAMILY**

Single Family Development	# Planned	# Sold	STUDENTS				AVERAGE PER UNIT			
			K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Belcara	27	27	13	3	6	22	0.481	0.111	0.222	0.815
Belvedere	82	25	5	2	3	10	0.200	0.080	0.120	0.400
Bristol Court	28	28	11	0	0	11	0.393	0.000	0.000	0.393
Chestnut Estates	38	16	5	3	2	10	0.313	0.188	0.125	0.625
Crossing @ Pine Lake	132	106	60	24	12	96	0.566	0.226	0.113	0.906
Delany Park	26	26	1	1	2	4	0.038	0.038	0.077	0.154
Glencoe @ Trossachs	160	78	30	11	6	47	0.385	0.141	0.077	0.603
Issaquah Highlands (less than 5 years old)	1736	1637	916	309	271	1496	0.560	0.189	0.166	0.914
Katera Park	27	27	38	11	19	68	1.407	0.407	0.704	2.519
Laurel Hill & Laurel Hills 2&3	47	47	24	9	14	47	0.511	0.191	0.298	1.000
Liberty Grove	24	24	15	7	7	29	0.625	0.292	0.292	1.208
Reserve @ Newcastle	163	154	42	17	4	63	0.273	0.110	0.026	0.409
Shamrock div 1 & 2	129	126	62	17	10	89	0.492	0.135	0.079	0.706
Starwood	36	35	13	9	4	26	0.371	0.257	0.114	0.743
Tarmigan @ Pine Ridge	32	15	3	2	5	10	0.200	0.133	0.333	0.667
Windsor Fields 1 & 2	35	35	28	11	9	48	0.800	0.314	0.257	1.371
Woods @ Beaver Lake	75	56	17	9	11	37	0.304	0.161	0.196	0.661
TOTALS	2797	2462	1283	445	385	2113	0.521	0.181	0.156	0.858

SINGLE FAMILY

Elementary K - 5	0.521
Middle School 6 - 8	0.181
High School 9 - 12	0.156
TOTAL	0.858

Exhibit 3

STUDENT GENERATION MULTI-FAMILY

Multi-Family Development	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Copper Leaf	28	0	0	0	0	0.000	0.000	0.000	0.000
Issaquah Highlands	1103	193	60	61	314	0.175	0.054	0.055	0.285
Lake Boren Town Homes	45	1	2	0	3	0.022	0.044	0.000	0.067
Talus Condos	262	7	1	4	12	0.027	0.004	0.015	0.046
Totals	1438	201	63	65	329	0.140	0.044	0.045	0.229

MULTI-FAMILY

Elementary K-5	0.140
Middle School 6-8	0.044
High School 9-12	0.045
TOTAL	0.229

These developments are currently under construction or have been completed within the past five years.

INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house 15,502 students in permanent facilities and 3,302 students in portables. The projected student enrollment for the 2012-2013 school year is expected to be 17,147 including K-5 headcount which leaves a permanent capacity deficit of 1645. Adding portable classrooms into the capacity calculations gives us a capacity of 18,804 with a surplus capacity of 1657 for the K-12 student population.

Calculations of elementary, middle school and high school capacities are shown in Appendices A, B and C. Totals are shown in Appendix D.

Below is a list of current facilities. These facility locations and sites are shown on the District Site Location Map on Page 8.

EXISTING FACILITIES

LOCATION

GRADE SPAN K-5:

Apollo Elementary	15025 S.E. 117th Street, Renton
Briarwood Elementary	17020 S.E. 134th Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. SE, Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	500 Second Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167th Ave. S.E., Bellevue
Creekside Elementary	20777 SE 16 th Street, Sammamish
Discovery Elementary	2300 228th Ave. S.E., Sammamish
Endeavour Elementary	26205 SE Issaq.-Fall City Rd., Issaquah
Grand Ridge Elementary	1739 NE Park Drive, Issaquah
Issaquah Valley Elementary	555 N.W. Holly Street, Issaquah
Maple Hills Elementary	15644 204th Ave. S.E., Issaquah
Newcastle Elementary	8440 136 th Ave SE, Newcastle
Sunny Hills Elementary	3200 Issaq. Pine Lake Rd. S.E., Sammamish
Sunset Elementary	4229 W. Lk. Samm. Pkwy. S.E., Issaquah

GRADE SPAN 6-8:

Beaver Lake Middle School	25025 S.E. 32nd Street, Issaquah
Issaquah Middle School	400 First Ave. S.E., Issaquah
Maywood Middle School	14490 168th Ave. S.E., Renton
Pacific Cascade Middle School	24635 Se Issaquah Fall City Rd, Issaquah
Pine Lake Middle School	3200 228th Ave. S.E., Sammamish

GRADE SPAN 9-12:

Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136th Street, Renton
Skyline High School	1122 228 th Ave. S.E., Sammamish
Tiger Mountain Community H.S.	355 S.E. Evans Lane, Issaquah

SUPPORT SERVICES:

Administration Building	565 N.W. Holly Street, Issaquah
May Valley Service Center	16404 S.E. May Valley Road, Renton
Transportation Center	805 Second Avenue S.E., Issaquah
Transportation Satellite	3402 228 Ave S.E., Sammamish

THE ISSAQUAH SCHOOL DISTRICT'S
SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table #4 (page 14) is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$241.87 million bond in February 2006 to fund new school construction and school expansion. Voters also approved \$219 million in April 2012 to fund school construction and expansion projects. The District will expand Liberty High School and Maywood Middle School and Apollo Elementary to accommodate growth experienced in the south end of the District. In the Issaquah core area, the District will expand Clark Elementary, Issaquah Valley Elementary, Issaquah Middle School and Tiger Mountain Community High School to accommodate growth. On the Issaquah Plateau, the District will expand Sunny Hills Elementary to accommodate growth. The District does not anticipate receiving State matching funds that would reduce future bond sale amounts or be applied to new K-12 construction projects included in this Plan.

The District also anticipates that it will receive \$500,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects 17,409 FTE students for the 2013-2014 school year and 17,972 FTE students in the 2018-2019 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of this factor is assigned to impact fees and half is the local share.

Projected Capacity to House Students

Years	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
*Permanent Capacity	16318	16534	16534	17396	17556	17576
High School	216		120			
Middle School			338			
Elementary School			404	160	20	
Utilization Rate @ 95%						
Subtotal (Sum at 95% Utilization Rate)	16534	16534	17396	17556	17576	17576
Portables @ 95%	2977	2977	2977	2977	2977	2977
Total Capacity	19511	19511	20373	20533	20553	20553
Projected FTE Enrollment**	17409	17632	17767	17810	17901	17972
Permanent Capacity (surplus/deficit)	-875	-1098	-371	-254	-325	-396
Permanent Cap w/Portables (surplus/deficit)	2102	1879	2606	2723	2652	2581

* Permanent Capacity and New Construction calculations are based on the 95% utilization factors (see App). The number of planned portables may be reduced if permanent capacity is increased by a future bond issue.

** 2012-13 Actual October 1st enrollment counts, kindergarten students only counted as half an FTE

Exhibit 3

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
 YEAR 2013

School Site Acquisition Cost:

(Acres x Cost per Acre) / Facility Capacity x Student Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.00	\$0	604	0.521	0.140	\$0	\$0
Middle/JR High	0.00	\$0	338	0.181	0.044	\$0	\$0
High	0.00	\$0	0	0.156	0.045	\$0	\$0
TOTAL						\$0	\$0

School Construction Cost:

(Facility Cost / Facility Capacity) x Student Generation Factor x (permanent / Total Sq Ft)

	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	95.18%	\$20,350,000	604	0.521	0.140	\$16,711	\$4,482
Middle/JR High	95.18%	\$4,162,500	338	0.181	0.044	\$2,119	\$514
High	95.18%	\$0	336	0.156	0.045	\$0	\$0
TOTAL						\$18,830	\$4,996

Temporary Facility Cost:

(Facility Cost / Facility Capacity) x Student Generation Factor x (Temporary / Total Square Feet)

	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.82%	\$150,000	40	0.521	0.140	\$94	\$25
Middle/JR High	4.82%	\$150,000	52	0.181	0.044	\$25	\$6
High	4.82%	\$150,000	56	0.156	0.045	\$20	\$6
TOTAL						\$140	\$37

State Matching Credit:

Area Cost Allowance X SPI Square Footage X District Match % X Student Factor

	Current Area Cost Allowance	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$188.55	90	0.00%	0.521	0.140	\$0	\$0
Middle/JR High	\$188.55	115	0.00%	0.181	0.044	\$0	\$0
High School	\$188.55	130	0.00%	0.156	0.045	\$0	\$0
TOTAL						\$0	\$0

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$476,006	\$178,589
Capital Bond Interest Rate	3.74%	3.74%
Net Present Value of Average Dwelling	\$3,911,295	\$1,467,448
Years Amortized	10	10
Property Tax Levy Rate	\$1.92	\$1.92
Present Value of Revenue Stream	\$7,510	\$2,818

Fee Summary:

	Single Family	Multi- Family
Site Acquisition Costs	\$0.00	\$0.00
Permanent Facility Cost	\$18,830.05	\$4,995.94
Temporary Facility Cost	\$139.50	\$37.19
State Match Credit	\$0.00	\$0.00
Tax Payment Credit	(\$7,509.69)	(\$2,817.50)
FEE (AS CALCULATED)	\$11,459.87	\$2,215.63
FEE (AS DISCOUNTED by 50%)	\$5,729.93	\$1,107.82
FINAL FEE	\$5,730	\$1,097

Each city or county sets and adopts the amount of the school impact fee.
 For the applicable fee schedule, please consult with the permitting jurisdiction for the development project.

<p>BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS</p>

SCHOOL SITE ACQUISITION COST:

- Elementary No new sites are planned for purchase.
- Middle School No new sites are planned for purchase.
- High School No new sites are planned for purchase.

SCHOOL CONSTRUCTION COST:

- Elementary \$20,350,000 is the proportional cost of the projects providing additional elementary capacity.
- Middle School No new middle schools are planned. \$8,000,000 is planned for the expansion of Maywood Middle School.
- High School No new high schools are planned.

PERCENTAGE OF PERMANENT AND TEMPORARY SQUARE FOOTAGE TO TOTAL SQUARE FOOTAGE:

Total Square Footage	2,299,082
Permanent Square Footage (OSPI)	2,175,266
Temporary Square Footage	123,800

TEMPORARY FACILITY COST:

No new portables are considered in this plan.

STATE MATCH CREDIT:

Current Area Cost Allowance	\$180.17
Percentage of State Match	37.10%

2012-13 Elementary School Capacities

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	HIC ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2013 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE***	EXISTING PORT OVERAGE OR SHORTAGE****
APOLLO	18	360	6	72	432	8	180	612	0	0	612	9	599	-188	-18
BRIARWOOD	25	500	2	24	524	0	0	524	8	160	684	8	502	-4	-4
CASCADE RIDGE	23	460	3	36	496	8	160	656	0	0	656	8	550	-78	73
CHALLENGER	20	400	5	80	480	10	200	680	0	0	680	10	545	-108	82
CLARK	16	320	2	24	344	8	160	504	4	80	584	12	528	-201	-49
COUGAR RIDGE	21	420	3	36	456	8	160	616	0	0	616	8	603	-170	-18
CREEKSIDE	27	540	3	36	576	4	80	656	4	80	736	8	665	-118	-42
DISCOVERY	22	440	3	36	476	8	160	636	0	0	636	8	596	-144	8
ENDEAVOUR	22	440	3	36	476	10	200	676	0	0	676	10	637	-185	5
GRAND RIDGE	27	540	3	36	576	10	200	776	0	0	776	10	715	-168	22
ISSAQ VALLEY	21	420	0	0	420	10	200	620	0	0	620	10	565	-186	4
MAPLE HILLS	19	380	3	36	416	2	40	456	4	80	536	6	402	-7	31
NEWCASTLE	24	480	3	36	516	2	40	556	8	120	676	8	548	-58	-20
SUNNY HILLS	19	380	1	12	392	11	220	612	0	0	612	11	590	-218	-9
SUNSET	25	500	5	60	560	4	80	640	4	80	720	8	604	-72	4
TOTAL	329	6580	45	540	7120	104	2080	9200	30	600	9800	134	8689	-1905	71

*Minus excluded spaces for special program needs
 **Average of staffing ratios with 1-728 target of 1:20 K-2, 1:23 3-5
 ***Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment
 ****Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment
 Permanent capacity reflects the building's level of service design capacity. The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2012-2013 Middle School Capacities

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2013 Headcount	PERMANENT CAP Over or short**	W/EXISTING PORT. OVER OR SHORT ***
BEAVER LAKE	29	754	2	24	778	10	260	1038	0	0	1038	10	858	-119	128
ISSAQ MIDDLE	22	572	8	96	668	6	156	824	2	52	876	8	774	-139	9
MAYWOD	33	858	4	48	908	2	52	958	0	0	958	2	939	-78	-29
PAC CASCADE	29	754	7	84	838	4	104	942	4	104	1046	8	856	-60	39
PINE LAKE	22	572	3	36	608	8	208	816	0	0	816	8	844	-266	-69
TOTAL	135	3510	24	268	3798	30	780	4578	6	156	4734	36	4271	-663	78

*Minus excluded spaces for special program needs

**Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment

***Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment

Permanent capacity reflects the building's level of service design capacity. The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2012-2013 High School Capacities

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL. PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2013 FTE	PERM CAP OVER OR SHORT**	W/EXISTING PORT. OVER OR SHORT**
ISSAQ HIGH	78	2184	2	24	2208	0	0	2208	8	224	2432	8	1965	133	133
LIBERTY HIGH	39	1092	4	48	1140	18	504	1644	8	224	1868	26	1182	-99	380
TIGER MTN	0	0	7	84	84	0	0	84	0	0	84	0	89	-9	-9
SKYLINE HIGH	69	1932	3	36	1968	4	112	2080	4	112	2192	8	1959	-89	17
TOTAL	186	5208	16	192	5400	22	616	6016	20	560	6576	42	5195	-65	520

*Minus excluded spaces for special program needs

**9/1/10 Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)

***9/1/10 Headcount Enrollment Compared to Maximum Capacity x 95% (utilization factor)

Permanent capacity reflects the building's level of service design capacity.

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

2012-2013 District Total Capacity

# OF CLASSROOMS*	650	15298	85	1020	16318	156	3476	19794	56	1316	21110	212	18135	-2633	1659
ROOM CAPACITY															
# OF HANDICAP ROOMS															
H/C ROOM CAPACITY (12)															
PERMANENT CAPACITY															
# OF EXISTING PORTABLES															
PORTABLE CAPACITY (28)															
CURRENT SCHOOL CAPACITY															
FUTURE PORTABLES															
ADDTL. PORTABLE CAPACITY (28)															
MAXIMUM SCHOOL CAPACITY															
MAXIMUM # OF PORTABLES															
OCT. 2012 PROJ. HEADCOUNT															
PERMANENT CAPACITY (95%)															
TOTAL CAPACITY W/EXISTING PORT. (95%)															

*Permanent Capacity is the total Permanent Capacity from Appendix A + Total Capacity from Appendix B + Total Capacity from Appendix C

Six-Year Finance Plan

BUILDING	N/M**	2012	2013	2014	2015	2016	2017	Cost to		SECURED LOCAL/STATE**	UNSECURED LOCAL ***
								Complete			
Issaquah Middle School	M	\$500,000	\$15,000,000	\$35,000,000	\$8,000,000	\$4,000,000		\$62,500,000		\$62,500,000	
Issaquah High School	M	\$2,000,000						\$2,000,000		\$2,000,000	
Liberty High School	M	\$19,000,000	\$19,000,000	\$16,200,000	\$11,000,000			\$65,200,000		\$65,200,000	
Maywood Middle School	M	\$10,000,000	\$2,500,000					\$12,500,000		\$12,500,000	
Clark Elementary	M	\$250,000	\$1,000,000	\$10,000,000	\$7,000,000	\$1,250,000		\$19,500,000		\$19,500,000	
Tiger Mountain	M	\$100,000	\$150,000	\$2,000,000	\$1,675,000			\$3,925,000		\$3,925,000	
Apollo Elementary	M	\$250,000	\$3,000,000	\$3,400,000	\$620,000			\$7,270,000		\$7,270,000	
Issaquah Valley	M	\$200,000	\$3,500,000	\$4,000,000	\$785,000			\$8,485,000		\$8,485,000	
Sunny Hills	M						\$27,200,000	\$27,200,000		\$27,200,000	
Portables****	N	\$1,200,000						\$1,200,000		\$1,200,000	\$500,000
TOTALS		\$31,000,000	\$44,150,000	\$70,600,000	\$21,080,000	\$1,250,000	\$27,200,000	\$209,780,000	\$209,780,000	\$209,780,000	\$500,000

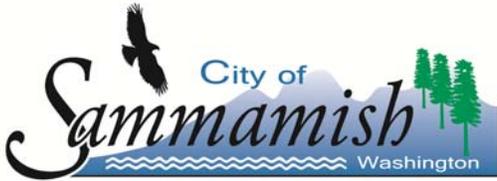
*N = New Construction M = Modernization/Rebuild

**The Issaquah School District, with voter approval, has front funded these projects.

***School impact fees may be utilized to offset front funded expenditures associated with the cost of new facilities. Impact fees are currently collected from King County, City of Bellevue, City of Newcastle, City of Renton, City of Sammamish and the City of Issaquah for projects within the Issaquah School District.

