City Council, Regular Meeting

AGENDA

Revised

6:30 pm – 9:30 pm

November 4, 2014

Call to Order

Roll Call

Pledge of Allegiance

Approval of Agenda

Student Liaison Reports

Presentations/Proclamations

- 2014 American Planning Association – Washington State Chapter Barbara Grace Award Recipient Robin Proebsting.

Public Comment

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

Consent Agenda

- Payroll for period ending October 15, 2014 for pay date October 20, 2014 in the amount of $ 300,862.73

1. **Approval**: Claims for period ending November 4, 2014 in the amount of $ 536,024.66 for Check No. 38882 through 38998
2. **Resolution**: Adopting The City Of Sammamish Employee Salary Schedule For Fiscal Year 2015
3. **Resolution:** Establishing Medical Insurance Premium Contribution Rates For Fiscal Year 2015

4. **Approval:** Property Sale/Parcels 182506-9029, 182506-9030
5. **Approval:** Settlement Agreement/Property Transfer SE 14th Street/ Amendment: SE 14th Street Extension Design/Blueline Group
6. **Approval:** Minutes for the October 7, 2014 Regular Meeting
7. **Approval:** Minutes for the October 14, 2014 Special Meeting/Study Session

Public Hearings

8a. **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.

8b. **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.

8c. **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.

9. **Ordinance**: First Reading Adopting The 2015-2016 Biennial Budget

10. **Ordinance:** First Reading Relating To The Levying Of Regular Property Taxes And Establishing The Amount To Be Levied In 2015 On The Assessed Valuation Of The Property Within The City.

Unfinished Business - None

New Business

11. **Ordinance:** First Reading Amending Section 16.20.350, Building Permit Valuations, To Delete The Reference To The Outdated Table Published By The International Council Of Building Officials; Providing For Severability; And Establishing An Effective Date.

Council Reports

City Manager Report

Executive Session – If necessary

Adjournment

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

AGENDA CALENDAR

Nov 2014			
Tues 11/11	6:30 pm	Study Session	Cancelled – Veteran's Day City offices closed
Mon 11/17	6:30 pm	Special Meeting	Flag Ceremony Pack 225 Public Hearing: 2nd Reading Property Tax Levy Ordinance Public Hearing: 2nd Reading 2015-2016 Budget Ordinance Public Hearing: Ordinance 2st Reading Klahanie Comp Plan Amendment Ordinance: Second Reading Fee Schedule Resolution: 2015 Fee Schedule (consent) Resolution: 2015 Fee Schedule (consent) Resolution: Initiating Klahanie Area Annexation Ordinance: Second Reading School Impact Fees (LWSD, ISD, SVSD) Contract: 212th Way (Snake Hill) Final Design/G & O (consent
Tues 11/18	6:30 pm	Regular Meeting	Cancelled
Dec 2014			
Tues 12/02	6:30 pm	Regular Meeting	Public Hearing: Ordinance Emergency Tree Retention Approval: Human Service Grant Recommendations (consent) Interlocal: Human Service Grant Pooled Funding/City of Bellevue (consent) Contract: Custodial Services/Top to Bottom (consent) Contract: Pressure Washing/TBD (consent) Contract: Plumbing/TBD (consent) Contract: Electrical/Sequoyah (consent)
Tues 12/09	6:30 pm	Study Session	
Mon 12/15	6:30 pm	Regular Committee of the Whole Meeting	(if needed)
Tues 12/16	6:30 pm	Regular Meeting	
Jan 2014			
Tues 1/6	6:30 pm	Regular Meeting	Presentation: King Conservation District
Tues 1/13	6:30 pm	Study Session	
Mon 1/19	Closed	Holiday	Martin Luther King Day
Tues 1/20	6:30 pm	Regular Meeting	
Thurs 1/22	6:00 pm	Council Retreat	TBD
Friday 1/23	9:00 am	Council Retreat	TBD
Sat 1/24	9:00 am	Council Retreat	TBD

To Be Scheduled	**To Be Scheduled**	**Parked Items**
Ordinance: Second Reading Puget Sound Energy Franchise Final Acceptance: 2013 Crack Seal Project	Ordinance: First Reading Social Hosts Economic Development Plan	Mountains to Sound Greenway Sustainability/Climate Change Bid Award: Stormwater Repairs

If you are looking for facility rentals, please click **here**.

<< October

November 2014

December >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	**3**	**4** 5 p.m. **City Council Office Hour** 6:30 p.m. **City Council Meeting**	**5** 6:30 p.m. **Parks and Recreation Commission Meeting**	**6** 6:30 p.m. **Planning Commission Meeting**	**7**	**8** 9 a.m. **Volunteer at Ebright Creek Park** 1 p.m. **"Theatre of Possibility" - Special Arts Sammamish**
9	**10**	**11** **Veterans Day** **City offices closed** 6:30 p.m. **City Council Study Session** **Canceled**	**12**	**13**	**14**	**15** 9 a.m. **Volunteer at Sammamish Landing**
16	**17** 6:30 p.m. **Arts Commission Meeting** 6:30 p.m. **Committee of the Whole** **Canceled** 6:30 p.m. **City Council Special Meeting**	**18** 6:30 p.m. **City Council Meeting** **Canceled**	**19** 5:30 p.m. **Sammamish Youth Board Meeting**	**20** 6:30 p.m. **Planning Commission Meeting**	**21**	**22** 9 a.m. **Volunteer at Sammamish Landing**
23	**24**	**25**	**26**	**27** **Thanksgiving Day** **City offices closed**	**28** **Thanksgiving** **City offices closed**	**29**
30						

If you are looking for facility rentals, please click **here**.

<< November

December 2014

January >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	**2** 5 p.m. **City Council Office Hour** 6:30 p.m. **City Council Meeting**	**3** 6:30 p.m. **Parks and Recreation Commission Meeting**	**4** 6:30 p.m. **Planning Commission Meeting**	**5** 5:30 p.m. **Very Merry Sammamish**	**6** 9 a.m. **Plant a tree at Lower Commons Park!**
7	**8**	**9** 6:30 p.m. **City Council Study Session**	**10**	**11** 6:30 p.m. **Planning Commission Meeting**	**12**	**13** 9 a.m. **Volunteer at Ebright Creek Park**
14	**15** 6:30 p.m. **Committee of the Whole** 6:30 p.m. **Arts Commission Meeting**	**16** 6:30 p.m. **City Council Meeting**	**17** 6 p.m. **Sammamish Youth Board Meeting**	**18**	**19**	**20** 7:30 p.m. **"It's a Wonderful Life"**
21	**22**	**23**	**24**	**25** **Christmas Day** **City offices closed**	**26**	**27**
28	**29**	**30**	**31**			

City of Sammamish Washington

MEMORANDUM

TO: Melonie Anderson/City Clerk

FROM: Marlene/Finance Department

DATE: October 30, 2014,

RE: Claims for November 4, 2014

$	84,133.75
	23,533.51
	424,265.68
	4,091.72

Top 10 Over $10,000 Payments

Gray & Osborne	$110,587.48	NPDES Stormwater; & 212th Design - July/August 2014
City Of Bellevue	$41,275.00	Human Services Pool Program 3rd Qtr 2014
CRW	$35,898.48	Trakit Support & Maintenance
Osborn Consulting	$29,947.36	Final Design & PS&E August/September 2014
Knollwood Home Partners	$20,716.43	Refund - Building Permit
Plantscapes	$19,545.76	Pond Maintenance
US Bank Corp	$13,698.96	Visa Cards - All Departments - September 2014
City Of Bellevue	$11,447.29	MPB Surcharge 3rd Qtr 2014
Top To Bottom	$10,300.83	Janitorial Services - October 2014
King County Finance	$10,250.00	lab Analysis - Swim Beach Monitoring

TOTAL $ 536,024.66

Checks # 38882 - 38998

84,133.75 +
23,533.51 +
424,265.68 +
4,091.72 +
536,024.66G+

Bill # 1

Accounts Payable

Check Register Totals Only

User: mdunham
Printed: 10/20/2014 - 9:53 AM

Check	Date	Vendor No	Vendor Name	Amount	Voucher
38882	10/20/2014	ANI	ANI Administrators NW Inc	1,470.22	38,882
38883	10/20/2014	ICMA401	ICMA 401	38,346.57	38,883
38884	10/20/2014	ICMA457	ICMA457	9,723.60	38,884
38885	10/20/2014	KINGSUP	King County Superior Court	271.96	38,885
38886	10/20/2014	PSE	Puget Sound Energy	3,846.07	38,886
38887	10/20/2014	WALAB	Wa State Dept of Labor & Indus	30,475.33	38,887
			Check Total:	84,133.75	

Bill # 1

Accounts Payable

Check Register Totals Only

User: mdunham
Printed: 10/23/2014 - 10:43 AM

Check	Date	Vendor No	Vendor Name	Amount	Voucher
38888	10/23/2014	PSE	Puget Sound Energy	2,334.55	38,888
38889	10/23/2014	US BANK	U. S. Bank Corp Payment System	13,698.96	38,889
38890	10/23/2014	USPOST	U.S. Postal Service	7,500.00	38,890
			Check Total:	23,533.51	

Bill # 1

Accounts Payable

Check Register Totals Only

User: mdunham
Printed: 10/29/2014 - 2:06 PM

Check	Date	Vendor No	Vendor Name	Amount	Voucher
38891	11/04/2014	ACTIONAP	Action Apparel	200.88	38,891
38892	11/04/2014	ALDWORTH	Kurt Aldworth	256.08	38,892
38893	11/04/2014	APP	Associated Petroleum Products	5,621.25	38,893
38894	11/04/2014	ARCHI	Archi Textures	2,165.91	38,894
38895	11/04/2014	ARTSED	Arts Ed Washington	100.00	38,895
38896	11/04/2014	ASPECT	Aspect Consulting LLC	1,017.12	38,896
38897	11/04/2014	AT&TMOBI	AT&T Mobility	62.50	38,897
38898	11/04/2014	ATHLETES	Athletes for Kids	2,500.00	38,898
38899	11/04/2014	ATOMIC	Atomic Art Services, Inc	180.00	38,899
38900	11/04/2014	ATWORK	At Work!	750.00	38,900
38901	11/04/2014	BACKGROU	Background Source Intl	16.00	38,901
38902	11/04/2014	BELLCITY	City Of Bellevue	52,722.29	38,902
38903	11/04/2014	BELPAINT	Bellevue Paint & Decorating Inc	689.62	38,903
38904	11/04/2014	BHC	BHC Consultants, LLC	9,880.00	38,904
38905	11/04/2014	BMC	BMC West Corp	2,704.51	38,905
38906	11/04/2014	BOYSANDG	Boys and Girls Clubs of King County	480.00	38,906
38907	11/04/2014	BRICKMAN	Brickman Group Ltd LLC	5,781.05	38,907
38908	11/04/2014	BRIDGE	Bridge Disability Ministries	1,500.00	38,908
38909	11/04/2014	BURNSTEA	Steve Burnstead Construction	3,883.00	38,909
38910	11/04/2014	CADMAN	Cadman, Inc.	5,997.16	38,910
38911	11/04/2014	CENTEX	Centex Homes	500.00	38,911
38912	11/04/2014	CENTLIN2	Century Link	112.48	38,912
38913	11/04/2014	COMCAST2	COMCAST	219.93	38,913
38914	11/04/2014	COMPOFF	The Complete Office	1,366.56	38,914
38915	11/04/2014	CRESSY	Cressy Door Co., Inc	445.12	38,915
38916	11/04/2014	CRW	CRW Systems	35,898.48	38,916
38917	11/04/2014	DAILYLEE	Lee Daily	3,704.00	38,917
38918	11/04/2014	DEERE	John Deere Landscapes	459.71	38,918
38919	11/04/2014	ECOTONE	Ecotone Commissioning Group LL	2,548.00	38,919
38920	11/04/2014	ENCOMPAS	Encompass	1,750.00	38,920
38921	11/04/2014	ENGBUS	Engineering Business Systems Inc	1,324.95	38,921
38922	11/04/2014	GALVAN	Jacqueline Galvan	61.00	38,922
38923	11/04/2014	GRAINGER	Grainger	438.38	38,923
38924	11/04/2014	GRAYOS	Gray & Osborne, Inc.	110,587.48	38,924
38925	11/04/2014	HDFOWL	H. D. Fowler Company	102.40	38,925
38926	11/04/2014	HEROHOUS	Hero House	300.00	38,926
38927	11/04/2014	HONDAKU	Issaquah Honda Kubota	211.29	38,927
38928	11/04/2014	HOPEEFS	Hopelink/Emergency Food	756.25	38,928
38929	11/04/2014	HOPEEMSV	Hopelink Emergency Financial	500.00	38,929
38930	11/04/2014	HOWARD	Lyman Howard	80.99	38,930
38931	11/04/2014	INFORMAT	Information Station Specialists Inc	4,757.78	38,931
38932	11/04/2014	INTEGRA	Integra Telecom	1,652.96	38,932
38933	11/04/2014	ISSAQ1	Issaquah Press, Inc.	234.50	38,933
38934	11/04/2014	ISSCHURC	Issaquah Community Services	250.00	38,934
38935	11/04/2014	ISSFOOD	Issaquah Food & Clothing Bank	756.25	38,935
38936	11/04/2014	JIRSA	Barbara Jirsa	207.75	38,936
38937	11/04/2014	KCBLANK	King County Finance	10,250.00	38,937
38938	11/04/2014	KCRADIO	King Cty Radio Comm Svcs	505.06	38,938
38939	11/04/2014	KINGFI	King County Finance A/R	4,477.94	38,939
38940	11/04/2014	KIRKBRIA	Brian Kirkland	153.18	38,940

Check	Date	Vendor No	Vendor Name	Amount	Voucher
38941	11/04/2014	KLEINFEL	Kleinfelder, Inc.	6,279.65	38,941
38942	11/04/2014	KNOLLWOO	Knollwood Homes Partners LLC	20,716.43	38,942
38943	11/04/2014	KRETSCHM	David Kretschmer	63.09	38,943
38944	11/04/2014	LAFRANCE	Eric LaFrance	28.22	38,944
38945	11/04/2014	LAKESIDE	Lakeside Industries	1,437.89	38,945
38946	11/04/2014	LATHUM	Darold or Penny Lathum	203.00	38,946
38947	11/04/2014	MARSMISS	Missy Marshall May	74.64	38,947
38948	11/04/2014	MAXIM	Evan Maxim	424.26	38,948
38949	11/04/2014	MINUTE	Mike Immel	239.50	38,949
38950	11/04/2014	NABARR	National Barricade Co., LLC	2,702.24	38,950
38951	11/04/2014	NAMI	NAMI Eastside	725.00	38,951
38952	11/04/2014	NELSONCO	Walter E. Nelson Company	163.77	38,952
38953	11/04/2014	NWCASC	Honey Bucket	1,714.10	38,953
38954	11/04/2014	NWLSVC	NW Landscape Services of WA LLC	5,475.00	38,954
38955	11/04/2014	OSBORN	Osborn Consulting, Inc	29,947.36	38,955
38956	11/04/2014	PACAIR	Pacific Air Control, Inc	936.85	38,956
38957	11/04/2014	PACPLANT	Pacific Plants	1,137.43	38,957
38958	11/04/2014	PACRIM	Pacific Rim Equipment Rental	542.02	38,958
38959	11/04/2014	PIEDMONT	Piedmont Directional Signs	175.00	38,959
38960	11/04/2014	PLANTSCA	Plantscapes, Inc	19,545.76	38,960
38961	11/04/2014	PLATT	Rexel, Inc.	263.51	38,961
38962	11/04/2014	PLCC	Pine Lake Covenant Church	200.00	38,962
38963	11/04/2014	PNWHOLDI	PNW Holding, LLC	4,028.50	38,963
38964	11/04/2014	POA	Pacific Office Automation	175.81	38,964
38965	11/04/2014	PRDIAMON	PR Diamond Products, Inc	1,960.00	38,965
38966	11/04/2014	PROEBSTI	Robin Proebsting	359.56	38,966
38967	11/04/2014	PSECONOM	Puget Sound Economic Forcaster	432.53	38,967
38968	11/04/2014	QBS	Quality Business Systems	483.16	38,968
38969	11/04/2014	RH2	RH2 Engineering Inc	876.48	38,969
38970	11/04/2014	SAM	Sammamish Plateau Water Sewer	4,505.56	38,970
38971	11/04/2014	SHANNON	Shannon-Thorpe Corp	243.64	38,971
38972	11/04/2014	SKYLINE	Skyline High School	1,000.00	38,972
38973	11/04/2014	SPECTRA	Shaw Contract Flooring Services	394.20	38,973
38974	11/04/2014	STANTEC	Stantec Consulting Services	6,920.46	38,974
38975	11/04/2014	STAPLES	Staples Advantage	3,564.77	38,975
38976	11/04/2014	STVIN	St Vincent DePaul Society	1,375.00	38,976
38977	11/04/2014	THERAPEU	Therapeutic Health Services	1,237.50	38,977
38978	11/04/2014	THOMASJE	Jeff Thomas	685.44	38,978
38979	11/04/2014	TOPTOBOT	Top To Bottom Janitorial, Inc	10,300.83	38,979
38980	11/04/2014	TRANSOLU	Transportation Solutions, Inc	306.25	38,980
38981	11/04/2014	ULINE	ULINE	1,904.67	38,981
38982	11/04/2014	VACKER	Vacker	1,424.89	38,982
38983	11/04/2014	WAASPHAL	Wa Asphalt Pavement Assoc	175.00	38,983
38984	11/04/2014	WAECOL	Wa State Dept of Ecology	1,762.00	38,984
38985	11/04/2014	WAPOISON	Wa Poison Center	988.00	38,985
38986	11/04/2014	WATRACTO	Washington Tractor	2,163.86	38,986
38987	11/04/2014	WERRE	Lisa Werre	52.86	38,987
38988	11/04/2014	WESTERNE	Western Entrance Tech LLC	520.13	38,988
38989	11/04/2014	WHPACIFI	WH Pacific, Inc.	2,067.69	38,989
38990	11/04/2014	ZEE	Zee Medical Service	242.36	38,990
			Check Total:	424,265.68	

Bill # 1

Accounts Payable

Check Register Totals Only

User: mdunham
Printed: 10/30/2014 - 8:38 AM

Check	Date	Vendor No	Vendor Name	Amount	Voucher
38991	11/04/2014	DEERE	John Deere Landscapes	710.55	38,991
38992	11/04/2014	EASTFIRE	Eastside Fire & Rescue	1,055.41	38,992
38993	11/04/2014	HOMEDE	Home Depot	650.69	38,993
38994	11/04/2014	ISSCOMMU	Issaquah Schools Foundation	543.15	38,994
38995	11/04/2014	NWWeath	Weathernet LLC	320.00	38,995
38996	11/04/2014	SEALEGAL	Seattle Legal Messenger Services	32.50	38,996
38997	11/04/2014	WAWORK	Washington Workwear Stores Inc	150.00	38,997
38998	11/04/2014	ZUMAR	Zumar Industries, Inc.	629.42	38,998
			Check Total:	4,091.72	

City Council Agenda Bill

Meeting Date: **November 4, 2014** Date Submitted: October 29, 2014

Originating Department: Finance IT

Clearances:

- ☒ City Manager
- ☒ Attorney
- ☐ Admin Services
- ☐ Community Development
- ☒ Finance & IT
- ☐ Fire
- ☐ Parks & Rec
- ☐ Police
- ☐ Public Works

Subject: A Resolution of the City of Sammamish, adopting the City's 2015 Employee Salary Schedule

Action Required: Passage of this Resolution

Exhibits:
1. Resolution
2. Attachment A – 2015 Salary Schedule

Budget: Total budgeted wages for 2015 are approximately $7.6 million

Summary Statement:

This resolution sets the 2015 Salary Schedule for City employees. In keeping with Council policy, the attached table and Resolution reflect an increase of 2.33% based on the average of the preceding four year Consumer Price Index-Urban, for the period June to June, for the Seattle-Tacoma-Bremerton area.

Background:

The 2.33% increase outlined above complies with Resolution R2012-501, passed by the City Council on July 16, 2012, and has been presented and discussed at the November 4th Council meeting.

CPI-U June to June				
2011	2012	2013	2014	4 Year Average
3.20%	2.71%	1.40%	2.00%	2.33%

Financial Impact:

The adopted salary schedule will be reflected in the 2nd Reading of the 2015-2016 Biennial Budget that is currently under consideration by the City Council.

Recommended Motion:

Passage of the attached Resolution.

Exhibit 1

CITY OF SAMMAMISH
WASHINGTON
RESOLUTION No. R2014_____

A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON, ADOPTING THE CITY OF SAMMAMISH EMPLOYEE SALARY SCHEDULE FOR FISCAL YEAR 2015

WHEREAS, the method for adjusting the salary schedule for City employees was presented, discussed publicly, and approved by Resolution at the July 16, 2012 City Council meeting; and,

WHEREAS, the actual salary schedule adjustments proposed in this resolution were presented and discussed publicly at the November 4th City Council meeting; and,

WHEREAS, the City Council desires that the City continue to retain its valued employees; and

WHEREAS, the City Council finds that the salary schedule for fiscal year 2015 should include a 2.33 percent increase over the 2014 salaries, to reflect the average of the preceding four year Consumer Price Index – Urban, for the period June to June, for the Seattle-Tacoma-Bremerton Area;

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

Section 1. 2015 Salary Schedule Adopted. The City of Sammamish Fiscal Year 2015 Salary Schedule, which is attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and shall become effective as of January 1, 2015.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___ DAY OF NOVEMBER, 2014.

CITY OF SAMMAMISH

_____
Mayor Thomas E. Vance

ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Michael R. Kenyon, City Attorney

Filed with the City Clerk: October 29, 2014
Passed by the City Council:
Resolution No.:

Exhibit 2

ATTACHMENT A

City of Sammamish - Fiscal Year 2015 - Effective January 1, 2015

	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9
Maintenance Worker I	C	$33,740	$35,090	$36,493	$37,953	$39,471	$41,050	$42,692	$44,400	$46,176
Office Assistant	E	$38,485	$40,024	$41,625	$43,290	$45,022	$46,823	$48,696	$50,643	$52,669
Administrative Assistant Financial Specialist I Maintenance Worker II Permit Technician Recreation Coordinator Volunteer Coordinator	I	$50,070	$52,072	$54,155	$56,322	$58,574	$60,917	$63,354	$65,888	$68,524
Code Compliance Coordinator Lead Maintenance Worker Stormwater Technician	J	$53,474	$55,613	$57,838	$60,151	$62,557	$65,060	$67,662	$70,369	$73,183
Building Inspector Code Compliance Officer Construction Inspector Deputy City Clerk Executive Secretary* Finance Specialist II GIS Coordinator	K	$57,111	$59,395	$61,771	$64,242	$66,811	$69,484	$72,263	$75,154	$78,160
Associate Planner Parks Resource Supervisor* Recreation Supervisor * Sr. Building Inspector	L	$60,994	$63,434	$65,971	$68,610	$71,355	$74,209	$77,177	$80,264	$83,475
Customer Service/Permit Manager* IT Support Specialist Plans Examiner Senior Planner Sr Planner/Code Compliance* Sr Planner/Wetland Biologist Web Master	M	$65,142	$67,747	$70,457	$73,276	$76,207	$79,255	$82,425	$85,722	$89,151
City Clerk* Parks Project Manager* Project Engineer	N	$69,571	$72,354	$75,248	$78,258	$81,389	$84,644	$88,030	$91,551	$95,213
Associate Engineer Communications Manager* Infrastructure Operation & Maint Manager* Network Administrator Project Manager*	O	$74,302	$77,274	$80,365	$83,580	$86,923	$90,400	$94,016	$97,777	$101,688
Senior Project Engineer* Traffic Engineer*	P	$79,355	$82,529	$85,830	$89,263	$92,834	$96,547	$100,409	$104,426	$108,603
Accounting Manager* Building Official* Information System Manager* Sr. Stormwater Program Manager*	Q	$84,751	$88,141	$91,667	$95,333	$99,147	$103,113	$107,237	$111,527	$115,988
City Engineer*	R	$90,514	$94,135	$97,900	$101,816	$105,889	$110,124	$114,529	$119,110	$123,875
Deputy Directors*	S	$96,669	$100,536	$104,557	$108,739	$113,089	$117,613	$122,317	$127,210	$132,298
Assistant City Manager* Deputy City Manager* Directors*	U	$110,263	$114,674	$119,260	$124,031	$128,992	$134,152	$139,518	$145,099	$150,903
Assistant City Manager* Deputy City Manager* Directors*	V	$117,761	$122,471	$127,370	$132,465	$137,764	$143,274	$149,005	$154,965	$161,164
Assistant City Manager* Deputy City Manager*	W	$125,769	$130,799	$136,031	$141,473	$147,131	$153,017	$159,137	$165,503	$172,123
Deputy City Manager*	X	$134,321	$139,694	$145,281	$151,093	$157,136	$163,422	$169,959	$176,757	$183,827

City Manager*	Per contract
Maintenance/Recreation Summer Help	Minimum wage up to $17.00/Hour
Lifeguards/Temporary Office Help	$10 - 16/Hour
Beach/Contract Manager	$17 - 23/Hour
Asst Beach Manager	$14 - 20/Hour
On-Call Pay	$33/Day
Limited Term Employee	Per contract

* = exempt positions

Exhibit 2

City Council Agenda Bill

Meeting Date: **November 4, 2014** Date Submitted: October 29, 2014

Originating Department: Finance IT

Clearances:

- ☒ City Manager
- ☒ Attorney
- ☒ Admin Services
- ☐ Community Development
- ☒ Finance & IT
- ☐ Fire
- ☐ Parks & Rec
- ☐ Police
- ☐ Public Works

Subject: A Resolution of the City of Sammamish, establishing medical insurance premium contribution rates for 2015

Action Required: Passage of this Resolution

Exhibits:

1. Draft Resolution establishing employee medical insurance premium contribution rates for 2015
2. R2013-556 establishing employee medical insurance premium contribution rates for 2014

Budget: Estimated value of 2% savings in 2015 insurance premium - $21,000

Summary Statement:

This is a Resolution establishing City employee medical insurance premium contributions for 2015. This replaces Resolution 2013-556 which established employee medical insurance premium contributions for 2014, attached. This is a housekeeping item to codify the City Council's direction and is consistent with the 2015 adopted budget.

Background:

City employee medical insurance premium contributions are established by the City Council. The City Employee Handbook states in part:

"7.3 HEALTH INSURANCE BENEFITS

Regular full-time and regular part-time employees and their dependents may be eligible to participate in the City's various insurance programs on the first day of the month following employment. The criteria for eligibility as established in the Benefits Contract will be explained upon hire by the Administrative Services Department. <u>The city contributes toward the cost of premiums in the amounts authorized by the City Council. The remainder of the premiums, if any, shall be paid by the employee through payroll deduction.</u> The City reserves the right to make changes in the carriers and provisions of these programs when deemed necessary or advisable, with prior notice to affected employees."

City Council Agenda Bill

In 2014 employees paid 8% of the medical insurance premiums for their spouse, domestic partners, and families. In 2015 employees will contribute the same 8% percent towards the cost of their dependent's medical insurance premiums.

	2014	2015
Employees Share of Premium (Before Bonus)	10%	10%
Less: Wellness Bonus	(2%)	(2%)
Employee Share of Premium	8%	8%

This Resolution is consistent with the City Council's direction to credit City employees with the 2% reduction in medical insurance premium employees earned through the Association of Washington Cities Well City Program.

Financial Impact:

Estimated value of 2% savings in 2015 insurance premiums - $21,000.

Recommended Motion:

Move to approve the Resolution establishing employee medical insurance premium contribution rates for 2015.

CITY OF SAMMAMISH
WASHINGTON
RESOLUTION No. R2014-_____

A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON, ESTABLISHING MEDICAL INSURANCE PREMIUM CONTRIBUTION RATES FOR FISCAL YEAR 2015

WHEREAS, through employee participation in the Association of Washington Cities WellCity Awards Program the City of Sammamish has earned a 2% reduction in medical insurance premiums; and,

WHEREAS, the Sammamish Employee Handbook states in part:

7.3 HEALTH INSURANCE BENEFITS

Regular full-time and regular part-time employees and their dependents may be eligible to participate in the City's various insurance programs on the first day of the month following employment. The criteria for eligibility as established in the Benefits Contract will be explained upon hire by the Administrative Services Department. <u>The City contributes toward the cost of premiums in the amounts authorized by the City Council. The remainder of the premiums, if any, shall be paid by the employee through payroll deduction</u>. The City reserves the right to make changes in the carriers and provisions of these programs when deemed necessary or advisable, with prior notice to affected employees.

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

In 2015 the City will pay the full medical insurance premium for all employees eligible to participate and 92% of the medical insurance premium for the spouses, domestic partners, and other dependents of all employees eligible to participate.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___ DAY OF NOVEMBER, 2014.

CITY OF SAMMAMISH

_____
Mayor Thomas E. Vance

ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Michael R. Kenyon, City Attorney

Filed with the City Clerk: October 29, 2014
Passed by the City Council:
Resolution No.:

Exhibit 2

CITY OF SAMMAMISH
WASHINGTON
RESOLUTION No. R2013-556

A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON, ESTABLISHING MEDICAL INSURANCE PREMIUM CONTRIBUTION RATES FOR FISCAL YEAR 2014

WHEREAS, through employee participation in the Association of Washington Cities WellCity Awards Program the City of Sammamish has earned a 2% reduction in medical insurance premiums; and,

WHEREAS, the Sammamish Employee Handbook states in part:

7.3 HEALTH INSURANCE BENEFITS

Regular full-time and regular part-time employees and their dependents may be eligible to participate in the City's various insurance programs on the first day of the month following employment. The criteria for eligibility as established in the Benefits Contract will be explained upon hire by the Administrative Services Department. The City contributes toward the cost of premiums in the amounts authorized by the City Council. The remainder of the premiums, if any, shall be paid by the employee through payroll deduction. The City reserves the right to make changes in the carriers and provisions of these programs when deemed necessary or advisable, with prior notice to affected employees.

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

In 2014 the City will pay the full medical insurance premium for all employees eligible to participate and 92% of the medical insurance premium for the spouses, domestic partners, and other dependents of all employees eligible to participate.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 3rd DAY OF DECEMBER, 2013.

CITY OF SAMMAMISH

Mayor Thomas T. Odell

Exhibit 2

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Michael R. Kenyon, City Attorney

Filed with the City Clerk: November 22, 2013
Passed by the City Council: December 3, 2013
Resolution No.: R2013-556

City Council Agenda Bill

Meeting Date: **November 4, 2014** Date Submitted: October 28, 2014

Originating Department: Administrative Services

Clearances:

- ☒ City Manager
- ☒ Attorney
- ☒ Admin Services
- ☐ Community Development
- ☐ Finance & IT
- ☐ Fire
- ☐ Parks & Recreation
- ☐ Police
- ☐ Public Works

Subject: Sale of surplus properties along East Lake Sammamish Parkway (parcels 182506-9029 and 182506-9030)

Action Required: A motion authorizing the sale of King County tax parcel 182506-9029 for $325,000 (the asking price) and parcel 182506-9030 for $330,000 ($5,000 above the asking price).

Exhibits: Resolution 2014-595, including a parcel map of the Sammamish Landing area as Exhibit A to the Resolution

Purchase and Sale Agreements

Budget: The sale of these parcels will result in an estimated $612,214.10 in revenue to the City after taking into account relevant closing costs.

Summary Statement:

The City of Sammamish is selling surplus properties: King County tax parcel numbers 182506-9029 and 182506-9030. The City has received a full-price offer of $325,000 for parcel 182506-9029 and an offer $5,000 above the $325,000 asking price for parcel 182506-9030 and is seeking Council authorization to finalize the sale of these two properties.

Background:

In 2011, the City of Sammamish purchased three parcels of land along East Lake Sammamish Parkway, collectively known as the "Magnusson parcels" (182506-9029, 182506-9030, and 182526-9074) for $700,000 as part of the Sammamish Landing project. Two of the parcels – 182506-9029 and 182506-9030 – included waterfront access to the west of East Lake Sammamish Parkway that was necessary to support the vision for the Sammamish Landing project.[1] Shortly after the purchase of the of the Magnusson parcels, the City separated the waterfront portion of parcels 182506-9029 and 182506-9030 from the upland portions of the parcels on the eastside of East Lake Sammamish Parkway, creating two

[1] All three parcels were owned by the same individual who would only sell the two waterfront parcels in conjunction with parcel 182506-9074.

new waterfront parcels 182506-9121 and 182506-9122. Parcels 182506-9121 and 182506-9122 have been integrated into the Sammamish Landing project. What remains of the upland portions of 182506-9029 and 182506-9030 on the eastside of East Lake Sammamish Parkway were ultimately not needed to complete the Sammamish Landing project, allowing the City to designated these parcels, as well as parcel 182506-9074, as surplus.