****Funds for portable purchases may come from impact fees, state matching funds, interest earnings or future bond sale elections.

Exhibit 3



801 228th Avenue SE, Sammamish, WA 98075-9509
Phone: 425-295-0500 • Fax: 425-295-0600 • www.ci.sammamish.wa.us

October 11, 2013

To: The Sammamish City Council

FR: City Manager Ben Yazici

RE: City Fire Services

BACKGROUND

In one form or another, the city of Sammamish has been struggling with fire service issues over the course of many years. As one of the partners of Eastside Fire & Rescue, we have expressed concerns about rising costs, governance issues and, most importantly, a funding model that in our view leads Sammamish taxpayers to subsidize the other partners.

In a pro-active move, the City Council hired the FCS group in February 2012 to evaluate our fire services circumstances as they existed, and to identify alternative arrangements. The city simultaneously appointed a Technical Advisory Board made up of former Councilmembers to work with the FCS Group. The FCS report ultimately outlined four options: (1) Continuing the partnership with EF&R, (2) contracting with EF&R, (3) contracting with a different fire service provider, and (4) starting a city of Sammamish fire department.

With an eye toward continuing as an EF&R partner, the City Council on June 18, 2012, authorized me as your city manager to pursue a new funding model, an approach that would include “calls for service” as part of the funding formula. Currently, the funding model is based solely on “assessed valuation.”

As the timeline below will show, a lengthy, dutiful, good-faith effort to reach agreement on a new funding model has thus far been unsuccessful. An initial proposal (50 percent assessed valuation/50 percent calls for service) was turned down by our EF&R partners, as was a proposal offering to phase in a “75 percent assessed valuation/25 percent calls for service” model.

All of these issues and ideas have been fully aired in public meetings, televised City Council gatherings, newspaper articles and a thousand formal and informal conversations among all the stakeholders. This search for a solution has been transparent and open to all who’ve wanted to contribute.

Following the abbreviated timeline below, I will present a summary of our circumstances and opportunities.

TIMELINE

February 2012 – In order to evaluate the city’s fire protection and emergency medical services, and alternative approaches to delivering those same services, the city solicited proposals from emergency management consultants. After reviewing the proposals, the City Council selected the FCS Group. The City Council also appointed a Technical Advisory Board made up of former City Council members to work with the FCS Group.

June 5, 2012 – The FCS Group and the Technical Advisory Board presented their findings to the City Council. The FCS report compared costs and benefits associated with four options: (1) Continuing the partnership with EF&R, (2) contracting with EF&R, (3) contracting with a different fire service provider, and (4) starting a city of Sammamish fire department.

June 18, 2012 – The City Council adopted R2012-498, a resolution authorizing the city manager to work with the City Council and our EF&R partners to revise the EF&R interlocal agreement so the governance and funding model would produce the following results, all responsive to concerns identified in the FCS and Technical Advisory Board reports:

- A funding model for operations that included a 50/50 split between assessed value and calls for service
- Retention of existing veto powers
- Crediting emergency medical service levy collections attributable to each partner as a part of their individual operating fund contribution
- Basing the equipment/facilities reserves fund contributions on usage
- Retention of city ownership of capital assets with building maintenance responsibility retained by the city
- 18 month notice of termination

The Resolution also stated that if a governance and funding model that fully addresses these concerns could not be achieved in principle by **Sept. 17, 2012**, the city manager would be authorized to pursue negotiations for a contract with EF&R, a contract with the city of Redmond, create a city fire department, or pursue other alternatives as they became available.

Including calls for service in a fire service funding model is not unusual. Redmond, Kirkland, and Bellevue, for example, include calls for service in their contract arrangements with other cities and fire districts. Staff also confirmed with the International City Management Association that this is the case in other states, as well.

Aug. 7, 2012 - I met with representatives from Fire District 10 and the city of Issaquah to discuss the FCS report and the current EF&R funding formula as it related to Klahanie Fire Station #83. Sammamish currently pays 62% of the cost for the Klahanie Station but receives only 30% of the calls for service. I proposed applying the 50% assessed valuation and 50% calls for service standard to the Klahanie Fire Station with funding for all other fire stations remaining at 100%

assessed valuation. This would have saved Sammamish approximately \$300,000 per year. This concept was rejected by our EF&R Partners.

Sept. 13, 2012 – The EF&R Board voted to: *“Establish a taskforce per the ILA with representation (elected/staff) from each partner to perform a review of the funding and service delivery models and bring forth recommendations (if any) for changes. The task force will provide updates at regular Board of Director’s meetings with findings/recommendations brought forward at or before the May 2013 regular Board of Director’s meeting.”*

Sept. 17, 2012 – The City Council voted to: *“Authorize the City Manager to continue working with the Eastside Fire and Rescue Partners until July 1, 2013 to revise the Interlocal Agreement to achieve a governance, funding formula, and a service delivery model that fully addresses the concerns raised in the consultant’s and Technical Advisory Board’s reports. These include:*

- *A funding model for operations that includes a 50/50 split between assessed value and calls for service as an integral part of the Interlocal Agreement.*
- *Retention of existing veto powers.*
- *Crediting Emergency Medical Service levy collections attributable to each partner as a part of their individual operating fund contribution.*
- *Base the Equipment/Facilities Reserves Fund contributions on usage*
- *Retention of city ownership of capital assets with building maintenance responsibility retained by the City*
- *18 month notice of termination.”*

Oct. 4, 2012 – EF&R Committee of the Whole (COW) Meeting. The EF&R Board agreed to form 2 new committees: the **Funding Model Committee** and the **Service Delivery Model Committee**. Both committees agreed to meet twice a month.

October 2012 – December 2012 – City Council representatives and city staff participated in the **Funding Model Committee** and the **Service Delivery Model Committee** meetings.

Feb. 2, 2013 – City Council Retreat. The City Council discussed fire services and reiterated their desire to change the funding formula to include calls for service along with assessed valuation. The City Council expressed general support for a funding formula called the 75/25 Plan, which included:

- Issaquah Park & Ride Fire Station #72 – 75% paid by Issaquah and 25% treated as a regional asset and paid for by all 5 partners
- Sammamish Pine Lake Fire Station #81 – 75% paid by Sammamish and 25% treated as a regional asset and paid for by all 5 partners
- 75% of the operational cost for each fire station based on assessed value
- 25% of the operational cost for each fire station based on calls for service
 - Fire calls for service weighed 75%
 - Medical calls for service weighed 25%

EF&R Staff computed the impact of the plan on partner contributions. At the Feb. 2, 2013 retreat, the City Council was told that the 75/25 Plan would reduce Sammamish's partner contribution by \$445,711 in 2013.

Partner	Change 2013 Contribution
Fire District 10	\$ (107,740.00)
Fire District 38	\$ (465.00)
Issaquah	\$ 416,768.00
North Bend	\$ 138,148.00
Sammamish	\$ (445,711.00)

Feb. 26, 2013 – Issaquah City Council, Committee of the Whole. Received a report from EF&R staff that showed a reduction of \$544,787 to Issaquah's 2013 partner contribution if Sammamish were to withdraw from EF&R.

March 18, 2013 – Funding Model Committee Meeting. The 75/25 Plan was rejected by Issaquah, Fire District 10, and Fire District 38. North Bend expressed general support for the concept.

July 15, 2013 – City Council Meeting. The FCS Group presented its preliminary estimate of costs associated with the city starting its own fire department.

Aug. 2013 – Oct. 2013 – EF&R facilitated meetings. City Council representatives and city staff participated in a series of meetings with our EF&R Partners.

Oct. 10, 2013 – EF&R Facilitated Meeting on the funding formula. City Council representatives and city staff participated in a discussion of the funding formula. While North Bend continued to express general support for a model that included Assessed Valuation and Calls for Service, the Partners were unable to reach a consensus on changes to the funding formula. An Issaquah representative volunteered to discuss the 75/25 Plan with the Issaquah City Council, but we've heard nothing back.

SUMMARY:

This long and complicated search has produced no easy solutions. The options, and the costs and benefits associated with each of those options, leave the city of Sammamish with a decision that will test our wisdom, and our commitment to doing what's right for our taxpayers. After the FCS Group summarizes its findings and the Technical Advisory Board offers its perspective on Oct. 14, I will provide you with my carefully considered recommendation. Per the current schedule, on Nov. 5 the City Council will be asked to issue a decision regarding the future of fire services in Sammamish. I'm confident, given your history of prudence, and your insistence on weighing all available perspectives, that your ultimate decision will serve our community well.



City of Sammamish



City Fire Department Analysis

October 2013



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October 11, 2013

Mike Sauerwein
City of Sammamish
801 228th Avenue SE
Sammamish, Washington 98075

Subject: City Fire Department Analysis

Dear Mr. Sauerwein:

Attached is our report on the results of our City Fire Department Analysis. We want to thank you and the other City staff for the City's assistance and also acknowledge the cooperation and assistance from the staff at Eastside Fire and Rescue. If you have any questions, please feel free to contact me at (425) 867-1802 extension 228.

Sincerely,



Peter Moy
Principal

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STUDY BACKGROUND

At the City Council's meeting on July 15, 2013, the City Council decided to continue analyzing the cost of creating its own Fire Department. During the meeting, it was mentioned that the City had been discussing with its Eastside Fire and Rescue (EF&R) partners about using a different methodology for calculating each partner's share of the costs partially based on the use of the services as measured by the number of incidents for each partner. After many discussions and meetings, the City's EF&R partners decided not to change the current methodology, and as a result the City Council directed the City Manager to look at other fire department options for the City. The City also talked with the EF&R partners about whether they wanted to contract with the City for services currently provided by Station 83, and they have informally said they would not need to have the City provide any services. According to the City staff, since the City Council's July 15 meeting the EF&R partners have not changed their opinions on the funding formula or the need for services from Station 83.

Based on the direction received from the City Council, the following discussion and analysis focuses on the cost and organization of a City Fire Department. The key assumption is that the City will own and operate the EF&R stations currently within the City limits (i.e. Stations 81, 82, and 83).

City Fire Station Workloads and Reliability

Exhibit 1 shows the total and the City of Sammamish incident workload and reliability for the three stations in 2011 and 2012. Reliability is the level of success in which a "first-due" apparatus is available in its area when an emergency occurs. Reliability calculations are regularly executed to insure that a certain fire station or apparatus is not experiencing demands where its 'failure rate' (not being available in its first due area) exceeds 12-14 percent -- requiring those incidents to be handled by resources farther away.

For the past two years the three stations have responded to about 3,200 incidents each year with slightly more than half of all incidents (1,740-1,835) in the City. For Station 81 about 70% of its incidents are in the City, while for Station 82 about 83% of the incidents are within the City. Station 83 is the busiest of the three stations with about 1,500 incidents per year, but its City workload is significantly different than the other two stations where only 30% of its incidents are within the City.

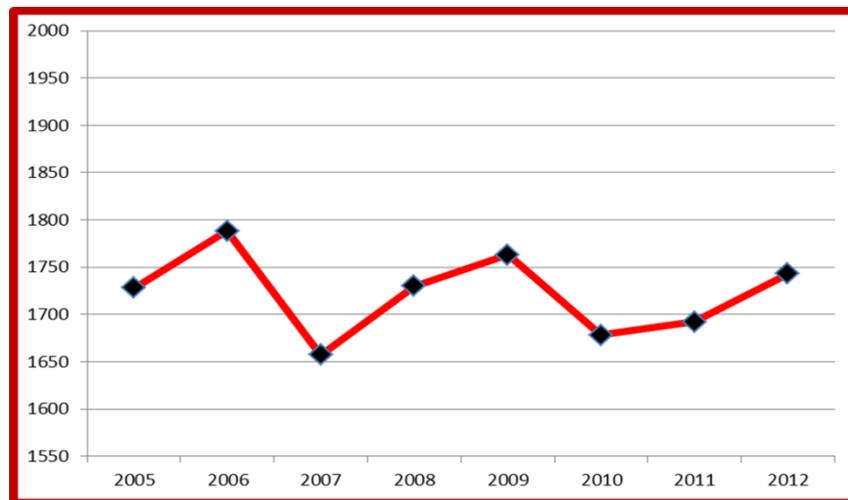
All three stations operate at a high reliability level as shown in Exhibit 1. In 2012, the reliability levels have increased to about 98% for Stations 82 and 83 and Station 81 has increased to 95% from 90% in 2011.

Exhibit 1 Station Response Workload and Reliability

<u>Station #81</u>	<u>Station #82</u>	<u>Station #83</u>
		
2030 212th SE	1851 - 228th Ave NE	3425 Issaquah Pine Lake Rd. SE
Square miles covered: 5.57	Square miles covered: 8.81	Square miles covered: 8.69
<i>Sammamish Responses</i> 566	<i>Sammamish Responses</i> 805	<i>Sammamish Responses</i> 463
<i>EF&R Responses</i> 238	<i>EF&R Responses</i> 147	<i>EF&R Responses</i> 1,048
<i>Total Responses</i> 804	<i>Total Responses</i> 952	<i>Total Responses</i> 1,511
2011 RELIABILITY 90.0%	2011 RELIABILITY 87.7%	2011 RELIABILITY 91.9%
2012 RESPONSE DATA		
<i>Sammamish Responses</i> 524	<i>Sammamish Responses</i> 743	<i>Sammamish Responses</i> 476
<i>EF&R Responses</i> 255	<i>EF&R Responses</i> 152	<i>EF&R Responses</i> 1,081
<i>Total Responses</i> 779	<i>Total Responses</i> 895	<i>Total Responses</i> 1,557
2012 RELIABILITY 95.4%	2012 RELIABILITY 98.5%	2012 RELIABILITY 98.1%

Historically, the City has averaged about 1,700 incidents per year as shown in Exhibit 2. Exhibits 3, 4, and 5 show where the incidents are located, what type of incidents are occurring, and when the incidents happen.