On July 15, 2014, Council passed Resolution 2014-595 authorizing the City sell parcels 182506-9029, 182506-9030, and 182506-9074 as surplus property.

The City has received a full-price offer of $325,000 for parcel 182506-9029 and an offer of $330,000 ($5,000 over the asking price) for parcel 182506-9030 and is seeking authorization from the Council to finalize the sale of these two parcels.

Financial Impact:

Parcels 182506-9029 and 182506-9030 were listed for sale at $325,000 each (or $650,000 total). The offers the City has received would put the final sales price at $655,000. After closing costs are netted out, the City estimates receiving $612,214 in revenue.

Recommended Motion:

A motion authorizing the City Manager to execute all documents necessary to finalize the sale of parcels 182506-9029 and 182506-9030 for $325,000 and $330,000 respectively pursuant to the terms of the attached Purchase and Sale Agreements, including the additional addenda signed by parties on November 4, 2014 waiving the feasibility period.

Exhibit 1

CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2014-595

A RESOLUTION OF THE CITY OF SAMMAMISH, WASHINGTON, DECLARING AS SURPLUS AND PROVIDING FOR THE DISPOSAL OF CERTAIN REAL PROPERTY

WHEREAS, the City of Sammamish from time to time has assets which become surplus to its needs; and

WHEREAS, the City Council has the responsibility to dispose of surplus property pursuant to Section 35A.11.010 RCW; and

WHEREAS, the City Council must assure that this responsibility is carried out in the public interest by the City of Sammamish;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The follow parcels of real property ("Assets") are hereby declared surplus:

a. Tax Parcel No. 1825069029 as depicted on the attached Exhibit A, subject to City confirmation of the legal description for said Tax Parcel;

b. Tax Parcel No. 1825069030 as depicted on the attached Exhibit A, subject to City confirmation of the legal description for said Tax Parcel; and

c. Tax Parcel No. 1825069074 as depicted on the attached Exhibit A, subject to City confirmation of the legal description for said Tax Parcel.

Section 2. The Assets described in Section 1 of this Resolution will be disposed of in a commercially reasonable manner, including, but not limited to, by public auction, private negotiation, or the use of a real estate professional.

PASSED BY THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, AT A REGULAR MEETING THEREOF THIS 15th DAY OF JULY, 2014.

CITY OF SAMMAMISH

Mayor Thomas E. Vance

Exhibit 1

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Michael R. Kenyon, City Attorney

Filed with the City Clerk:	July 10, 2014
Passed by the City Council:	July 15, 2014
Resolution No.:	R2014-595

Exhibit A

Exhibit 1

Exhibit 1

Exhibit 2

Authentisign ID: D57C30A4-B924-4979-9B9A-166A64048F46

Authentisign ID: 5B6808B0-0F42-4D8E-85F2-D415C39461FF

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VACANT LAND PURCHASE AND SALE AGREEMENT
SPECIFIC TERMS

1. **Date:** September 11, 2014 **MLS No.:** 689901
2. **Buyer:** Tao Chen (Buyer) Yu Ji (Buyer) (Status)
3. **Seller:** City of Sammamish (Seller) (Seller)
4. **Property:** Tax Parcel No(s).: 1825069029 (King County)
   4621 E Lake Sammamish Parkway NE (Address) T.C. Y.J. Sammamish (City) WA (State) 98074 (Zip)
   Legal Description: Attached as Exhibit A. 9/12/2014 9/12/2014 9/12/2014
5. **Purchase Price:** $ ~~320,000.00~~ 325,000 Three Hundred Twenty Five Thousand Dollars
6. **Earnest Money:** (To be held by ☑ Selling Firm; ☑ Closing Agent)
   Personal Check: $ 5,000.00; Note: $_____; Other (_____): $ T.C. Y.J. 9/12/2014
7. **Default:** (check only one) ☑ Forfeiture of Earnest Money; ☐ Seller's Election of Remedies
8. **Title Insurance Company:** CW Title #40139044 9/12/2014 9/12/2014
9. **Closing Agent:** ☐ a qualified closing agent of Buyer's choice; ☑ CW Escrow
10. **Closing Date:** 10/10/2014
11. **Possession Date:** ☑ on Closing; ☐ Other _____ T.C. Y.J. 9/12/2014 9/12/2014
12. **Offer Expiration Date:** 9/15/2014
13. **Services of Closing Agent for Payment of Utilities:** ☑ Requested (attach NWMLS Form 22K); ☐ Waived
14. **Charges and Assessments Due After Closing:** ☑ assumed by Buyer; ☑ prepaid in full by Seller at Closing 9/12/2014
15. **Subdivision:** The Property: ☐ must be subdivided before_____; ☑ is not required to be subdivided
16. **Feasibility Contingency Expiration Date:** ☑ 14 days after mutual acceptance; ☐ Other _____
17. **Agency Disclosure:** Selling Broker represents: ☑ Buyer; ☐ Seller; ☐ both parties; ☐ neither party
    Listing Broker represents: ☑ Seller; ☐ both parties
18. **Addenda:** 22D(Optional Clauses) 22K(Utilities) 35F(Feasibility) 34(Addendum) T.C. Y.J. 9/12/2014 9/12/2014 9/12/2014

0A8B5B2A-EB17
Tao Chen
09/11/2014 12:48:49 PM
Buyer's Signature — Date 09/11/2014

E05292D4-C47E
09/11/2014 12:52:52 PM
Buyer's Signature — Date 09/11/2014

Buyer's Address

City, State, Zip

Phone No. — Fax No.

ctrogernju@gmail.com
Buyer's E-mail Address

Selling Firm — MLS Office No.

Selling Broker (Print) — MLS LAG No.

Phone No. — Firm Fax No.

Selling Firm Document E-mail Address

Selling Broker's E-mail Address

Seller's Signature — Date 9/12/2014

Seller's Signature — Date

Seller's Address: 801 228th Ave SE

City, State, Zip: Sammamish, Wa 98075

(425) 295-0500
Phone No. — Fax No.

Seller's E-mail Address

Windermere Real Estate/East — 5086
Listing Firm — MLS Office No.

Lance Woodruff — 67971
Listing Broker (Print) — MLS LAG No.

(206) 948-5947 — (425) 392-0558
Phone No. — Firm Fax No.

issaquah@windermere.com
Listing Firm Document E-mail Address

lwoodruf@windermere.com
Listing Broker's E-mail Address

This form was prepared by Jack Zheng of Better Properties Seattle King.

Authentisign ID: D57C30A4-B924-4979-9B9A-166A64048F46

Authentisign ID: 5B6808B0-0F42-4D8E-65F2-D415C39461FF

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VACANT LAND PURCHASE AND SALE AGREEMENT
GENERAL TERMS

Continued

a. **Purchase Price.** Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement.

b. **Earnest Money.** Buyer shall deliver the Earnest Money within 2 days after mutual acceptance to Selling Broker or to Closing Agent. If Buyer delivers the Earnest Money to Selling Broker, Selling Broker will deposit any check to be held by Selling Firm, or deliver any Earnest Money to be held by Closing Agent, within 3 days of receipt or mutual acceptance, whichever occurs later. If the Earnest Money is held by Selling Firm and is over $10,000.00 it shall be deposited into an interest bearing trust account in Selling Firm's name provided that Buyer completes an IRS Form W-9. Interest, if any, after deduction of bank charges and fees, will be paid to Buyer. Buyer shall reimburse Selling Firm for bank charges and fees in excess of the interest earned, if any. If the Earnest Money held by Selling Firm is over $10,000.00 Buyer has the option to require Selling Firm to deposit the Earnest Money into the Housing Trust Fund Account, with the interest paid to the State Treasurer, if both Seller and Buyer so agree in writing. If the Buyer does not complete an IRS Form W-9 before Selling Firm must deposit the Earnest Money or the Earnest Money is $10,000.00 or less, the Earnest Money shall be deposited into the Housing Trust Fund Account. Selling Firm may transfer the Earnest Money to Closing Agent at Closing. If all or part of the Earnest Money is to be refunded to Buyer and any such costs remain unpaid, the Selling Firm or Closing Agent may deduct and pay them therefrom. The parties instruct Closing Agent to provide written verification of receipt of the Earnest Money and notice of dishonor of any check to the parties and Brokers at the addresses and/or fax numbers provided herein.

Upon termination of this Agreement, a party or the Closing Agent may deliver a form authorizing the release of Earnest Money to the other party or the parties. The party(s) shall execute such form and deliver the same to the Closing Agent. If either party fails to execute the release form, the other party may make a written demand to the Closing Agent for the Earnest Money. If only one party makes such a demand, Closing Agent shall promptly deliver notice of the demand to the other party. If the other party does not object to the demand within 10 days of Closing Agent's notice, Closing Agent shall disburse the Earnest Money to the party making the demand. If Closing Agent complies with the preceding process, each party shall be deemed to have released Closing Agent from any and all claims or liability related to the disbursal of the Earnest Money. The parties are advised that, notwithstanding the foregoing, Closing Agent may require the parties to execute a separate agreement before disbursing the Earnest Money. If either party fails to authorize the release of the Earnest Money to the other party when required to do so under this Agreement, that party shall be in breach of this Agreement. Upon either party's request, the party holding the Earnest Money shall commence an interpleader action in the county in which the Property is located. For the purposes of this section, the term Closing Agent includes a Selling Firm holding the Earnest Money. The parties authorize the party commencing an interpleader action to deduct up to $500.00 for the costs thereof.

c. **Condition of Title.** Unless otherwise specified in this Agreement, title to the Property shall be marketable at Closing. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Buyer's reasonable use of the Property; and reserved oil and/or mining rights. Monetary encumbrances or liens not assumed by Buyer, shall be paid or discharged by Seller on or before Closing. Title shall be conveyed by a Statutory Warranty Deed. If this Agreement is for conveyance of a buyer's interest in a Real Estate Contract, the Statutory Warranty Deed shall include a buyer's assignment of the contract sufficient to convey after acquired title. If the Property has been short platted, the Short Plat number is in the Legal Description.

d. **Title Insurance.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current ALTA form of standard form owner's policy of title insurance from the Title Insurance Company. If Seller previously received a preliminary commitment from a Title Insurance Company that Buyer declines to use, Buyer shall pay any cancellation fees owing to the original Title Insurance Company. Otherwise, the party applying for title insurance shall pay any title cancellation fee, in the event such a fee is assessed. The Title Insurance Company shall send a copy of the preliminary commitment to Seller, Listing Broker, Buyer and Selling Broker. The preliminary commitment, and the title policy to be issued, shall contain no exceptions other than the General Exclusions and Exceptions in said standard form and Special Exceptions consistent with the Condition of Title herein provided. If title cannot be made so insurable prior to the Closing Date, then as Buyer's sole and exclusive remedy, the Earnest Money shall, unless Buyer elects to waive such defects or encumbrances, be refunded to the Buyer, less any unpaid costs described in this Agreement, and this Agreement shall thereupon be terminated. Buyer shall have no right to specific performance or damages as a consequence of Seller's inability to provide insurable title.

e. **Closing and Possession.** This sale shall be closed by the Closing Agent on the Closing Date. "Closing" means the date on which all documents are recorded and the sale proceeds are available to Seller. If the Closing Date falls on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, the Closing Agent shall close the transaction on the next day that is not a Saturday, Sunday, legal holiday, or day when the county recording office is closed. Buyer shall be entitled to possession at 9:00 p.m. on the Possession Date. Seller shall maintain the Property in its present condition, normal wear and tear excepted, until the Buyer is entitled to possession. Seller shall not enter into or modify existing leases or rental agreements, service contracts, or other agreements

T.C.	09/11/2014	Y.J.	09/11/2014		9/12/2014		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

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VACANT LAND PURCHASE AND SALE AGREEMENT
GENERAL TERMS
Continued

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affecting the Property which have terms extending beyond Closing without first obtaining Buyer's consent, which shall not be unreasonably withheld.

f. **Section 1031 Like-Kind Exchange.** If either Buyer or Seller intends for this transaction to be a part of a Section 1031 like-kind exchange, then the other party shall cooperate in the completion of the like-kind exchange so long as the cooperating party incurs no additional liability in doing so, and so long as any expenses (including attorneys' fees and costs) incurred by the cooperating party that are related only to the exchange are paid or reimbursed to the cooperating party at or prior to Closing. Notwithstanding the Assignment paragraph of this Agreement, any party completing a Section 1031 like-kind exchange may assign this Agreement to its qualified intermediary or any entity set up for the purposes of completing a reverse exchange.

g. **Closing Costs and Prorations and Charges and Assessments**. Seller and Buyer shall each pay one-half of the escrow fee unless otherwise required by applicable FHA or VA regulations. Taxes for the current year, rent, interest, and lienable homeowner's association dues shall be prorated as of Closing. Buyer shall pay Buyer's loan costs, including credit report, appraisal charge and lender's title insurance, unless provided otherwise in this Agreement. If any payments are delinquent on encumbrances which will remain after Closing, Closing Agent is instructed to pay such delinquencies at Closing from money due, or to be paid by, Seller. Buyer shall pay for remaining fuel in the fuel tank if, prior to Closing, Seller obtains a written statement as to the quantity and current price from the supplier. Seller shall pay all utility charges, including unbilled charges. Unless waived in Specific Term No. 13, Seller and Buyer request the services of Closing Agent in disbursing funds necessary to satisfy unpaid utility charges in accordance with RCW 60.80 and Seller shall provide the names and addresses of all utilities providing service to the Property and having lien rights (attach NWMLS Form 22K Identification of Utilities or equivalent).

Buyer is advised to verify the existence and amount of any local improvement district, capacity or impact charges or other assessments that may be charged against the Property before or after Closing. Seller will pay such charges that are encumbrances at the time of Closing, or that are or become due on or before Closing. Charges levied before Closing, but becoming due after Closing shall be paid as agreed in Specific Term No. 14.

h. **Sale Information.** Listing Broker and Selling Broker are authorized to report this Agreement (including price and all terms) to the Multiple Listing Service that published it and to its members, financing institutions, appraisers, and anyone else related to this sale. Buyer and Seller expressly authorize all Closing Agents, appraisers, title insurance companies, and others related to this Sale, to furnish the Listing Broker and/or Selling Broker, on request, any and all information and copies of documents concerning this sale.

i. **FIRPTA - Tax Withholding at Closing.** The Closing Agent is instructed to prepare a certification (NWMLS Form 22E or equivalent) that Seller is not a "foreign person" within the meaning of the Foreign Investment In Real Property Tax Act. Seller shall sign this certification. If Seller is a foreign person, and this transaction is not otherwise exempt from FIRPTA, Closing Agent is instructed to withhold and pay the required amount to the Internal Revenue Service.

j. **Notices**. In consideration of the license to use this and NWMLS's companion forms and for the benefit of the Listing Broker and the Selling Broker as well as the orderly administration of the offer, counteroffer or this agreement, the parties irrevocably agree that unless otherwise specified in this Agreement, any notice required or permitted in, or related to, this Agreement (including revocations of offers or counteroffers) must be in writing. Notices to Seller must be signed by at least one Buyer and shall be deemed given only when the notice is received by Seller, by Listing Broker or at the licensed office of Listing Broker. Notices to Buyer must be signed by at least one Seller and shall be deemed given only when the notice is received by Buyer, by Selling Broker or at the licensed office of Selling Broker. Receipt by Selling Broker of a Form 17 or 17C (whichever is applicable), Public Offering Statement or Resale Certificate, homeowners' association documents provided pursuant to NWMLS Form 22D, or a preliminary commitment for title insurance provided pursuant to NWMLS Form 22T shall be deemed receipt by Buyer. Selling Broker and Listing Broker have no responsibility to advise of receipt of a notice beyond either phoning the party or causing a copy of the notice to be delivered to the party's address shown on this Agreement. Buyer and Seller must keep Selling Broker and Listing Broker advised of their whereabouts in order to receive prompt notification of receipt of a notice.

k. **Computation of Time**. Unless otherwise specified in this Agreement, any period of time measured in days and stated in this Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the last calendar day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a Saturday, Sunday or legal holiday. Any specified period of 5 days or less shall not include Saturdays, Sundays or legal holidays. If the parties agree that an event will occur on a specific calendar date, the event shall occur on that date, except for the Closing Date, which, if it falls on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, shall occur on the next day that is not a Saturday, Sunday, legal holiday, or day when the county recording office is closed. If the parties agree upon and attach a legal description after this Agreement is signed by the offeree and delivered to the offeror, then for the purposes of computing time, mutual acceptance shall be deemed to be on the date of delivery of an accepted offer or counteroffer to the offeror, rather than on the date the legal description is attached. Time is of the essence of this Agreement.