Exhibit 2 Incidents from 2005-2012



8 Year Average - 1722 Incidents

Exhibit 3 Incidents by Station Area

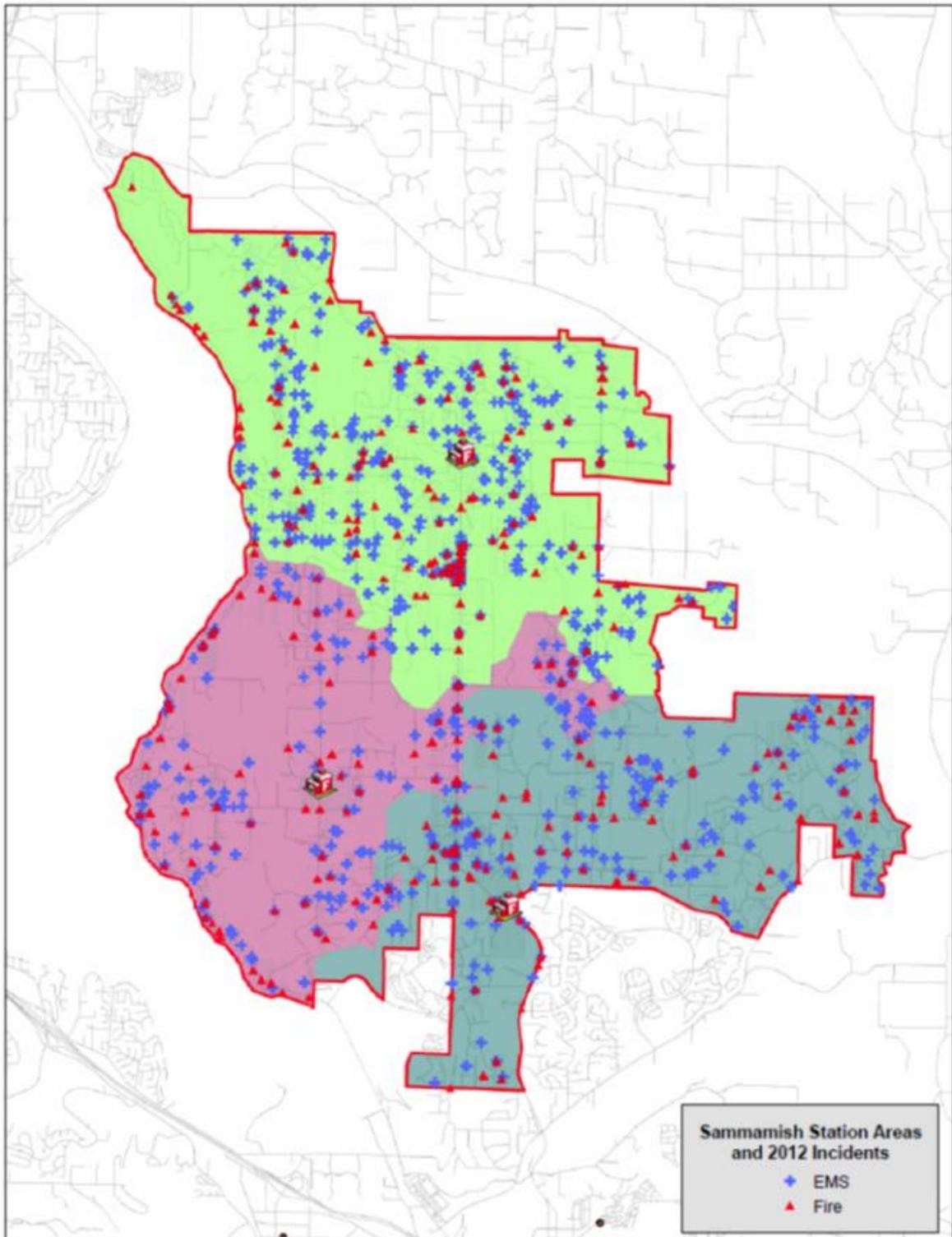


Exhibit 4 2012 Incidents by Type

EMS	1222	70%
Fire - Other	220	13%
Fire Alarm	221	13%
FireFire - Other	17	1%
MVA	108	6%
Working Fire	8	1%

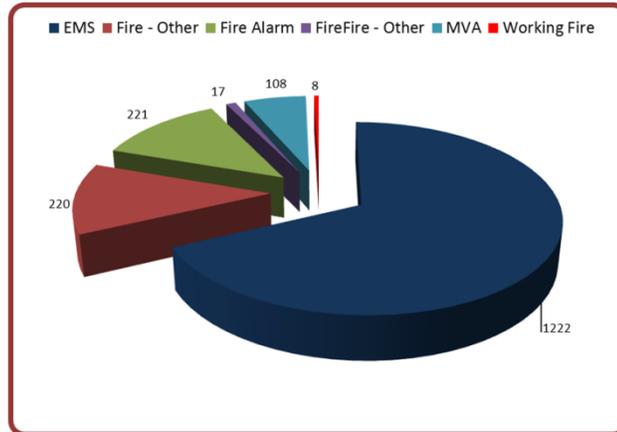
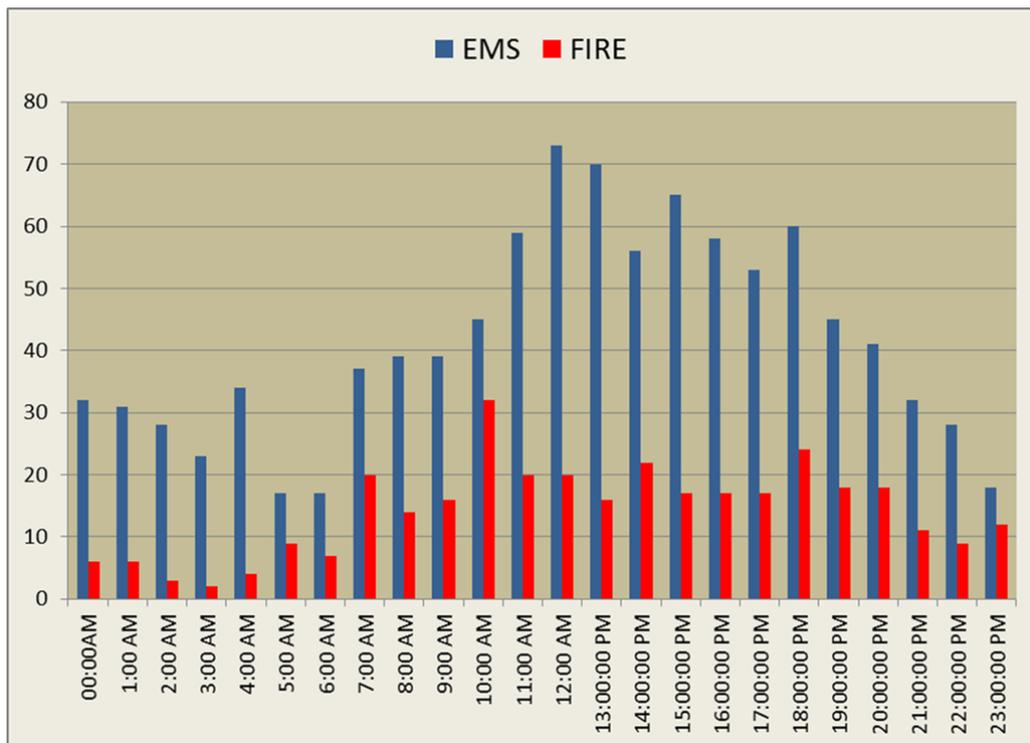


Exhibit 5 2012 Incidents by Time of Day



Based on the above station profiles and workloads, the City's primary service demands involve EMS calls (70%), while actual working fires represent only one percent of the workload (8 fires in 2012). In addition, if the stations do not have to respond to EF&R calls, the overall workload will decrease by more than 40%. For Station 83, the workload will decrease by 69%. Consequently, each station will be more available to serve City residents and to conduct other fire department related activities.

SERVICE DELIVERY MODELS

There are a number of different service delivery models that are used for the fire service. In general, Wikipedia defines a service delivery model as a set of principles, standards, performance measures, policies and constraints used to guide the design, development, deployment, operation and measurement of services delivered by a service provider with a view to offering a consistent service experience to a specific user community in a specific service context.

As part of determining the most appropriate service delivery model, the services provided and the levels of service should be defined. The City expects that as a baseline for any service delivery model ***it will provide at least the same service levels as currently provided*** by EF&R. The City currently has specific levels of service as defined by EF&R's Standards of Coverage. For fire incidents, the current performance measure is 10 minutes, and the performance measure for EMS incidents is 9 minutes to arrive at the incident location.

To analyze the various service delivery options that are available to the City, an analysis of service delivery options generally includes:

- ◆ Confirmation of mandated responsibilities,
- ◆ Identification of community risk, community identity, and community culture,
- ◆ An informed list of services to be provided and an indication of who best would provide the services,
- ◆ Deployment and response models,
- ◆ The pros and cons of current approaches to service delivery,
- ◆ A description of how best services should be operationally organized internally and through working arrangements with other city department or third party entities,
- ◆ A detailed analysis of how support services can be best organized to support service delivery,
- ◆ Discussion of alternate service delivery mechanisms or operational improvements for each area of service, and
- ◆ Risks and constraints of delivery with mitigation plans.

The purpose of evaluating service delivery options is to determine if realistic alternative methods exist to provide those desired services with increased effectiveness while realizing a fiscally efficient and cost contained system. At a minimum, this evaluation is designed to determine and achieve the following benefits:

- ◆ Enhanced emergency and non-emergency services to the community,
- ◆ Alternative, innovative and resourceful delivery models,
- ◆ Individualized community services,
- ◆ Standardization of services and programs offered to the community with appropriate supporting capacity,
- ◆ Enhanced cost control and containment,
- ◆ Increased efficiency,
- ◆ Increased effectiveness,
- ◆ Identification of the right-sized organization to meet community needs, and
- ◆ Coordination and cooperation with regional resources.

The prospect of evaluating options for emergency service delivery also has added benefits. The effectiveness and capacity of the Fire Department becomes the study's focus. For instance, opportunities might exist to address alternative emergency response levels, administrative and managerial capacity, along with the adequacy of depth to deliver "community partnering" programs such as public outreach (CERT, CPR, first aid, etc.), training, disaster/emergency management, and hazard prevention.

The delivery models can be viewed from a number of critical aspects and templates. For this analysis, emergency service delivery models include the following:

- ◆ First Responder
- ◆ Conventional
- ◆ All Risks
- ◆ Regional versus Community Based

Exhibits 6 and 7 describe the models and the strengths and challenges of each model.

Exhibit 6
Description and Analysis of Service Delivery Models

SERVICE DELIVERY MODEL		DEFINITION: <i>The methodology, structure and mechanics by which an emergency agency is organized, resourced, and commissioned to deliver its mission and services.</i>	
Model	Description	Strengths	Challenges
First Responder	A “First Responder” delivery model takes into consideration the community risk and the demand for service whereby 90% or greater of the incidents are handled by a single resource. Major incidents or complex events requiring additional or special resources are rare. Assistance for major or complex events requires outside assistance. First Responder models consider partnerships with both public and private agencies such as EMS transport services in order to keep the emergency resources available in the community.	<ul style="list-style-type: none"> • Customized to the community • Consistent with community demand • More specific and effective resource and resource deployment • Cost effective • Enhanced response reliability • Individualized community services 	<ul style="list-style-type: none"> • Extended response times for additional or specialty resources
Conventional	“Conventional” organizations are multi-level response entities which are generally able to provide all of the resources and specialties for the majority of emergencies in the community. Conventional models often include either [limited] internal capabilities OR agency personnel participation in regional specialty teams such as water rescue, haz-mat and technical rescue.	<ul style="list-style-type: none"> • Generally are “regional” in nature • Are able to provide large resource capabilities for nearly all of their events • Are able to achieve better concentration of resources in their jurisdiction • Adequate depth for multiple incidents 	<ul style="list-style-type: none"> • Increased liability and risk • Higher personnel and resource costs • Additional training and equipment impacts • Additional maintenance and replacement liabilities
All Risks	“All Risks” agencies are few in the State of Washington. This model is reserved for very large municipalities where both conventional and specialty resources and capabilities are all “in house”.	<ul style="list-style-type: none"> • Are able to provide large resource capabilities internally for all of their events • Are able to achieve better concentration of resources in their jurisdiction • Adequate depth for multiple incidents 	<ul style="list-style-type: none"> • Increased liability and risk • Higher personnel and resource costs • Additional training and equipment impacts • Additional maintenance and replacement liabilities

Exhibit 7
Comparison of Regional and Community Based Models

REGIONAL VS COMMUNITY MODEL		DEFINITION: <i>The configuration, mission and philosophy (local vs. regionally focused) by which an emergency services provider agency is fundamentally established, governed, funded and serves its constituents.</i>	
Model	Description	Strengths	Challenges
Regional	<p>Regional emergency response models are a cooperative of two or more jurisdictions which combine resources and funding to deliver standard emergency services to a larger geographical area.</p> <p>Modeled after regional transit and regional library systems, regional emergency services models provide more service to more people in a regional setting which is unattainable as individual agencies.</p> <p>Governance is an ‘umbrella model’ in which all partners are represented in the governing of the agency.</p>	<ul style="list-style-type: none"> • All partners are represented at governance table • More emergency resources • Broader emergency response capabilities • Better concentration of resources • Immediate response capabilities for complex incidents • Greater resource depth • Reduction in duplicity 	<ul style="list-style-type: none"> • More complex operations • Increased demands on resources • Reduced resource reliability • Requires additional overhead and support services • Cost equities • Governance is by consensus – loss of individual community destiny or LOS • Agency loss of identity with community • Increased liability and risk • Higher personnel and resource costs • Additional training and equipment impacts • Additional maintenance and replacement liabilities
Community	<p>Community-based emergency response models -- while still a regional resource for major events-- are commonly more individual and locally dedicated with services focused primarily with the complexion of the community.</p> <p>Governance and funding models are indigenous and reflects the community.</p>	<ul style="list-style-type: none"> • Community establishes acceptable level of service and expectations • Local governance and control • More specific and effective resource and resource deployment • Less complex operations • Better identity with community • Enhanced, individual, non-emergency services • Potential for more community involvement and ‘partnering’ with public safety efforts • Cost containment • Resource reliability 	<ul style="list-style-type: none"> • Limitations to immediate emergency services requiring specialty resources • Extended response times for additional or specialty resources • Potentially more costly • Jurisdiction fully liable for all costs and risks

If the City chooses to establish its own Fire Department, the City will be moving from the regional service model to the more first responder/community based model. Based on comments from the Technical Advisory Committee, a more community based service model is desired by the City and its residents. As part of the planning for this change, the City will need to further address the service model's challenges and begin transition planning and hiring. Based on discussions with the City staff and the Technical Advisory Committee, a preliminary framework has been established in order to develop transition and beginning operating budgets for 2014 and 2015, respectively. The staffing, costs, and framework are identified in later sections of this report.

Once a decision has been made, the City will establish as part of confirming its levels of service the key service benchmarks, which at a minimum should include:

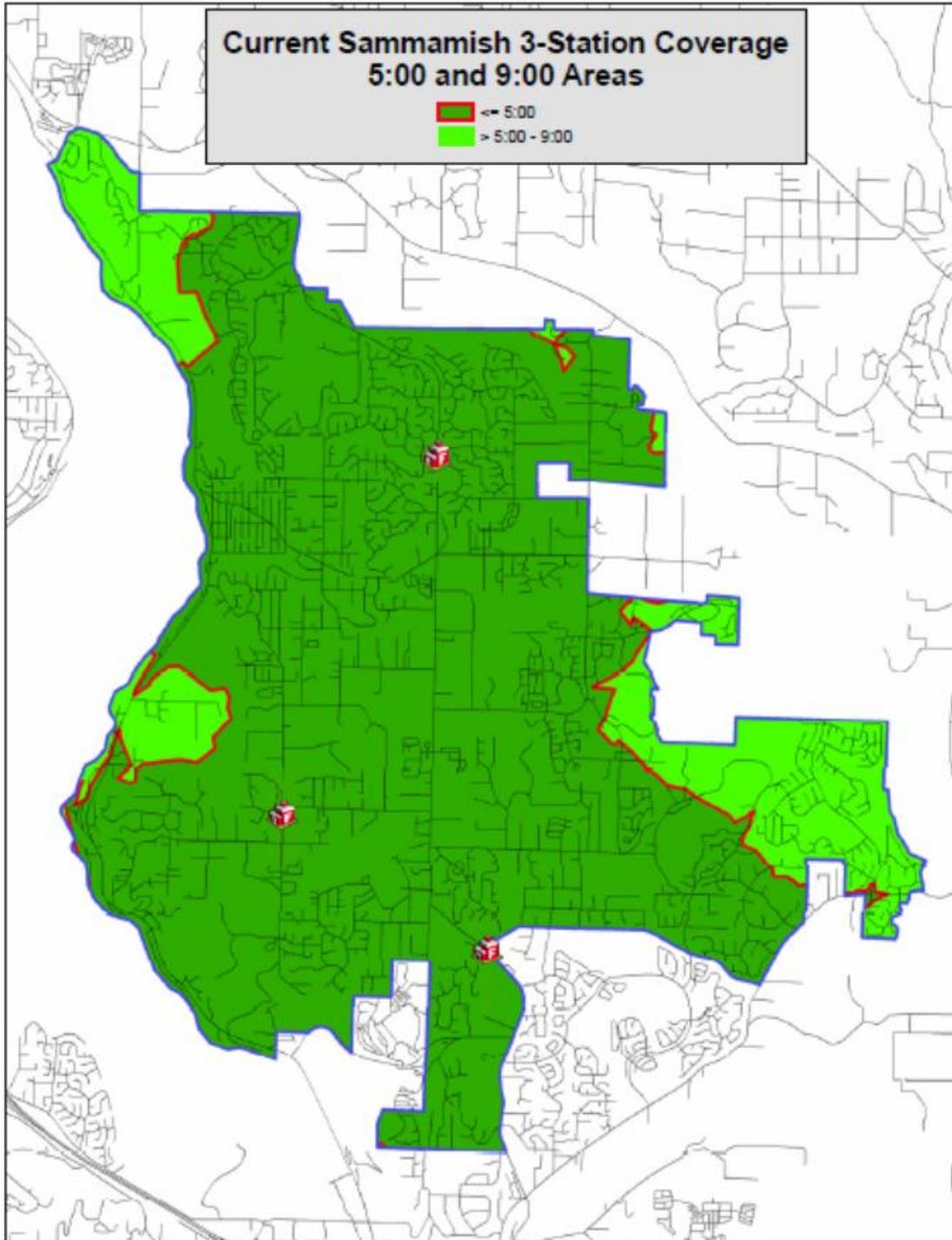
- ◆ Community risk
- ◆ Desired services
- ◆ Response performance
- ◆ Staffing levels
- ◆ Supervision levels
- ◆ Training levels
- ◆ WSRB rating

As part of this effort a community environmental scan should be also done to identify the services and the level of service based on the following factors:

- ◆ Geography,
- ◆ Demographics,
- ◆ Density,
- ◆ Comprehensive Plan goals,
- ◆ Projected growth,
- ◆ Demands for service,
- ◆ Community expectations,
- ◆ Cost, and
- ◆ Cost containment.