T.C.	09/11/2014	Y.J.	09/11/2014		9/12/2014		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

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VACANT LAND PURCHASE AND SALE AGREEMENT
GENERAL TERMS

Continued

l. **Facsimile or E-mail Transmission.** Facsimile transmission of any signed original document, and retransmission of any signed facsimile transmission, shall be the same as delivery of an original. At the request of either party, or the Closing Agent, the parties will confirm facsimile transmitted signatures by signing an original document. E-mail transmission of any signed original document, and retransmission of any such e-mail, shall be the same as delivery of an original, provided that the e-mail is sent to both Selling Broker and Selling Firm or both Listing Broker and Listing Firm at the e-mail addresses on page one of this Agreement. At the request of either party, or the Closing Agent, the parties will confirm e-mail transmitted signatures by signing an original document.

m. **Integration and Electronic Signatures.** This Agreement constitutes the entire understanding between the parties and supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in electronic form has the same legal effect and validity as a handwritten signature.

n. **Assignment.** Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the Buyer on the first page of this Agreement.

o. **Default.** In the event Buyer fails, without legal excuse, to complete the purchase of the Property, then the following provision, as identified in Specific Term No. 7, shall apply:

   i. **Forfeiture of Earnest Money.** That portion of the Earnest Money that does not exceed five percent (5%) of the Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure.

   ii. **Seller's Election of Remedies.** Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue any other rights or remedies available at law or equity.

p. **Professional Advice and Attorneys' Fees.** Buyer and Seller are advised to seek the counsel of an attorney and a certified public accountant to review the terms of this Agreement. Buyer and Seller agree to pay their own fees incurred for such review. However, if Buyer or Seller institutes suit against the other concerning this Agreement the prevailing party is entitled to reasonable attorneys' fees and expenses.

q. **Offer.** Buyer shall purchase the Property under the terms and conditions of this Agreement. Seller shall have until 9:00 p.m. on the Offer Expiration Date to accept this offer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by Buyer, by Selling Broker or at the licensed office of Selling Broker. If this offer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer.

r. **Counteroffer.** Any change in the terms presented in an offer or counteroffer, other than the insertion of the Seller's name, shall be considered a counteroffer. If a party makes a counteroffer, then the other party shall have until 9:00 p.m. on the counteroffer expiration date to accept that counteroffer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the other party, the other party's broker, or at the licensed office of the other party's broker. If the counteroffer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer.

s. **Offer and Counteroffer Expiration Date.** If no expiration date is specified for an offer/counteroffer, the offer/counteroffer shall expire 2 days after the offer/counteroffer is delivered by the party making the offer/counteroffer, unless sooner withdrawn.

t. **Agency Disclosure.** Selling Firm, Selling Firm's Designated Broker, Selling Broker's Branch Manager (if any) and Selling Broker's Managing Broker (if any) represent the same party that Selling Broker represents. Listing Firm, Listing Firm's Designated Broker, Listing Broker's Branch Manager (if any), and Listing Broker's Managing Broker (if any) represent the same party that the Listing Broker represents. If Selling Broker and Listing Broker are different persons affiliated with the same Firm, then both Buyer and Seller confirm their consent to Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. If Selling Broker and Listing Broker are the same person representing both parties then both Buyer and Seller confirm their consent to that person and his/her Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. All parties acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency."

u. **Commission.** Seller and Buyer agree to pay a commission in accordance with any listing or commission agreement to which they are a party. The Listing Firm's commission shall be apportioned between Listing Firm and Selling Firm as specified in the listing. Seller and Buyer hereby consent to Listing Firm or Selling Firm receiving compensation from more than one party. Seller and Buyer hereby assign to Listing Firm and Selling Firm, as applicable, a portion of their funds in escrow equal to such commission(s) and irrevocably instruct the Closing Agent to disburse the commission(s) directly to the Firm(s). In any action by Listing or Selling Firm to enforce this paragraph, the prevailing party is entitled to court costs and reasonable attorneys' fees. Seller and Buyer agree that the Firms are intended third party beneficiaries under this Agreement.

T.C. 09/11/2014	Y.J. 09/11/2014	9/12/2014	
Buyer's Initials Date	Buyer's Initials Date	Seller's Initials Date	Seller's Initials Date

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VACANT LAND PURCHASE AND SALE AGREEMENT
GENERAL TERMS

Continued

v. **Feasibility Contingency.** It is the Buyer's responsibility to verify before the Feasibility Contingency Expiration Date identified in Specific Term No. 16 whether or not the Property can be platted, developed and/or built on (now or in the future) and what it will cost to do this. BUYER SHOULD NOT RELY ON ANY ORAL STATEMENTS concerning this made by the Seller, Listing Broker or Selling Broker. Buyer should inquire at the city or county, and water, sewer or other special districts in which the Property is located. Buyer's inquiry should include, but not be limited to: building or development moratoriums applicable to or being considered for the Property; any special building requirements, including setbacks, height limits or restrictions on where buildings may be constructed on the Property; whether the Property is affected by a flood zone, wetlands, shorelands or other environmentally sensitive area; road, school, fire and any other growth mitigation or impact fees that must be paid; the procedure and length of time necessary to obtain plat approval and/or a building permit; sufficient water, sewer and utility and any service connection charges; and all other charges that must be paid. Buyer and Buyer's agents, representatives, consultants, architects and engineers shall have the right, from time to time during the feasibility contingency, to enter onto the Property and to conduct any tests or studies that Buyer may need to ascertain the condition and suitability of the Property for Buyer's intended purpose. Buyer shall restore the Property and all improvements on the Property to the same condition they were in prior to the inspection. Buyer shall be responsible for all damages resulting from any inspection of the Property performed on Buyer's behalf. If the Buyer does not give notice to the contrary on or before the Feasibility Contingency Expiration Date identified in Specific Term No. 16, it shall be conclusively deemed that Buyer is satisfied as to development and/or construction feasibility and cost. If Buyer gives notice this Agreement shall terminate and the Earnest Money shall be refunded to Buyer, less any unpaid costs.

w. **Subdivision**. If the Property must be subdivided, Seller represents that there has been preliminary plat approval for the Property and this Agreement is conditioned on the recording of the final plat containing the Property on or before the date specified in Specific Term 15. If the final plat is not recorded by such date, this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.

x. **Information Verification Period and Property Condition Disclaimer**. Buyer shall have 10 days after mutual acceptance to verify all information provided from Seller or Listing Firm related to the Property. This contingency shall be deemed satisfied unless Buyer gives notice identifying the materially inaccurate information within 10 days of mutual acceptance. If Buyer gives timely notice under this section, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.

Buyer and Seller agree, that except as provided in this Agreement, all representations and information regarding the Property and the transaction are solely from the Seller or Buyer, and not from any Broker. The parties acknowledge that the Brokers are not responsible for assuring that the parties perform their obligations under this Agreement and that none of the Brokers has agreed to independently investigate or confirm any matter related to this transaction except as stated in this Agreement, or in a separate writing signed by such Broker. In addition, Brokers do not guarantee the value, quality or condition of the Property and some properties may contain building materials, including siding, roofing, ceiling, insulation, electrical, and plumbing, that have been the subject of lawsuits and/or governmental inquiry because of possible defects or health hazards. Some properties may have other defects arising after construction, such as drainage, leakage, pest, rot and mold problems. Brokers do not have the expertise to identify or assess defective products, materials, or conditions. Buyer is urged to use due diligence to inspect the Property to Buyer's satisfaction and to retain inspectors qualified to identify the presence of defective materials and evaluate the condition of the Property as there may be defects that may only be revealed by careful inspection. Buyer is advised to investigate whether there is a sufficient water supply to meet Buyer's needs. Buyer is advised to investigate the cost of insurance for the Property, including, but not limited to homeowner's, flood, earthquake, landslide, and other available coverage. Brokers may assist the parties with locating and selecting third party service providers, such as inspectors or contractors, but Brokers cannot guarantee or be responsible for the services provided by those third parties. The parties agree to exercise their own judgment and due diligence regarding third-party service providers.

T.C.	09/11/2014	Y.J.	09/11/2014		9/10/2014		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

This form was prepared by Jack Zheng of Better Properties Seattle King.

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OPTIONAL CLAUSES ADDENDUM TO PURCHASE & SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated **September 11, 2014**

between **Tao Chen** (Buyer) **Yu Ji** (Buyer) ("Buyer")

and **City of Sammamish** (Seller) (Seller) ("Seller")

concerning **4621 E Lake Sammamish Parkway NE** (Address) **Sammamish** (City) **WA** (State) **98074** (Zip) (the "Property").

CHECK IF INCLUDED:

1. ☑ **Square Footage/Lot Size/Encroachments.** The Listing Broker and Selling Broker make no representations concerning: (a) the lot size or the accuracy of any information provided by the Seller; (b) the square footage of any improvements on the Property; (c) whether there are any encroachments (fences, rockeries, buildings) on the Property, or by the Property on adjacent properties. Buyer is advised to verify lot size, square footage and encroachments to Buyer's own satisfaction within the inspection contingency period.

2. **Title Insurance.** The Title Insurance clause in the Agreement provides Seller is to provide the then-current ALTA form of Homeowner's Policy of Title Insurance. The parties have the option to provide less coverage by selecting a Standard Owner's Policy or more coverage by selecting an Extended Coverage Policy:

   ☐ **Standard Owner's Policy.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current ALTA form of Owner's Policy of Title Insurance, together with homeowner's additional protection and inflation protection endorsements, if available at no additional cost, rather than the Homeowner's Policy of Title Insurance.

   ☐ **Extended Policy.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense to apply for an ALTA or comparable Extended Coverage Policy of Title Insurance, rather than the Homeowner's Policy of Title Insurance. Buyer shall pay the increased costs associated with the Extended Coverage Policy, including the excess premium over that charged for Homeowner's Policy of Title Insurance and the cost of any survey required by the title insurer.

3. ☑ **Property And Grounds Maintained.** Until possession is transferred to Buyer, Seller shall maintain the Property in the same condition as when initially viewed by Buyer. The term "Property" includes the building(s); grounds; plumbing, heat, electrical and other systems; and all Included Items. Should an appliance or system become inoperative or malfunction prior to transfer of possession, Seller shall either repair, or replace the same with an appliance or system of at least equal quality. Buyer reserves the right to reinspect the Property within 5 days prior to transfer of possession to verify that Seller has complied with this Paragraph 3. Buyer and Seller understand and agree that the Listing Broker and Selling Broker shall not be liable for the foregoing or Seller's breach of this Paragraph 3.

4. ☑ **Items Left by Seller.** Any personal property, fixtures or other items remaining on the Property when possession is transferred to Buyer shall thereupon become the property of the Buyer, and may be retained or disposed of as Buyer determines. However, Seller shall clean the interiors of any structures and remove all trash, debris and rubbish on the Property prior to Buyer taking possession.

5. ☐ **Utilities.** To the best of Seller's knowledge, Seller represents that the Property is connected to a:
   ☐ public water main; ☐ public sewer main; ☐ septic tank; ☐ well (specify type) _____;
   ☐ irrigation water (specify provider) _____; ☐ natural gas; ☐ telephone;
   ☐ cable; ☐ electricity; ☐ other _____.

6. ☐ **Insulation - New Construction.** If this is new construction, Federal Trade Commission Regulations require the following to be filled in. If insulation has not yet been selected, FTC regulations require Seller to furnish Buyer the information below in writing as soon as available:

   WALL INSULATION: TYPE: _____ THICKNESS: _____ R-VALUE: _____

   CEILING INSULATION: TYPE: _____ THICKNESS: _____ R-VALUE: _____

   OTHER INSULATION DATA: _____

T.C.	09/11/2014	Y.J.	09/11/2014		9/12/2014		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

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OPTIONAL CLAUSES ADDENDUM TO
PURCHASE & SALE AGREEMENT
Continued

7. ☐ **Leased Property.** Buyer acknowledges that Seller leases the following items of personal property:
☐ propane tank; ☐ security system; ☐ satellite dish and operating equipment; ☐ other _____

Buyer shall assume the lease(s) for the selected item(s) and hold Seller harmless from and against any further obligation, liability, or claim arising from the lease(s), if the lease(s) can be assumed.

8. ☐ **Homeowners' Association Review Period.** If the Property is subject to a homeowners' association or any other association, then Seller shall, at Seller's expense, provide Buyer a copy of the following documents (if available from the Association) within _____ days (10 days if not filled in) of mutual acceptance:

a. Association rules and regulations, including, but not limited to architectural guidelines;
b. Association bylaws and covenants, conditions, and restrictions (CC&Rs);
c. Association meeting minutes from the prior two (2) years;
d. Association Board of Directors meeting minutes from the prior six (6) months; and
e. Association financial statements from the prior two (2) years and current operating budget.

If Buyer, in Buyer's sole discretion, does not give notice of disapproval within _____ days (5 days if not filled in) of receipt of the above documents or the date that the above documents are due, whichever is earlier, then this homeowners' association review period shall conclusively be deemed satisfied (waived). If Buyer gives timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.

9. ☐ **Excluded Item(s).** The following item(s), that would otherwise be included in the sale of the Property, is excluded from the sale ("Excluded Item(s)"). Seller shall repair any damage to the Property caused by the removal of the Excluded Item(s). Excluded Item(s):

_____

_____

10. ☐ **Home Warranty.** Buyer and Seller acknowledge that home warranty plans are available which may provide additional protection and benefits to Buyer and Seller. Buyer shall order a one-year home warranty as follows:

a. Home warranty provider: _____
b. Seller shall pay up to $_____ ($0.00 if not filled in) of the cost for the home warranty, together with any included options, and Buyer shall pay any balance.
c. Options to be included: _____
_____ (none, if not filled in).
d. Other._____.

11. ☐ **Other.**

T.C.	09/11/2014	Y.J.	09/11/2014		9/12/2014		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

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IDENTIFICATION OF UTILITIES
ADDENDUM TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated **September 11, 2014**

between **Tao Chen** (Buyer) **Yu Ji** (Buyer) ("Buyer")

and **City of Sammamish** (Seller) (Seller) ("Seller")

concerning **4621 E Lake Sammamish Parkway NE** (Address) **Sammamish** (City) **WA** (State) **98074** (Zip) (the "Property').

Pursuant to RCW 60.80, Buyer and Seller request the Closing Agent to administer the disbursement of closing funds necessary to satisfy unpaid utility charges, if any, affecting the Property. The names and addresses of all utilities providing service to the Property and having lien rights are as follows:

WATER DISTRICT:
Name: NE Sammamish Water + Sewer
Address: 3600 Sahalee Way NE
City, State, Zip: Sammamish, Wa 98074 Fax. No.: 425-868-4005

SEWER DISTRICT:
Name: NE Sammamish Water + Sewer
Address: Same as above
City, State, Zip: Fax. No.:

IRRIGATION DISTRICT:
Name:
Address:
City, State, Zip: Fax. No.:

GARBAGE:
Name:
Address:
City, State, Zip: Fax. No.:

ELECTRICITY:
Name: PSE
Address: 888-225-5773
City, State, Zip: Fax. No.:

GAS:
Name: PSE
Address: 888-225-5773
City, State, Zip: Fax. No.:

SPECIAL DISTRICT(S):
(local improvement districts or utility local improvement districts)
Name:
Address:
City, State, Zip: Fax. No.:

If the above information has not been filled in at the time of mutual acceptance of this Agreement, then (1) within _____ days (5 if not filled in) of mutual acceptance of this Agreement, Seller shall provide the Listing Broker or Selling Broker with the names and addresses of all utility providers having lien rights affecting the Property and (2) Buyer and Seller authorize Listing Broker or Selling Broker to insert into this Addendum the names and addresses of the utility providers identified by Seller.

Nothing in this Addendum shall be construed to diminish or alter the Seller's obligation to pay all utility charges (including unbilled charges). Buyer understands that the Listing Broker and Selling Broker are not responsible for, or to insure payment of, Seller's utility charges.

T.C.	09/11/2014	Y.J.	09/11/2014		9/12/2014		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated **September 11, 2014** 1

between **Tao Chen** (Buyer) **Yu Ji** (Buyer) ("Buyer") 2

and **City of Sammamish** (Seller) (Seller) ("Seller") 3

concerning **5621 East Lake Sammamish Parkway NE** (Address) **Sammamish** (City) **Wa** (State) **98074** (Zip) (the "Property"). 4

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

6
This offer is subject to the Sammamish City Council final review and approval. The City council meeting for this 7
approval is October 7, 2014. 8
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ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 31

T.C.	9/12/2014	Y.J.	9/12/2014		9/12/2014		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

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FEASIBILITY CONTINGENCY ADDENDUM

The following is part of the Purchase and Sale Agreement dated **September 11, 2014** 1

between **Tao Chen** (Buyer) **Yu Ji** (Buyer) ("Buyer") 2

and **City of Sammamish** (Seller) (Seller) ("Seller") 3

concerning **4621** (Address) **E Lake Sammamish Parkway NE** **Sammamish** (City) **WA** (State) **98074** (Zip) (the "Property"). 4

Feasibility Contingency. Buyer shall verify within **14** days (10 days if not filled in) after mutual acceptance 5
(the "Feasibility Contingency Expiration Date") the suitability of the Property for Buyer's intended purpose including, 6
but not limited to, whether the Property can be platted, developed and/or built on (now or in the future) and what it will 7
cost to do this. This Feasibility Contingency SHALL CONCLUSIVELY BE DEEMED WAIVED unless Buyer gives 8
notice of disapproval on or before the Feasibility Contingency Expiration Date. If Buyer gives a timely notice of 9
disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. Buyer should not 10
rely on any oral statements concerning feasibility made by the Seller, Listing Broker or Selling Broker. Buyer should 11
inquire at the city or county, and water, sewer or other special districts in which the Property is located. Buyer's inquiry 12
shall include, but not be limited to: building or development moratoria applicable to or being considered for the 13
Property; any special building requirements, including setbacks, height limits or restrictions on where buildings may be 14
constructed on the Property; whether the Property is affected by a flood zone, wetlands, shorelands or other 15
environmentally sensitive area; road, school, fire and any other growth mitigation or impact fees that must be paid; the 16
procedure and length of time necessary to obtain plat approval and/or a building permit; sufficient water, sewer and 17
utility and any services connection charges; and all other charges that must be paid. 18

Buyer and Buyer's agents, representatives, consultants, architects and engineers shall have the right, from time to 19
time during the feasibility contingency, to enter onto the Property and to conduct any tests or studies that Buyer may 20
need to ascertain the condition and suitability of the Property for Buyer's intended purpose. Buyer shall restore the 21
Property and all improvements on the Property to the same condition they were in prior to the inspection. Buyer shall 22
be responsible for all damages resulting from any inspection of the Property performed on Buyer's behalf. 23

☑ **AGREEMENT TERMINATED IF NOTICE OF SATISFACTION NOT TIMELY PROVIDED.** If checked, this 24
Agreement shall terminate and Buyer shall receive a refund of the Earnest Money unless Buyer gives notice to Seller 25
on or before the Feasibility Contingency Expiration Date that the Property is suitable for Buyer's intended purpose. 26

T.C.	09/11/2014	Y.J.	09/11/2014		9/12/2014		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

This form was prepared by Jack Zheng of Better Properties Seattle King.

Exhibit 2

Authentisign ID: [illegible]48F46

Legal description

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 18, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,387.7 FEET NORTH AND 2,288.2 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 18, WHICH POINT OF BEGINNING IS MARKED BY AN IRON PIPE EMBEDDED IN THE GROUND;

THENCE NORTH 20(00' 00" WEST 150.48 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING NORTH 20(00' 00" WEST 50.16 FEET;

THENCE SOUTH 74(36' WEST 195.7 FEET, MORE OR LESS, TO THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF THE COUNTY ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY ROAD MARGIN TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 74(36' EAST;

THENCE NORTH 74(36' EAST 188.1 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF SAMMAMISH, COUNTY OF KING, STATE OF WASHINGTON.

T.C.
9/12/2014

R.J.
9/12/2014

x initial
x 9/12/2014 date

Exhibit 2

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SELLER DISCLOSURE STATEMENT†
UNIMPROVED PROPERTY

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SELLER: City Of Sammamish
Seller Seller

† To be used in transfers of unimproved residential real property, including property zoned for residential use that is not improved by one or more residential dwelling units, a residential condominium, a residential timeshare or a mobile or manufactured home. Unimproved residential real property does not include commercial real estate as defined in RCW 60.42.005 or property defined as "timber land" under RCW 84.34.020. See RCW Chapter 64.06 for further explanations.

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property write "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless otherwise agreed, after mutual acceptance of a written purchase and sale agreement between a Buyer and Seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT ADDRESS 4621 East Lake Sammamish, CITY Sammamish, STATE WA, ZIP 98074, COUNTY King ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

Seller ☐ is/ ☑ is not occupying the property.

I. SELLER'S DISCLOSURES:

* If you answer "Yes" to a question with an asterisk (*), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

		YES	NO	DON'T KNOW
1.	**TITLE**			
A.	Do you have legal authority to sell the property? If no, please explain.	☒	☐	☐
*B.	Is title to the property subject to any of the following?			
	(1) First right of refusal	☐	☒	☐
	(2) Option	☐	☒	☐
	(3) Lease or rental agreement	☐	☒	☐
	(4) Life estate?	☐	☒	☐
*C.	Are there any encroachments, boundary agreements, or boundary disputes?	☐	☒	☐
*D.	Is there a private road or easement agreement for access to the property?	☒	☐	☐
*E.	Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property?	☐	☒	☐
*F.	Are there any written agreements for joint maintenance of an easement or right of way?	☒	☐	☐
*G.	Is there any study, survey project, or notice that would adversely affect the property?	☐	☒	☐
*H.	Are there any pending or existing assessments against the property?	☐	☒	☐
*I.	Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that affect future construction or remodeling?	☐	☒	☐
*J.	Is there a boundary survey for the property?	☒	☐	☐
*K.	Are there any covenants, conditions, or restrictions recorded against title to the property?	☐	☒	☐

PLEASE NOTE: Covenants, conditions, and restrictions which purport to forbid or restrict the conveyance, encumbrance, occupancy, or lease of real property to individuals based on race, creed, color, sex, national origin, familial status, or disability are void, unenforceable, and illegal. RCW 49.60.224.

LH 8/29/2014
SELLER'S INITIALS Date

9/2/2014
SELLER'S INITIALS Date

Authentisign ID: D57C30A4-B924-4979-9B9A-166A64048F46

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(Continued)

	YES	NO	DON'T KNOW
2. WATER			
A. Household Water			
(1) Does the property have potable water supply?	☒	☐	☐
(2) If yes, the source of water for the property is:			
☒ Private or publicly owned water system			
☐ Private well serving only the property			
* ☐ Other water system			
*If shared, are there any written agreements?	☒	☐	☐
*(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	☐	☐	☒
*(4) Are there any problems or repairs needed?	☐	☐	☒
(5) Is there a connection or hook-up charge payable before the property can be connected to the water main?	☒	☐	☐
(6) Have you obtained a certificate of water availability from the water purveyor serving the property? (If yes, please attach a copy.)	☐	☒	☐
(7) Is there a water right permit, certificate, or claim associated with household water supply for the property? (If yes, please attach a copy.)	☒	☐	☐
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?	☐	☐	☒
*(b) If yes, has all or any portion of the water right not been used for five or more successive years?	☐	☐	☒
(c) If no or don't know, is the water withdrawn from the water source less than 5,000 gallons a day?	☐	☒	☐
*(8) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?	☐	☐	☒
B. Irrigation Water			
(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? (If yes, please attach a copy.)	☐	☒	☐
(a) If yes, has all or any portion of the water right not been used for five or more successive years?	☐	☒	☐
(b) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?	☐	☒	☐
*(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? If so, please identify the entity that supplies irrigation water to the property: _____	☐	☒	☐
C. Outdoor Sprinkler System			
(1) Is there an outdoor sprinkler system for the property?	☐	☒	☐
*(2) If yes, are there any defects in the system?	☐	☒	☐
*(3) If yes, is the sprinkler system connected to irrigation water?	☐	☒	☐
3. SEWER/SEPTIC SYSTEM			
A. The property is served by:			
☐ Public sewer system			
☐ On-site sewage system (including pipes, tanks, drainfields, and all other component parts)			
☐ Other disposal system			
Please describe: _____			
B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?	☐	☒	☐

SELLER'S INITIALS 8/29/2014 Date SELLER'S INITIALS 9/12/2014 Date

Authentisign ID: D57C30A4-B924-4979-9B9A-166A64048F46

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(Continued)

	YES	NO	DON'T KNOW	
C. If the property is connected to an on-site sewage system:				106 107 108
*(1) Was a permit issued for its construction?	☐	☐	☒	109
*(2) Was it approved by the local health department or district following its construction?	☐	☐	☒	110
(3) Is the septic system a pressurized system?	☐	☐	☒	111
(4) Is the septic system a gravity system?	☐	☐	☒	112
*(5) Have there been any changes or repairs to the on-site sewage system?	☐	☐	☒	113
(6) Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	☐	☐	☒	114 115
If no, please explain: _____				116
*(7) Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	☐	☐	☒	117 118
4. ELECTRICAL/GAS				119
A. Is the property served by natural gas?	☐	☐	☒	120
B. Is there a connection charge for gas?	☐	☐	☒	121
C. Is the property served by electricity?	☒	☐	☐	122
D. Is there a connection charge for electricity?	☒	☐	☐	123
*E. Are there any electrical problems on the property?	☐	☒	☐	124
5. FLOODING				125
A. Is the property located in a government designated flood zone or floodplain?	☐	☒	☐	126
6. SOIL STABILITY				127
*A. Are there any settlement, earth movement, slides, or similar soil problems on the property?	☐	☒	☐	128
7. ENVIRONMENTAL				129
*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	☐	☐	☒	130 131
*B. Does any part of the property contain fill dirt, waste, or other fill material?	☐	☒	☐	132
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	☐	☒	☐	133 134
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	☐	☐	☒	135
*E. Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?	☐	☒	☐	136 137 138
*F. Has the property been used for commercial or industrial purposes?	☐	☒	☐	139
*G. Is there any soil or groundwater contamination?	☐	☒	☐	140
*H. Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the property that do not provide utility service to the structures on the property?	☐	☐	☒	141 142
*I. Has the property been used as a legal or illegal dumping site?	☐	☒	☐	143
*J. Has the property been used as an illegal drug manufacturing site?	☐	☒	☐	144
*K. Are there any radio towers that cause interference with cellular telephone reception?	☐	☒	☐	145

SELLER'S INITIALS — Date 8/29/2014

SELLER'S INITIALS — Date 9/12/2014

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	YES	NO	DON'T KNOW
8. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS			
A. Is there a homeowners' association?	☐	☒	☐
Name of association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available: _____			
B. Are there regular periodic assessments?	☐	☒	☐
$ _____ per ☐ month ☐ years			
☐ Other _____			
*C. Are there any pending special assessments?	☐	☒	☐
*D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?	☐	☒	☐
9. OTHER FACTS			
*A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property?	☐	☒	☐
*B. Does the property have any plants or wildlife that are designated as species of concern, or listed as threatened or endangered by the government?	☐	☒	☐
*C. Is the property classified or designated as forest land or open space?	☐	☒	☐
D. Do you have a forest management plan? If yes, attach.	☐	☒	☐
*E. Have any development-related permit applications been submitted to any government agencies?	☐	☒	☐
If the answer to E is "yes," what is the status or outcome of those applications? _____			
F. Is the property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection services?	☐	☒	☐
10. FULL DISCLOSURE BY SELLERS			
A. **Other conditions or defects:**			
*Are there any other existing material defects affecting the property that a prospective buyer should know about?	☐	☒	☐

B. **Verification**

The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.

Seller _____ Date 8/29/2014 Seller _____ Date

NOTICES TO THE BUYER

SEX OFFENDER REGISTRATION

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

PROXIMITY TO FARMING

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO A FARM. THE OPERATION OF A FARM INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.

SELLER'S INITIALS _____ Date 8/29/2014 SELLER'S INITIALS _____ Date 9/12/2014

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(Continued)

II. BUYER'S ACKNOWLEDGEMENT

Buyer hereby acknowledges that:

A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.

B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.

C. Buyer acknowledges that, pursuant to RCW 64.06.050 (2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.

D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.

E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s).

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

669AFE2F-0BE1 9/11/2014 12:49:03 PM	9/11/2014	684EF6A2-23C6 9/11/2014 12:53:30 PM	9/11/2014
Buyer	Date	Buyer	Date

BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure.

Buyer	Date	Buyer	Date

BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement.

Buyer	Date	Buyer	Date

If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).

LH	08/29/2014	BC	9/12/2014
SELLER'S INITIALS	Date	SELLER'S INITIALS	Date

0564

Form 34
Addendum/Amendment to P&S
Rev 7/10
Page 1 of 1

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated **September 11, 2014** 1

between Tao Chen (Buyer) ("Buyer") 2

and City **of Sammamish** (Seller) ("Seller") 3

concerning 4621 E. Lake Sammamish Pkwy NE (Address) Sammamish (City) WA (State) 98074 (Zip) (the "Property"). 4

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

King County tax lot #182506-9029 6

Purchasers feasibility study shall be extended to on or before October 15, 2014. 10

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 31

Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date
T.C.	9/24/2014	Y.J.	9/24/2014		9/24/14		

Exhibit 2

Authentisign ID: 84A5DB3F-826D-41FE-9EDA-2054162D3381

D564

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated **September 7, 2014** 1

between **Tao Chen** (Buyer) **Yu Ji** (Buyer) ("Buyer") 2

and **City of Sammamish** (Seller) (Seller) ("Seller") 3

concerning **4621 E. Lake Sammamish Parkway NE** (Address) **Sammamish** (City) **WA** (State) **98074** (Zip) (the "Property"). 4

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

1. The feasibility study shall be extended to the following: Purchaser to obtain a critical area review on the subject property. Purchaser to pay for and submit a complete critical area review of the subject property to the City of Sammamish by October 24, 2014. This feasibility study shall extend to 5 days after purchaser receives written conclusions from the City of Sammamish on the critical area review, or by December 20, 2014, whichever occurs first. 6 7 8 9

2. The closing date shall be extended to within 7 days of purchaser approving the feasibility study on the subject property but no later than December 29, 2014. 10 11 12

13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 31

Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date
T.C.	10/13/2014	Y.J.	10/13/2014		10/13/14		

Authentisign ID: 79A81503-2DE0-48EF-87E5-E8907AB3B95C

Authentisign ID: AE2CAC45-FA24-41DB-BA58-E2C1BB0F406C

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated **September 11, 2014** 1

between **Tao Chen** (Buyer) **Yu Ji** (Buyer) ("Buyer") 2

and **City of Sammamish** (Seller) (Seller) ("Seller") 3

concerning **4621** (Address) **E Lake Sammamish Parkway NE** **Sammamish** (City) **WA** (State) **98074** (Zip) (the "Property"). 4

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: T.C. 11/4/2014 Y.J. 11/4/2014 5

1. Purchase & Sale price to be changed to ~~$300,000~~ $325,000 11/04/2014 6

2. Feasibility contingency is waived 7

8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 31

T.C. 11/02/2014	Y.J. 11/02/2014	11/04/2014	
Buyer's Initials Date	Buyer's Initials Date	Seller's Initials Date	Seller's Initials Date

Exhibit 2

CW Title
14450 NE 29th Place, Suite 200, Bellevue, WA 98007
Phone: (425) 896-3800 Fax: (425) 990-7879

RECEIPT

No: 108474

Date: 09/15/2014

Escrow No.: 40139044 - 803
Escrow Officer: TITLE ONLY-CW Title

Received from: Tao Chen

For Credit to: City of Sammamish to Chen

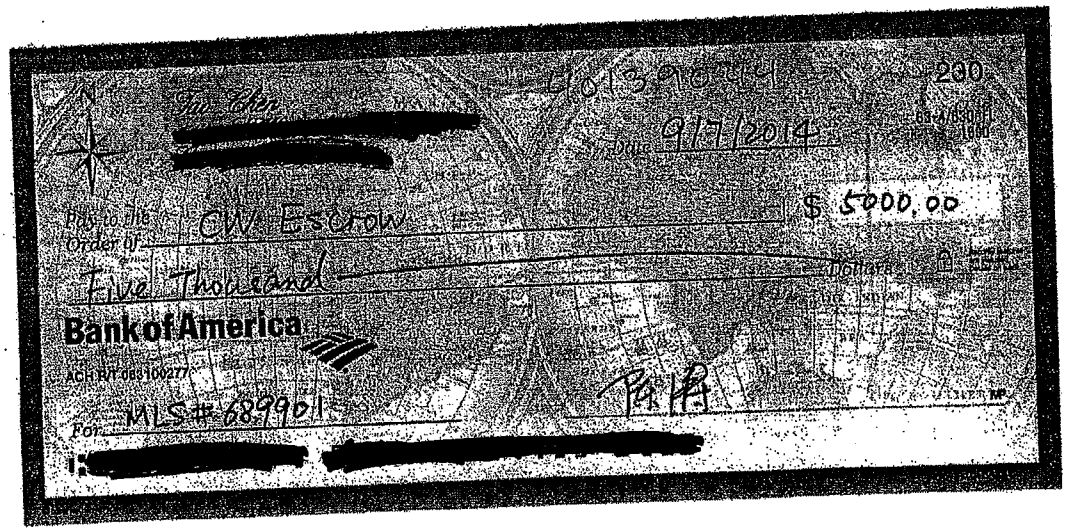
ABA Number:

Type of Transaction: REC Receipt

TOTAL: $5,000.00 HomeStreet Bank

BY: Andy Macapinlac

ALL CHECKS RECEIVED SUBJECT TO COLLECTION
Payments accepted only if such payment is in accordance with terms of contract



Accounting Copy

Exhibit 2

Exhibit 3

Authentisign ID: 932B33AB-5FF1-4156-ACB6-02754BD26982
Authentisign ID: 85167735-1D1A-44DF-B679-E5DABF25C1C0

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VACANT LAND PURCHASE AND SALE AGREEMENT
SPECIFIC TERMS

1. **Date:** September 07, 2014 **MLS No.:** 689911
2. **Buyer:** Tao Chen (Buyer) Yu Ji (Buyer) (Status)
3. **Seller:** City of Sammamish (Seller) (Seller)
4. **Property:** Tax Parcel No(s).: 1825069030 (King County)
   4619 E Lake Sammamish Parkway NE (Address) Sammamish (City) WA (State) 98074 (Zip)
   Legal Description: Attached as Exhibit A.
5. **Purchase Price:** $ 330,000.00 Three Hundred Thirty Thousand Dollars
6. **Earnest Money:** (To be held by ☐ Selling Firm; ☑ Closing Agent)
   Personal Check: $ 5,000.00 ; Note: $; Other ( ): $ T.C.
7. **Default:** (check only one) ☑ Forfeiture of Earnest Money; ☐ Seller's Election of Remedies
8. **Title Insurance Company:** CW Title #40139045 9/11/2014 Y.J.
9. **Closing Agent:** ☐ a qualified closing agent of Buyer's choice; ☑ CW Title & Escrow T.C. 9/11/2014 Y.J. 9/11/2014
10. **Closing Date:** ~~9/26/2014~~ 10/10/14 T.C. 9/11/2014 Y.J. 9/11/2014
11. **Possession Date:** ☐ on Closing; ☐ Other T.C. Y.J. 9/11/2014
12. **Offer Expiration Date:** ~~9/8/2014~~ 9/10/14 9/11/2014 T.C.
13. **Services of Closing Agent for Payment of Utilities:** ☑ Requested (attach NWMLS Form 22K); ☐ Waived
14. **Charges and Assessments Due After Closing:** ☑ assumed by Buyer; ☐ prepaid in full by Seller at Closing 9/11/2014 Y.J.
15. **Subdivision:** The Property: ☐ must be subdivided before ; ☑ is not required to be subdivided
16. **Feasibility Contingency Expiration Date:** ☑ 14 days after mutual acceptance; ☐ Other ~~9/11/2014~~
17. **Agency Disclosure:** Selling Broker represents: ☑ Buyer; ☐ Seller; ☐ both parties; ☐ neither party
    Listing Broker represents: ☑ Seller; ☐ both parties
18. **Addenda:** 35F(Feasibility) 22K(Utilities) 22D(Optional Clauses) 34(Addendum)
    T.C. Y.J.
    9/11/2014 9/11/2014

~~11FBED6B-E3F1~~
~~C82CEEF1-5CEE~~
~~9/7/2014 1:01:15 PM~~
Buyer's Signature 09/07/2014 Date

~~9/7/2014 1:01:28 PM~~
Buyer's Signature 09/07/2014 Date

Buyer's Address

City, State, Zip

Phone No. Fax No.

ctrogernju@gmail.com
Buyer's E-mail Address

Seller's Signature 9/10/14 Date

Seller's Signature Date

801 228th Ave SE
Seller's Address

Sammamish, Wa. 98075
City, State, Zip

(425) 295-0500
Phone No. Fax No.

Seller's E-mail Address

Better Properties Seattle King	267
Selling Firm	MLS Office No.
Jack Zheng	52227
Selling Broker (Print)	MLS LAG No.
(206) 909-2146	(206) 763-2987
Phone No.	Firm Fax No.
Ron@betterproperties.com	
Selling Firm Document E-mail Address	
jackz98006@yahoo.com	
Selling Broker's E-mail Address	

Windermere Real Estate/East	5086
Listing Firm	MLS Office No.
Lance Woodruff	67971
Listing Broker (Print)	MLS LAG No.
(206) 948-5947	(425) 392-0558
Phone No.	Firm Fax No.
issaquah@windermere.com	
Listing Firm Document E-mail Address	
lwoodruf@windermere.com	
Listing Broker's E-mail Address	

This form was prepared by Jack Zheng of Better Properties Seattle King.

VACANT LAND PURCHASE AND SALE AGREEMENT
GENERAL TERMS
Continued

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a. **Purchase Price.** Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement.

b. **Earnest Money.** Buyer shall deliver the Earnest Money within 2 days after mutual acceptance to Selling Broker or to Closing Agent. If Buyer delivers the Earnest Money to Selling Broker, Selling Broker will deposit any check to be held by Selling Firm, or deliver any Earnest Money to be held by Closing Agent, within 3 days of receipt or mutual acceptance, whichever occurs later. If the Earnest Money is held by Selling Firm and is over $10,000.00 it shall be deposited into an interest bearing trust account in Selling Firm's name provided that Buyer completes an IRS Form W-9. Interest, if any, after deduction of bank charges and fees, will be paid to Buyer. Buyer shall reimburse Selling Firm for bank charges and fees in excess of the interest earned, if any. If the Earnest Money held by Selling Firm is over $10,000.00 Buyer has the option to require Selling Firm to deposit the Earnest Money into the Housing Trust Fund Account, with the interest paid to the State Treasurer, if both Seller and Buyer so agree in writing. If the Buyer does not complete an IRS Form W-9 before Selling Firm must deposit the Earnest Money or the Earnest Money is $10,000.00 or less, the Earnest Money shall be deposited into the Housing Trust Fund Account. Selling Firm may transfer the Earnest Money to Closing Agent at Closing. If all or part of the Earnest Money is to be refunded to Buyer and any such costs remain unpaid, the Selling Firm or Closing Agent may deduct and pay them therefrom. The parties instruct Closing Agent to provide written verification of receipt of the Earnest Money and notice of dishonor of any check to the parties and Brokers at the addresses and/or fax numbers provided herein.

Upon termination of this Agreement, a party or the Closing Agent may deliver a form authorizing the release of Earnest Money to the other party or the parties. The party(s) shall execute such form and deliver the same to the Closing Agent. If either party fails to execute the release form, the other party may make a written demand to the Closing Agent for the Earnest Money. If only one party makes such a demand, Closing Agent shall promptly deliver notice of the demand to the other party. If the other party does not object to the demand within 10 days of Closing Agent's notice, Closing Agent shall disburse the Earnest Money to the party making the demand. If Closing Agent complies with the preceding process, each party shall be deemed to have released Closing Agent from any and all claims or liability related to the disbursal of the Earnest Money. The parties are advised that, notwithstanding the foregoing, Closing Agent may require the parties to execute a separate agreement before disbursing the Earnest Money. If either party fails to authorize the release of the Earnest Money to the other party when required to do so under this Agreement, that party shall be in breach of this Agreement. Upon either party's request, the party holding the Earnest Money shall commence an interpleader action in the county in which the Property is located. For the purposes of this section, the term Closing Agent includes a Selling Firm holding the Earnest Money. The parties authorize the party commencing an interpleader action to deduct up to $500.00 for the costs thereof.

c. **Condition of Title.** Unless otherwise specified in this Agreement, title to the Property shall be marketable at Closing. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Buyer's reasonable use of the Property; and reserved oil and/or mining rights. Monetary encumbrances or liens not assumed by Buyer, shall be paid or discharged by Seller on or before Closing. Title shall be conveyed by a Statutory Warranty Deed. If this Agreement is for conveyance of a buyer's interest in a Real Estate Contract, the Statutory Warranty Deed shall include a buyer's assignment of the contract sufficient to convey after acquired title. If the Property has been short platted, the Short Plat number is in the Legal Description.

d. **Title Insurance.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current ALTA form of standard form owner's policy of title insurance from the Title Insurance Company. If Seller previously received a preliminary commitment from a Title Insurance Company that Buyer declines to use, Buyer shall pay any cancellation fees owing to the original Title Insurance Company. Otherwise, the party applying for title insurance shall pay any title cancellation fee, in the event such a fee is assessed. The Title Insurance Company shall send a copy of the preliminary commitment to Seller, Listing Broker, Buyer and Selling Broker. The preliminary commitment, and the title policy to be issued, shall contain no exceptions other than the General Exclusions and Exceptions in said standard form and Special Exceptions consistent with the Condition of Title herein provided. If title cannot be made so insurable prior to the Closing Date, then as Buyer's sole and exclusive remedy, the Earnest Money shall, unless Buyer elects to waive such defects or encumbrances, be refunded to the Buyer, less any unpaid costs described in this Agreement, and this Agreement shall thereupon be terminated. Buyer shall have no right to specific performance or damages as a consequence of Seller's inability to provide insurable title.

e. **Closing and Possession.** This sale shall be closed by the Closing Agent on the Closing Date. "Closing" means the date on which all documents are recorded and the sale proceeds are available to Seller. If the Closing Date falls on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, the Closing Agent shall close the transaction on the next day that is not a Saturday, Sunday, legal holiday, or day when the county recording office is closed. Buyer shall be entitled to possession at 9:00 p.m. on the Possession Date. Seller shall maintain the Property in its present condition, normal wear and tear excepted, until the Buyer is entitled to possession. Seller shall not enter into or modify existing leases or rental agreements, service contracts, or other agreements

T.C. 09/07/2014	Y.J. 09/07/2014	BEY 9/10/14	
Buyer's Initials Date	Buyer's Initials Date	Seller's Initials Date	Seller's Initials Date

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GENERAL TERMS
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affecting the Property which have terms extending beyond Closing without first obtaining Buyer's consent, which shall not be unreasonably withheld.

f. **Section 1031 Like-Kind Exchange.** If either Buyer or Seller intends for this transaction to be a part of a Section 1031 like-kind exchange, then the other party shall cooperate in the completion of the like-kind exchange so long as the cooperating party incurs no additional liability in doing so, and so long as any expenses (including attorneys' fees and costs) incurred by the cooperating party that are related only to the exchange are paid or reimbursed to the cooperating party at or prior to Closing. Notwithstanding the Assignment paragraph of this Agreement, any party completing a Section 1031 like-kind exchange may assign this Agreement to its qualified intermediary or any entity set up for the purposes of completing a reverse exchange.

g. **Closing Costs and Prorations and Charges and Assessments.** Seller and Buyer shall each pay one-half of the escrow fee unless otherwise required by applicable FHA or VA regulations. Taxes for the current year, rent, interest, and lienable homeowner's association dues shall be prorated as of Closing. Buyer shall pay Buyer's loan costs, including credit report, appraisal charge and lender's title insurance, unless provided otherwise in this Agreement. If any payments are delinquent on encumbrances which will remain after Closing, Closing Agent is instructed to pay such delinquencies at Closing from money due, or to be paid by, Seller. Buyer shall pay for remaining fuel in the fuel tank if, prior to Closing, Seller obtains a written statement as to the quantity and current price from the supplier. Seller shall pay all utility charges, including unbilled charges. Unless waived in Specific Term No. 13, Seller and Buyer request the services of Closing Agent in disbursing funds necessary to satisfy unpaid utility charges in accordance with RCW 60.80 and Seller shall provide the names and addresses of all utilities providing service to the Property and having lien rights (attach NWMLS Form 22K Identification of Utilities or equivalent).

Buyer is advised to verify the existence and amount of any local improvement district, capacity or impact charges or other assessments that may be charged against the Property before or after Closing. Seller will pay such charges that are encumbrances at the time of Closing, or that are or become due on or before Closing. Charges levied before Closing, but becoming due after Closing shall be paid as agreed in Specific Term No. 14.

h. **Sale Information.** Listing Broker and Selling Broker are authorized to report this Agreement (including price and all terms) to the Multiple Listing Service that published it and to its members, financing institutions, appraisers, and anyone else related to this sale. Buyer and Seller expressly authorize all Closing Agents, appraisers, title insurance companies, and others related to this Sale, to furnish the Listing Broker and/or Selling Broker, on request, any and all information and copies of documents concerning this sale.

i. **FIRPTA - Tax Withholding at Closing.** The Closing Agent is instructed to prepare a certification (NWMLS Form 22E or equivalent) that Seller is not a "foreign person" within the meaning of the Foreign Investment In Real Property Tax Act. Seller shall sign this certification. If Seller is a foreign person, and this transaction is not otherwise exempt from FIRPTA, Closing Agent is instructed to withhold and pay the required amount to the Internal Revenue Service.

j. **Notices.** In consideration of the license to use this and NWMLS's companion forms and for the benefit of the Listing Broker and the Selling Broker as well as the orderly administration of the offer, counteroffer or this agreement, the parties irrevocably agree that unless otherwise specified in this Agreement, any notice required or permitted in, or related to, this Agreement (including revocations of offers or counteroffers) must be in writing. Notices to Seller must be signed by at least one Buyer and shall be deemed given only when the notice is received by Seller, by Listing Broker or at the licensed office of Listing Broker. Notices to Buyer must be signed by at least one Seller and shall be deemed given only when the notice is received by Buyer, by Selling Broker or at the licensed office of Selling Broker. Receipt by Selling Broker of a Form 17 or 17C (whichever is applicable), Public Offering Statement or Resale Certificate, homeowners' association documents provided pursuant to NWMLS Form 22D, or a preliminary commitment for title insurance provided pursuant to NWMLS Form 22T shall be deemed receipt by Buyer. Selling Broker and Listing Broker have no responsibility to advise of receipt of a notice beyond either phoning the party or causing a copy of the notice to be delivered to the party's address shown on this Agreement. Buyer and Seller must keep Selling Broker and Listing Broker advised of their whereabouts in order to receive prompt notification of receipt of a notice.

k. **Computation of Time.** Unless otherwise specified in this Agreement, any period of time measured in days and stated in this Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the last calendar day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a Saturday, Sunday or legal holiday. Any specified period of 5 days or less shall not include Saturdays, Sundays or legal holidays. If the parties agree that an event will occur on a specific calendar date, the event shall occur on that date, except for the Closing Date, which, if it falls on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, shall occur on the next day that is not a Saturday, Sunday, legal holiday, or day when the county recording office is closed. If the parties agree upon and attach a legal description after this Agreement is signed by the offeree and delivered to the offeror, then for the purposes of computing time, mutual acceptance shall be deemed to be on the date of delivery of an accepted offer or counteroffer to the offeror, rather than on the date the legal description is attached. Time is of the essence of this Agreement.