For example, Exhibit 8 shows the potential response times given the City's three stations. Based on the response times, most areas of the City can be reached within five minutes except for some areas on the northern, western, and eastern edges of the City. However, these areas can still be reached within nine minutes which is the current performance measure for EMS incidents.

Exhibit 8 Map of Potential City Response Times



CITY FIRE DEPARTMENT COSTS

Based on the first responder and community based service delivery model and the City's estimated staff support, a City Fire Department providing services from three stations will need 41 personnel in the Department and two additional staff in the City's Administrative Services Department to support the new Department's human resource and finance functions. The additional positions for the Fire Department and City are the following:

- ◆ Fire Department
 - Fire Chief
 - One Deputy Fire Chief
 - One Administrative Assistant
 - 13 Supervisory Personnel
 - 25 Fire Fighters
- ◆ Other City Staff
 - Human Resource Analyst
 - Finance Specialist I

Key Cost Assumptions

To develop the City's Fire Department budget, several assumptions were used to estimate costs. In addition, the City plans to continue its concept of contracting for services, where appropriate.

- ◆ The salaries are set at a competitive range for the area, and the budget is based on salaries that are in the middle of the range:
 - Fire Fighter – \$74,000
 - Supervisory Personnel – \$100,800
 - Deputy Chief – \$115,600
 - Fire Chief - \$132,000
- ◆ Benefits costs were estimated at 36% of salary costs,
- ◆ 2014 inflation is at 1.5%, while 2015 inflation is at 1.7% as forecasted in July 2013 by the Washington State Economic and Revenue Forecast Council,
- ◆ Various line item budgets were based on EF&R 2013 & 2014 budgets, EF&R's three station analysis, professional experience, and other research,
- ◆ The 2014 transition operating budget is based on a phased hiring approach,
- ◆ The 2015 budget includes a \$100,000 contingency amount,
- ◆ Ambulance transport, fleet maintenance, and development review will be contracted out,
- ◆ Revenues for fire code plan review and construction inspection will completely offset the contracted costs, and
- ◆ The City's share of King County's EMS levy funding is estimated at \$400,000. Other potential revenue sources include transport fees and any revenue from surplus equipment, vehicles, and apparatus. To be conservative, these other potential revenues have not been estimated or included in the budget calculations.

Startup and One Time Costs

Besides the ongoing operating costs, the City will incur a number of start-up and one-time costs to establish its own Fire Department. Some of these costs might be decreased depending on the equipment received from EF&R as part of the City's withdrawal. These costs include the following:

- ◆ Knox box locks,
- ◆ Uniforms and gear,
- ◆ Equipment and radios,
- ◆ Staff transition costs,
- ◆ Vacation payout for any laid off EF&R employees, and
- ◆ Unemployment compensation costs for EF&R employees.

EF&R Withdrawal Requirements

As part of the interlocal agreement among the EF&R partners, there are provisions that relate to a situation where a partner withdraws from the partnership. The provisions include the following:

- ◆ Pay accrued employee benefits, continuation of employee benefits required by law, unemployment compensation not to exceed 2 years,
- ◆ Give preference to hiring laid off employees as allowed by law,
- ◆ Pay its pro rata share of all liabilities, payments, and obligations based on the revenue formula percentage and settle within 30 days, and
- ◆ Return to City all separate real property at fair market value based on the partner's equity.

Estimated 2014 and 2015 Budgets

Based on the previous assumptions, budgets were developed for 2014 and 2015. 2014 is a transition year to begin preparing the City for operating its own Fire Department on January 1, 2015. It is estimated that 2014 transition costs will be slightly more than \$2 million and that in 2015, the City's costs will be about \$6.3 million. With its share of the King County EMS levy funds, the net cost will be about \$5.9 million. The one cost that has not been included in the budget projections is the unemployment compensation that might be paid to EF&R for its obligations because it is not known at this time how many of the EF&R employees might be hired by the City. If no EF&R employees were hired, the amount paid to EF&R for unemployment might be significant if they are unable to find jobs for the entire unemployment compensation period. Exhibit 9 shows the budget projections for 2014 and 2015.

Exhibit 9
Projected 2014 and 2015 City Fire Department Budget

Cost Category	2014	2015
Salaries	\$ 834,504	\$ 3,729,782
Benefits	300,422	1,342,722
Overtime	37,019	206,451
Total Labor	\$ 1,171,945	\$ 5,278,955
Supplies & Services	\$ 68,059	\$ 117,528
Facilities	3,414	41,663
Fleet	3,383	41,290
Dispatch/Communications	17,081	208,452
LEOFF I Medical Expense	-	44,413
Citywide Overhead	71,998	157,667
Total Non-Labor	\$ 163,936	\$ 611,013
Total Operating	\$ 1,335,880	\$ 5,889,968
Replacement Reserves	300,000	300,000
Startup Costs	398,980	51,000
Contingency	-	100,000
Grand Total	\$ 2,034,860	\$ 6,340,968
Total Revenue	-	(400,000)
Net	\$ 2,034,860	\$ 5,940,968

TRANSITION PLANS

If the City decides to withdraw from EF&R and operate its own Fire Department, the City will need to begin making its transition in 2014 so it can become fully operational starting in 2015. The following are proposed transition plans and activities.

Proposed Staffing Transition Plan

- ◆ December 2013 through May 2014 - Define station configuration, staffing, and partnerships
- ◆ January, 2014 – Advertise for Fire Chief
- ◆ April 1, 2014 – Fire Chief starts
 - Hire Administrative Assistant
 - Hire Human Resource Analyst
- ◆ May 1, 2014 – Hire Deputy Chief
- ◆ September 1, 2014 - Hire Supervisory Personnel
- ◆ December 1, 2014 – Hire Fire Fighters/EMTs

Other Key Transition Steps

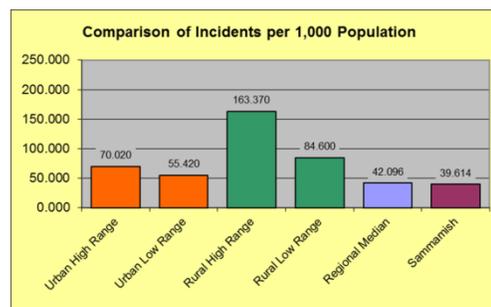
- ◆ Adopt Level of Service Standards,
- ◆ Establish a City Deployment Plan,
- ◆ Establish Mutual Aid and Automatic Aid Agreements,
- ◆ Develop a Contract with NORCOM,
- ◆ Procure Private Ambulance Transport Services,
- ◆ Determine and Settle with EF&R Fleet Ownership and Equipment Distribution,
- ◆ Procure Fleet Maintenance Services,
- ◆ Develop Position Descriptions, Classifications, and Pay Ranges,
- ◆ Purchase Needed Equipment and Supplies, and
- ◆ Procure Fire Code Development Review Services.

City Deployment Plan

One of the first steps in the transition process is developing a City of Sammamish Deployment Plan that will provide the City residents with ***at least the same level of service that they are currently receiving*** from EF&R. In addition, the Plan will provide a framework for the City's first Fire Chief based on what the City Council and City management expect from the Fire Department. As mentioned in the Service Delivery Model section, the City will now have the ability to determine its approach to providing the services as well as the level of service it believes is most appropriate for its community rather than what is appropriate for a larger regional area with different needs and demands.

Each community has unique characteristics such as threats/risks, demographics and population density, environmental factors (area served, topography, water supply, weather, transportation corridors, etc.), stakeholder groups, baseline resources, availability of mutual and automatic aid, etc. that must be evaluated before service delivery decisions can be made. Service delivery options or solutions that are appropriate for one community may be unacceptable for another community if many of the relevant factors are different.