T.C.	09/07/2014	Y.J.	09/07/2014		9/10/14		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

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VACANT LAND PURCHASE AND SALE AGREEMENT
GENERAL TERMS
Continued

l. **Facsimile or E-mail Transmission.** Facsimile transmission of any signed original document, and retransmission of any signed facsimile transmission, shall be the same as delivery of an original. At the request of either party, or the Closing Agent, the parties will confirm facsimile transmitted signatures by signing an original document. E-mail transmission of any signed original document, and retransmission of any such e-mail, shall be the same as delivery of an original, provided that the e-mail is sent to both Selling Broker and Selling Firm or both Listing Broker and Listing Firm at the e-mail addresses on page one of this Agreement. At the request of either party, or the Closing Agent, the parties will confirm e-mail transmitted signatures by signing an original document.

m. **Integration and Electronic Signatures.** This Agreement constitutes the entire understanding between the parties and supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in electronic form has the same legal effect and validity as a handwritten signature.

n. **Assignment.** Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the Buyer on the first page of this Agreement.

o. **Default.** In the event Buyer fails, without legal excuse, to complete the purchase of the Property, then the following provision, as identified in Specific Term No. 7, shall apply:

   i. **Forfeiture of Earnest Money.** That portion of the Earnest Money that does not exceed five percent (5%) of the Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure.

   ii. **Seller's Election of Remedies.** Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue any other rights or remedies available at law or equity.

p. **Professional Advice and Attorneys' Fees.** Buyer and Seller are advised to seek the counsel of an attorney and a certified public accountant to review the terms of this Agreement. Buyer and Seller agree to pay their own fees incurred for such review. However, if Buyer or Seller institutes suit against the other concerning this Agreement the prevailing party is entitled to reasonable attorneys' fees and expenses.

q. **Offer.** Buyer shall purchase the Property under the terms and conditions of this Agreement. Seller shall have until 9:00 p.m. on the Offer Expiration Date to accept this offer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by Buyer, by Selling Broker or at the licensed office of Selling Broker. If this offer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer.

r. **Counteroffer.** Any change in the terms presented in an offer or counteroffer, other than the insertion of the Seller's name, shall be considered a counteroffer. If a party makes a counteroffer, then the other party shall have until 9:00 p.m. on the counteroffer expiration date to accept that counteroffer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the other party, the other party's broker, or at the licensed office of the other party's broker. If the counteroffer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer.

s. **Offer and Counteroffer Expiration Date.** If no expiration date is specified for an offer/counteroffer, the offer/counteroffer shall expire 2 days after the offer/counteroffer is delivered by the party making the offer/counteroffer, unless sooner withdrawn.

t. **Agency Disclosure.** Selling Firm, Selling Firm's Designated Broker, Selling Broker's Branch Manager (if any) and Selling Broker's Managing Broker (if any) represent the same party that Selling Broker represents. Listing Firm, Listing Firm's Designated Broker, Listing Broker's Branch Manager (if any), and Listing Broker's Managing Broker (if any) represent the same party that the Listing Broker represents. If Selling Broker and Listing Broker are different persons affiliated with the same Firm, then both Buyer and Seller confirm their consent to Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. If Selling Broker and Listing Broker are the same person representing both parties then both Buyer and Seller confirm their consent to that person and his/her Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. All parties acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency."

u. **Commission.** Seller and Buyer agree to pay a commission in accordance with any listing or commission agreement to which they are a party. The Listing Firm's commission shall be apportioned between Listing Firm and Selling Firm as specified in the listing. Seller and Buyer hereby consent to Listing Firm or Selling Firm receiving compensation from more than one party. Seller and Buyer hereby assign to Listing Firm and Selling Firm, as applicable, a portion of their funds in escrow equal to such commission(s) and irrevocably instruct the Closing Agent to disburse the commission(s) directly to the Firm(s). In any action by Listing or Selling Firm to enforce this paragraph, the prevailing party is entitled to court costs and reasonable attorneys' fees. Seller and Buyer agree that the Firms are intended third party beneficiaries under this Agreement.

T.C. 09/07/2014	Y.J. 09/07/2014	BBT 9/10/14	
Buyer's Initials Date	Buyer's Initials Date	Seller's Initials Date	Seller's Initials Date

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GENERAL TERMS
Continued

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v. **Feasibility Contingency.** It is the Buyer's responsibility to verify before the Feasibility Contingency Expiration Date identified in Specific Term No. 16 whether or not the Property can be platted, developed and/or built on (now or in the future) and what it will cost to do this. BUYER SHOULD NOT RELY ON ANY ORAL STATEMENTS concerning this made by the Seller, Listing Broker or Selling Broker. Buyer should inquire at the city or county, and water, sewer or other special districts in which the Property is located. Buyer's inquiry should include, but not be limited to: building or development moratoriums applicable to or being considered for the Property; any special building requirements, including setbacks, height limits or restrictions on where buildings may be constructed on the Property; whether the Property is affected by a flood zone, wetlands, shorelands or other environmentally sensitive area; road, school, fire and any other growth mitigation or impact fees that must be paid; the procedure and length of time necessary to obtain plat approval and/or a building permit; sufficient water, sewer and utility and any service connection charges; and all other charges that must be paid. Buyer and Buyer's agents, representatives, consultants, architects and engineers shall have the right, from time to time during the feasibility contingency, to enter onto the Property and to conduct any tests or studies that Buyer may need to ascertain the condition and suitability of the Property for Buyer's intended purpose. Buyer shall restore the Property and all improvements on the Property to the same condition they were in prior to the inspection. Buyer shall be responsible for all damages resulting from any inspection of the Property performed on Buyer's behalf. If the Buyer does not give notice to the contrary on or before the Feasibility Contingency Expiration Date identified in Specific Term No. 16, it shall be conclusively deemed that Buyer is satisfied as to development and/or construction feasibility and cost. If Buyer gives notice this Agreement shall terminate and the Earnest Money shall be refunded to Buyer, less any unpaid costs.

w. **Subdivision.** If the Property must be subdivided, Seller represents that there has been preliminary plat approval for the Property and this Agreement is conditioned on the recording of the final plat containing the Property on or before the date specified in Specific Term 15. If the final plat is not recorded by such date, this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.

x. **Information Verification Period and Property Condition Disclaimer.** Buyer shall have 10 days after mutual acceptance to verify all information provided from Seller or Listing Firm related to the Property. This contingency shall be deemed satisfied unless Buyer gives notice identifying the materially inaccurate information within 10 days of mutual acceptance. If Buyer gives timely notice under this section, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.

Buyer and Seller agree, that except as provided in this Agreement, all representations and information regarding the Property and the transaction are solely from the Seller or Buyer, and not from any Broker. The parties acknowledge that the Brokers are not responsible for assuring that the parties perform their obligations under this Agreement and that none of the Brokers has agreed to independently investigate or confirm any matter related to this transaction except as stated in this Agreement, or in a separate writing signed by such Broker. In addition, Brokers do not guarantee the value, quality or condition of the Property and some properties may contain building materials, including siding, roofing, ceiling, insulation, electrical, and plumbing, that have been the subject of lawsuits and/or governmental inquiry because of possible defects or health hazards. Some properties may have other defects arising after construction, such as drainage, leakage, pest, rot and mold problems. Brokers do not have the expertise to identify or assess defective products, materials, or conditions. Buyer is urged to use due diligence to inspect the Property to Buyer's satisfaction and to retain inspectors qualified to identify the presence of defective materials and evaluate the condition of the Property as there may be defects that may only be revealed by careful inspection. Buyer is advised to investigate whether there is a sufficient water supply to meet Buyer's needs. Buyer is advised to investigate the cost of insurance for the Property, including, but not limited to homeowner's, flood, earthquake, landslide, and other available coverage. Brokers may assist the parties with locating and selecting third party service providers, such as inspectors or contractors, but Brokers cannot guarantee or be responsible for the services provided by those third parties. The parties agree to exercise their own judgment and due diligence regarding third-party service providers.

T.C.	09/07/2014	Y.J.	09/07/2014		9/10/14		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

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OPTIONAL CLAUSES ADDENDUM TO PURCHASE & SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated September 07, 2014

between Tao Chen (Buyer), Yu Ji (Buyer) ("Buyer")

and City of Sammamish (Seller), (Seller) ("Seller")

concerning 4619 E Lake Sammamish Parkway NE (Address), Sammamish (City), WA (State) 98074 (Zip) (the "Property").

CHECK IF INCLUDED:

1. ☑ **Square Footage/Lot Size/Encroachments.** The Listing Broker and Selling Broker make no representations concerning: (a) the lot size or the accuracy of any information provided by the Seller; (b) the square footage of any improvements on the Property; (c) whether there are any encroachments (fences, rockeries, buildings) on the Property, or by the Property on adjacent properties. Buyer is advised to verify lot size, square footage and encroachments to Buyer's own satisfaction within the inspection contingency period.

2. **Title Insurance.** The Title Insurance clause in the Agreement provides Seller is to provide the then-current ALTA form of Homeowner's Policy of Title Insurance. The parties have the option to provide less coverage by selecting a Standard Owner's Policy or more coverage by selecting an Extended Coverage Policy:

   ☐ **Standard Owner's Policy.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current ALTA form of Owner's Policy of Title Insurance, together with homeowner's additional protection and inflation protection endorsements, if available at no additional cost, rather than the Homeowner's Policy of Title Insurance.

   ☐ **Extended Policy.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense to apply for an ALTA or comparable Extended Coverage Policy of Title Insurance, rather than the Homeowner's Policy of Title Insurance. Buyer shall pay the increased costs associated with the Extended Coverage Policy, including the excess premium over that charged for Homeowner's Policy of Title Insurance and the cost of any survey required by the title insurer.

3. ☑ **Property And Grounds Maintained.** Until possession is transferred to Buyer, Seller shall maintain the Property in the same condition as when initially viewed by Buyer. The term "Property" includes the building(s); grounds; plumbing, heat, electrical and other systems; and all included Items. Should an appliance or system become inoperative or malfunction prior to transfer of possession, Seller shall either repair, or replace the same with an appliance or system of at least equal quality. Buyer reserves the right to reinspect the Property within 5 days prior to transfer of possession to verify that Seller has complied with this Paragraph 3. Buyer and Seller understand and agree that the Listing Broker and Selling Broker shall not be liable for the foregoing or Seller's breach of this Paragraph 3.

4. ☑ **Items Left by Seller.** Any personal property, fixtures or other items remaining on the Property when possession is transferred to Buyer shall thereupon become the property of the Buyer, and may be retained or disposed of as Buyer determines. However, Seller shall clean the interiors of any structures and remove all trash, debris and rubbish on the Property prior to Buyer taking possession.

5. ☐ **Utilities.** To the best of Seller's knowledge, Seller represents that the Property is connected to a:
   ☐ public water main; ☐ public sewer main; ☐ septic tank; ☐ well (specify type) _____;
   ☐ irrigation water (specify provider) _____; ☐ natural gas; ☐ telephone;
   ☐ cable; ☐ electricity; ☐ other _____.

6. ☐ **Insulation - New Construction.** If this is new construction, Federal Trade Commission Regulations require the following to be filled in. If insulation has not yet been selected, FTC regulations require Seller to furnish Buyer the information below in writing as soon as available:

   WALL INSULATION: TYPE: _____ THICKNESS: _____ R-VALUE: _____

   CEILING INSULATION: TYPE: _____ THICKNESS: _____ R-VALUE: _____

   OTHER INSULATION DATA: _____

T.C.	09/07/2014	Y.J.	09/07/2014		9/10/14		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

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OPTIONAL CLAUSES ADDENDUM TO PURCHASE & SALE AGREEMENT
Continued

7. ☐ **Leased Property.** Buyer acknowledges that Seller leases the following items of personal property: 45
☐ propane tank; ☐ security system; ☐ satellite dish and operating equipment; ☐ other _____ 46

Buyer shall assume the lease(s) for the selected item(s) and hold Seller harmless from and against any 47
further obligation, liability, or claim arising from the lease(s), if the lease(s) can be assumed. 48

8. ☐ **Homeowners' Association Review Period.** If the Property is subject to a homeowners' association or any 49
other association, then Seller shall, at Seller's expense, provide Buyer a copy of the following documents (if 50
available from the Association) within _____ days (10 days if not filled in) of mutual acceptance: 51

a. Association rules and regulations, including, but not limited to architectural guidelines; 52
b. Association bylaws and covenants, conditions, and restrictions (CC&Rs); 53
c. Association meeting minutes from the prior two (2) years; 54
d. Association Board of Directors meeting minutes from the prior six (6) months; and 55
e. Association financial statements from the prior two (2) years and current operating budget. 56

If Buyer, in Buyer's sole discretion, does not give notice of disapproval within _____ days (5 days if not 57
filled in) of receipt of the above documents or the date that the above documents are due, whichever is 58
earlier, then this homeowners' association review period shall conclusively be deemed satisfied (waived). If 59
Buyer gives timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be 60
refunded to Buyer. 61

9. ☐ **Excluded Item(s).** The following item(s), that would otherwise be included in the sale of the Property, is 62
excluded from the sale ("Excluded Item(s)"). Seller shall repair any damage to the Property caused by the 63
removal of the Excluded Item(s). Excluded Item(s): 64

_____ 65

_____ 66

10. ☐ **Home Warranty.** Buyer and Seller acknowledge that home warranty plans are available which may provide 67
additional protection and benefits to Buyer and Seller. Buyer shall order a one-year home warranty as follows: 68

a. Home warranty provider: _____ 69
b. Seller shall pay up to $_____ ($0.00 if not filled in) of the cost for the home warranty, 70
together with any included options, and Buyer shall pay any balance. 71
c. Options to be included: _____ 72
_____ (none, if not filled in). 73
d. Other._____. 74

11. ☐ **Other.** 75

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T.C. 09/07/2014	T.J. 09/07/2014	9/10/14	
Buyer's Initials Date	Buyer's Initials Date	Seller's Initials Date	Seller's Initials Date

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Exhibit 3

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IDENTIFICATION OF UTILITIES
ADDENDUM TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated September 07, 2014

between Tao Chen (Buyer), Yu Ji (Buyer) ("Buyer")

and City of Sammamish (Seller), (Seller) ("Seller")

concerning 4619 E Lake Sammamish Parkway NE (Address), Sammamish (City), WA (State) 98074 (Zip) (the "Property").

Pursuant to RCW 60.80, Buyer and Seller request the Closing Agent to administer the disbursement of closing funds necessary to satisfy unpaid utility charges, if any, affecting the Property. The names and addresses of all utilities providing service to the Property and having lien rights are as follows:

WATER DISTRICT:
Name: NE Sammamish Water + Sewer
Address: 3600 Sahalee Way NE
City, State, Zip: Sammamish, Wa 98074 Fax. No.: 425-868-4005

SEWER DISTRICT:
Name: NE Sammamish Water + Sewer
Address: Same as above
City, State, Zip: Fax. No.:

IRRIGATION DISTRICT:
Name:
Address:
City, State, Zip: Fax. No.:

GARBAGE:
Name:
Address:
City, State, Zip: Fax. No.:

ELECTRICITY:
Name: PSE
Address: 888-225-5773
City, State, Zip: Fax. No.:

GAS:
Name: PSE
Address: Same as above
City, State, Zip: Fax. No.:

SPECIAL DISTRICT(S):
(local improvement districts or utility local improvement districts)
Name:
Address:
City, State, Zip: Fax. No.:

If the above information has not been filled in at the time of mutual acceptance of this Agreement, then (1) within 5 days (5 if not filled in) of mutual acceptance of this Agreement, Seller shall provide the Listing Broker or Selling Broker with the names and addresses of all utility providers having lien rights affecting the Property and (2) Buyer and Seller authorize Listing Broker or Selling Broker to insert into this Addendum the names and addresses of the utility providers identified by Seller.

Nothing in this Addendum shall be construed to diminish or alter the Seller's obligation to pay all utility charges (including unbilled charges). Buyer understands that the Listing Broker and Selling Broker are not responsible for, or to insure payment of, Seller's utility charges.

T.C.	09/07/2014	Y.J.	09/07/2014		9/10/14		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

This form was prepared by Jack Zheng of Better Properties Seattle King.

Exhibit 3

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated September 7, 2014 1

between Tao Chen (Buyer), Yu Ji (Buyer) ("Buyer") 2

and City of Sammamish (Seller), (Seller) ("Seller") 3

concerning 4619 E Lake Sammamish Parkway NE (Address), Sammamish (City), Wa (State) 98074 (Zip) (the "Property"). 4

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

This offer is subject to the Sammamish City Council final review and approval. The City council meeting for this approval is October 7, 2014. 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 31

T.C. 9/11/2014	Y.J. 9/11/2014	BM 9/12/14	
Buyer's Initials Date	Buyer's Initials Date	Seller's Initials Date	Seller's Initials Date

Exhibit 3

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Authentisign ID: 85167739-1D1A-44DF-B678-E5DABF28C1C6

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FEASIBILITY CONTINGENCY ADDENDUM

The following is part of the Purchase and Sale Agreement dated September 07, 2014 1

between Tao Chen (Buyer), Yu Ji (Buyer) ("Buyer") 2

and City of Sammamish (Seller), (Seller) ("Seller") 3

concerning 4619 E Lake Sammamish Parkway NE (Address), Sammamish (City), WA (State) 98074 (Zip) (the "Property"). 4

Feasibility Contingency. Buyer shall verify within 14 days (10 days if not filled in) after mutual acceptance (the "Feasibility Contingency Expiration Date") the suitability of the Property for Buyer's intended purpose including, but not limited to, whether the Property can be platted, developed and/or built on (now or in the future) and what it will cost to do this. This Feasibility Contingency SHALL CONCLUSIVELY BE DEEMED WAIVED unless Buyer gives notice of disapproval on or before the Feasibility Contingency Expiration Date. If Buyer gives a timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer. Buyer should not rely on any oral statements concerning feasibility made by the Seller, Listing Broker or Selling Broker. Buyer should inquire at the city or county, and water, sewer or other special districts in which the Property is located. Buyer's inquiry shall include, but not be limited to: building or development moratoria applicable to or being considered for the Property; any special building requirements, including setbacks, height limits or restrictions on where buildings may be constructed on the Property; whether the Property is affected by a flood zone, wetlands, shorelands or other environmentally sensitive area; road, school, fire and any other growth mitigation or impact fees that must be paid; the procedure and length of time necessary to obtain plat approval and/or a building permit; sufficient water, sewer and utility and any services connection charges; and all other charges that must be paid.