The area served by the City of Sammamish contains primarily low-to-moderate risk occupancies including a moderate commercial venue, multiple-family dwellings, health care facilities, and institutional and educational facilities. Additionally, the area presents a modest wildland fire-urban interface threat, as well as potential for natural disasters such as floods and earthquakes. Compared to national and regional benchmarks, the City has a low incident level.

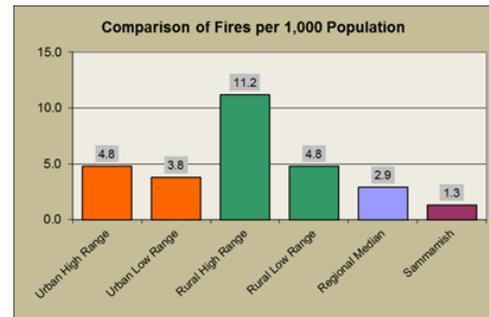


The fire community typically measures success by several national standards. The two basic measurement standards are *response times* and the *ability to mitigate a fire to the area of involvement upon arrival*. Response time is the actual driving time to the incident. With a quick response time, the opportunity to confine the fire to the area of origin is high; the safety of the public and the responders is increased; and the threat of a major fire creating thousands of dollars in property loss and loss of property taxes/sales tax can all be dramatically reduced.

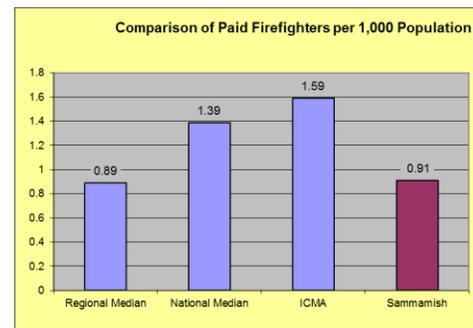
Fire and emergency medical service delivery is predicated on community threat/risk, local standards, industry standards, and best practices. Based on the current EF&R Standards of Coverage, the current

performance measure for the City is to respond within nine minutes 90 percent of the time for EMS responses and 10 minutes 90 percent of the time for fire-type incidents. This measure relates to travel time only.

Response times are a critical element for public safety. A standard time-temperature curve model indicates that a fire will double in size every two (2) minutes and flashover (rapid fire growth to full involvement of the structure with no chance of survival) will occur in less than eight (8) minutes. From an emergency medical services perspective, clinical brain damage occurs in four to six (4 – 6) minutes without oxygen and brain death occurs in eight (8) minutes. Multiple incidents occurring simultaneously and/or large scale/long-term (multiple alarm) incidents will quickly deplete available resources and exacerbate the extended response times. Another factor that affects response times and overall capacity is the availability of mutual and automatic aid from neighboring jurisdictions. As previously shown in Exhibit 4, most calls involve emergency medical services, and there were only eight working fires in 2012. The City has a lower number of fires compared to national and regional benchmarks.



When discussing service delivery options, it is important to review industry standards and best practices and benchmark against other similar jurisdictions when evaluating staffing requirements and models. The International City/County Management Association (ICMA) recommends one firefighter per 1,000 population as a standard for adequate staffing levels. The proposed City Fire Department model indicates that the City staffing level would be at .91 per 1,000 residents.



COMPARISON WITH EF&R'S THREE STATION SCENARIO

In a March 2013 report to the EF&R Board of Directors, the EF&R staff prepared an analysis of four different partnership models that included a stand alone three station city fire department. According to EF&R, a three station city fire department will cost about \$7.1 million with a net cost of about \$6.3 million after accounting for potential revenues, which include the City's share of the King County EMS Levy funds. EF&R's estimates do not include other City staff or facility and fleet reserves. The following shows a comparison of the EF&R cost estimate and the FCS GROUP estimates.

- ◆ EF&R Three Station 2013 Cost Estimate
 - Total Cost - \$7.1 million
 - Net Cost - \$6.3 million
 - EF&R 2014 Partner Cost - \$6.3 million
- ◆ City Fire Department 2015 Costs
 - Total Cost - \$6.3 million
 - Net Cost - \$5.9 million
 - 2014 transition cost - \$2 million

The major difference between the two estimates is that EF&R has more highly paid staff than the proposed City Fire Department staffing. Exhibit 10 shows the differences in the staffing.

Exhibit 10
Staffing Comparison of the EF&R's and the City's Alternative Fire Departments

Staff Category	City Three Station Alternative	EF&R Three Station Alternative
Fire Chief	1	1
Deputy Chief	1	1
Administrative	1	1
Assistant Fire Marshal	-	1
Battalion Chiefs	-	3
Supervisory Personnel	13	-
Lieutenants	-	10
Fire Fighters/EMT	25	27
Mechanic	-	1
Total FTEs	41	45

Although EF&R's net cost is higher than the City's proposed Fire Department cost, the EF&R net cost is still about the same cost as the City's 2014 contribution to EF&R. Thus, EF&R's cost estimate also indicates that the City could have its own Fire Department for about the same cost as its EF&R contribution. EF&R, however, believes that certain services would be provided at a lower level of service such as public education, fire prevention, specialized teams, regional influence, dedicated ladder truck capabilities, response times relying on mutual aid, and mutual aid response operations due to procedural differences. Consequently, EF&R believes that these factors create additional risks in providing efficient services and in maintaining current insurance ratings. As previously mentioned in the Service Delivery Section, some of EF&R's issues are inherent in a first responder and community based system compared to a regional system. As part of the transition and planning process, these issues will need to be addressed, and the City will work to mitigate any major risks that might affect the City's ability to provide quality and cost effective services.

OVERALL OBSERVATIONS AND CONCLUSIONS

In June 2012, the City Council made the decision to seek a different arrangement with EF&R, primarily regarding the funding formula and the services it receives, and to pursue different alternatives for providing fire services to City residents. During FCS GROUP's previous 2012 study and during this City Fire Department analysis, several City Council members and the City's Technical Advisory Committee members expressed concern about EF&R's governance model, the City's ability to manage costs and services, the funding formula, EF&R's strategic direction, and the lack of involvement in the community. Based on these concerns, the 2012 study noted and recommended the following:

“For the City to be effective in the long term and to address its concerns, it needs an ability to control costs, determine the level of service and services, and participate in the regional system. For the reasons stated previously, contracting with EF&R directly is the best option considering the various issues concerning governance, level of service, services, and costs. Contracting with EF&R provides flexibility in determining the level of service and offers the City an opportunity to continue its participation in the regional system. For EF&R it helps maintain the regional system and avoids EF&R layoffs.

If negotiations are not successful with EF&R, the City should then consider contracting with the City of Redmond. As previously mentioned, there will be additional negotiations with EF&R concerning Station 83 as well as operational issues if the City stations continue to operate as part of the overall EF&R system. With this alternative, EF&R will

encounter a number of impacts potentially involving staff reductions and equipment replacements.

The last alternative for the City is to create its own Fire Department. The City will need to establish the administrative infrastructure to support the new Fire Department and the impacts on EF&R will be the same as contracting with Redmond.”

In the past year since the 2012 study, the City has investigated, pursued, and found the following:

- ◆ EF&R does not plan to change the funding formula, and if the City withdraws from EF&R, it will not contribute funding for and will not require services from Station 83,
- ◆ EF&R is not interested in contracting separately unless it can include a surcharge,
- ◆ It is not currently feasible to contract with other neighboring cities,
- ◆ Operating its own Fire Department is financially feasible compared to its EF&R costs, and
- ◆ The City can create a more community oriented Fire Department that takes direction from and is accountable to the City Council and City management.

Given that the City believes EF&R is not now and will probably not be responsive in the future to the City’s concerns, that contracting with neighboring cities is not currently feasible, that it is financially feasible to have its own Fire Department, and that the City desires more local control and community involvement and activities from its Fire Department, the only remaining alternative for the City, given its concerns about EF&R, is to establish its own Fire Department.

Based on the analyses and observations in this report, the City Council is now faced with a policy decision about whether the City should provide fire and emergency services to its citizens or remain part of the EF&R regional partnership. The key policy decision is the following:

- ◆ Given the City’s concerns about EF&R, should the City of Sammamish have its own fire department and withdraw from EF&R or should it remain as a partner in EF&R?

If the City Council decides to withdraw from EF&R, the City should plan for the transition in its 2014 budget and begin implementing the transition activities identified in this report.