Buyer and Buyer's agents, representatives, consultants, architects and engineers shall have the right, from time to time during the feasibility contingency, to enter onto the Property and to conduct any tests or studies that Buyer may need to ascertain the condition and suitability of the Property for Buyer's intended purpose. Buyer shall restore the Property and all improvements on the Property to the same condition they were in prior to the inspection. Buyer shall be responsible for all damages resulting from any inspection of the Property performed on Buyer's behalf.

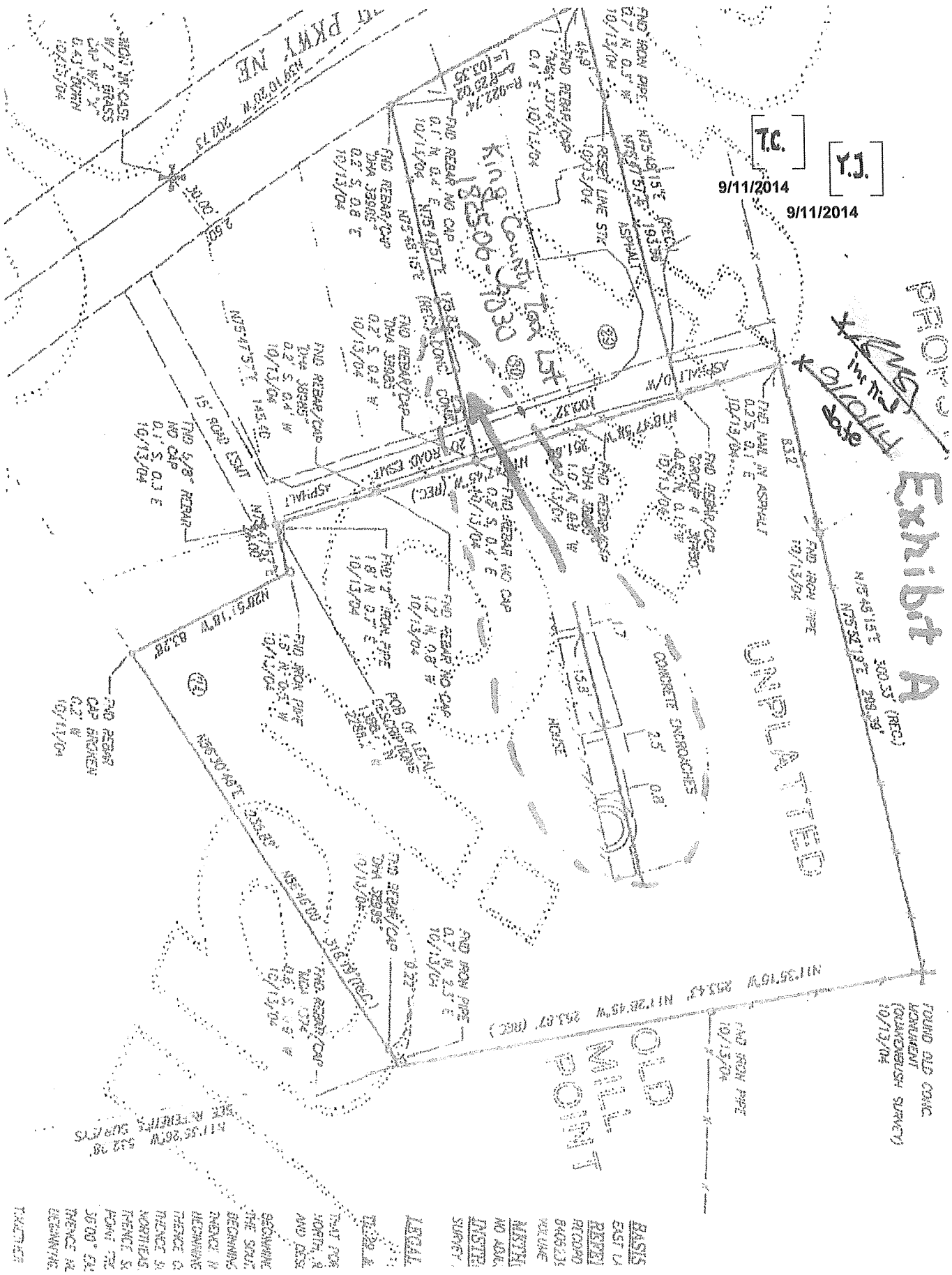
☑ **AGREEMENT TERMINATED IF NOTICE OF SATISFACTION NOT TIMELY PROVIDED.** If checked, this Agreement shall terminate and Buyer shall receive a refund of the Earnest Money unless Buyer gives notice to Seller on or before the Feasibility Contingency Expiration Date that the Property is suitable for Buyer's intended purpose.

T.C. 09/07/2014	Y.J. 09/07/2014	BSY 9/10/14	
Buyer's Initials Date	Buyer's Initials Date	Seller's Initials Date	Seller's Initials Date

This form was prepared by Jack Zheng of Better Properties Seattle King.

Exhibit 3

Authentisign ID: 932B33AB-5FF1-4156-ACB6-02754BD26982



Legal description

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 18, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,387.7 FEET NORTH AND 2,288.2 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 18, WHICH POINT OF BEGINNING IS MARKED BY AN IRON PIPE EMBEDDED IN THE GROUND;

THENCE NORTH 20(00' 00" WEST 100.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 20(00' 00" WEST 50.16 FEET;

THENCE SOUTH 74(36' 00" WEST 188.1 FEET, MORE OR LESS, TO THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF THE COUNTY ROAD, AS CONVEYED BY DEED RECORDED UNDER RECORDING NO. 2681595;

THENCE SOUTHEASTERLY ALONG SAID COUNTY ROAD TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 74(36' 00" EAST;

THENCE NORTH 74(36' 00" EAST 177.1 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF SAMMAMISH, COUNTY OF KING, STATE OF WASHINGTON.

Initial 9/10/14 date

[T.C.]
9/11/2014

[T.J.]
9/11/2014

Exhibit 3

Authentisign ID: 932B33AB-5FF1-4156-ACB6-02754BD26982

SELLER DISCLOSURE STATEMENT†
UNIMPROVED PROPERTY

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SELLER: City Of Sammamish
Seller Seller

† To be used in transfers of unimproved residential real property, including property zoned for residential use that is not improved by one or more residential dwelling units, a residential condominium, a residential timeshare or a mobile or manufactured home. Unimproved residential real property does not include commercial real estate as defined in RCW 60.42.005 or property defined as "timber land" under RCW 84.34.020. See RCW Chapter 64.06 for further explanations.

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property write "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless otherwise agreed, after mutual acceptance of a written purchase and sale agreement between a Buyer and Seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT ADDRESS 4619 East Lake Sammamish, CITY Sammamish, STATE WA, ZIP 98074, COUNTY King ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

Seller ☐ is/ ☑ is not occupying the property.

I. SELLER'S DISCLOSURES:

* If you answer "Yes" to a question with an asterisk (*), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

		YES	NO	DON'T KNOW
I.	TITLE			
A.	Do you have legal authority to sell the property? If no, please explain.	☑	☐	☐
*B.	Is title to the property subject to any of the following?			
	(1) First right of refusal	☐	☑	☐
	(2) Option	☐	☑	☐
	(3) Lease or rental agreement	☐	☑	☐
	(4) Life estate?	☐	☑	☐
*C.	Are there any encroachments, boundary agreements, or boundary disputes?	☒	☒ ←	☐
*D.	Is there a private road or easement agreement for access to the property?	☒	☐	☐
*E.	Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property?	☐	☒	☐
*F.	Are there any written agreements for joint maintenance of an easement or right of way?	☒	☐	☐
*G.	Is there any study, survey project, or notice that would adversely affect the property?	☐	☒	☐
*H.	Are there any pending or existing assessments against the property?	☐	☒	☐
*I.	Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that affect future construction or remodeling?	☐	☒	☐
*J.	Is there a boundary survey for the property?	☒	☐	☐
*K.	Are there any covenants, conditions, or restrictions recorded against title to the property?	☐	☒	☐

9/10/14

PLEASE NOTE: Covenants, conditions, and restrictions which purport to forbid or restrict the conveyance, encumbrance, occupancy, or lease of real property to individuals based on race, creed, color, sex, national origin, familial status, or disability are void, unenforceable, and illegal. RCW 49.60.224.

LA 8/29/2014
SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY

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(Continued)

	YES	NO	DON'T KNOW	
2. WATER				60 61
A. Household Water				62
(1) Does the property have potable water supply?	☒	☐	☐	63
(2) If yes, the source of water for the property is:				64
☒ Private or publicly owned water system				65
☐ Private well serving only the property				66
* ☐ Other water system				67
*If shared, are there any written agreements?	☒	☐	☐	68
*(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	☐	☐	☒	69 70
*(4) Are there any problems or repairs needed?	☐	☐	☒	71
(5) Is there a connection or hook-up charge payable before the property can be connected to the water main?	☒	☐	☐	72 73
(6) Have you obtained a certificate of water availability from the water purveyor serving the property? (If yes, please attach a copy.)	☐	☒	☐	74 75
(7) Is there a water right permit, certificate, or claim associated with household water supply for the property? (If yes, please attach a copy.)	☒	☐	☐	76 77
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?	☐	☐	☒	78 79
*(b) If yes, has all or any portion of the water right not been used for five or more successive years?	☐	☐	☒	80 81
(c) If no or don't know, is the water withdrawn from the water source less than 5,000 gallons a day?	☐	☒	☐	82
*(8) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?	☐	☐	☒	83
B. Irrigation Water				84
(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? (If yes, please attach a copy.)	☐	☒	☐	85 86
(a) If yes, has all or any portion of the water right not been used for five or more successive years?	☐	☒	☐	87 88
(b) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?	☐	☒	☐	89 90
*(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? If so, please identify the entity that supplies irrigation water to the property: _____	☐	☒	☐	91 92 93
C. Outdoor Sprinkler System				94
(1) Is there an outdoor sprinkler system for the property?	☐	☒	☐	95
*(2) If yes, are there any defects in the system?	☐	☒	☐	96
*(3) If yes, is the sprinkler system connected to irrigation water?	☐	☒	☐	97
3. SEWER/SEPTIC SYSTEM				98
A. The property is served by:				99
☐ Public sewer system				100
☐ On-site sewage system (including pipes, tanks, drainfields, and all other component parts)				101
☐ Other disposal system				102
Please describe: _____				103
B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?	☐	☒	☐	104 105

SELLER'S INITIALS 8/29/2014 Date SELLER'S INITIALS 9/10/14 Date

SELLER DISCLOSURE STATEMENT
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(Continued)

	YES	NO	DON'T KNOW	
C. If the property is connected to an on-site sewage system:				106 107 108
*(1) Was a permit issued for its construction?	☐	☐	☒	109
*(2) Was it approved by the local health department or district following its construction?	☐	☐	☒	110
(3) Is the septic system a pressurized system?	☐	☐	☒	111
(4) Is the septic system a gravity system?	☐	☐	☒	112
*(5) Have there been any changes or repairs to the on-site sewage system?	☐	☐	☒	113
(6) Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	☐	☐	☒	114 115
If no, please explain: _____				116
*(7) Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	☐	☐	☒	117 118
4. ELECTRICAL/GAS				119
A. Is the property served by natural gas?	☐	☐	☒	120
B. Is there a connection charge for gas?	☐	☐	☒	121
C. Is the property served by electricity?	☒	☐	☐	122
D. Is there a connection charge for electricity?	☒	☐	☐	123
*E. Are there any electrical problems on the property?	☐	☐	☒	124
5. FLOODING				125
A. Is the property located in a government designated flood zone or floodplain?	☐	☒	☐	126
6. SOIL STABILITY				127
*A. Are there any settlement, earth movement, slides, or similar soil problems on the property?	☐	☒	☐	128
7. ENVIRONMENTAL				129
*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	☒	☐	☐	130 131
*B. Does any part of the property contain fill dirt, waste, or other fill material?	☐	☒	☐	132
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	☐	☒	☐	133 134
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	☐	☐	☒	135
*E. Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?	☐	☒	☐	136 137 138
*F. Has the property been used for commercial or industrial purposes?	☐	☒	☐	139
*G. Is there any soil or groundwater contamination?	☐	☒	☐	140
*H. Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the property that do not provide utility service to the structures on the property?	☐	☐	☒	141 142
*I. Has the property been used as a legal or illegal dumping site?	☐	☒	☐	143
*J. Has the property been used as an illegal drug manufacturing site?	☐	☒	☐	144
*K. Are there any radio towers that cause interference with cellular telephone reception?	☐	☒	☐	145

SELLER'S INITIALS 8/29/2014 Date SELLER'S INITIALS 9/10/14 Date

SELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY

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(Continued)

	YES	NO	DON'T KNOW
8. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS			
A. Is there a homeowners' association?	☐	☒	☐
Name of association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available: _____			
B. Are there regular periodic assessments?	☐	☒	☐
$_____ per ☐ month ☐ years			
☐ Other _____			
*C. Are there any pending special assessments?	☐	☒	☐
*D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?	☐	☒	☐
9. OTHER FACTS			
*A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property?	☐	☒	☐
*B. Does the property have any plants or wildlife that are designated as species of concern, or listed as threatened or endangered by the government?	☐	☒	☐
*C. Is the property classified or designated as forest land or open space?	☐	☒	☐
D. Do you have a forest management plan? If yes, attach.	☐	☒	☐
*E. Have any development-related permit applications been submitted to any government agencies?	☐	☒	☐
If the answer to E is "yes," what is the status or outcome of those applications? _____			
F. Is the property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection services?	☐	☒	☐
10. FULL DISCLOSURE BY SELLERS			
A. **Other conditions or defects:**			
*Are there any other existing material defects affecting the property that a prospective buyer should know about?	☐	☒	☐

B. **Verification**

The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.

Seller _____ Date 8/29/2014 Seller _____ Date

NOTICES TO THE BUYER

SEX OFFENDER REGISTRATION

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

PROXIMITY TO FARMING

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO A FARM. THE OPERATION OF A FARM INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.

SELLER'S INITIALS _____ Date 8/29/2014 SELLER'S INITIALS _____ Date 8/20/14

SELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY

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(Continued)

II. BUYER'S ACKNOWLEDGEMENT

Buyer hereby acknowledges that:

A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.

B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.

C. Buyer acknowledges that, pursuant to RCW 64.06.050 (2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.

D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.

E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s).

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

Buyer _____ Date _____ Buyer _____ Date _____

BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure.

96CAA40E-FD67 — 9/11/2014 12:30:21 PM — 9/11/2014 — 3F30B200-375F — 9/11/2014 12:35:20 PM — 9/11/2014

Buyer _____ Date _____ Buyer _____ Date _____

BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement.

Buyer _____ Date _____ Buyer _____ Date _____

If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).

Regarding "1C," see attached Exhibit A.

T.C. Y.J.

9/11/2014 9/11/2014

SELLER'S INITIALS 8/29/2014 Date SELLER'S INITIALS 9/10/14 Date

Exhibit 3

Authentisign ID: 619FFB9D-674C-43F3-A307-4F58C75062B7

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated **September 07, 2014** 1

between **Tao Chen** (Buyer) **Yu Ji** (Buyer) ("Buyer") 2

and **City of Sammamish** (Seller) (Seller) ("Seller") 3

concerning **4619** (Address) **E Lake Sammamish Parkway NE** **Sammamish** (City) **WA** (State) **98074** (Zip) (the "Property"). 4

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

King County tax lot #182506-9030 6
Purchasers feasibility study shall he extended to on or before October 15,2014. 7
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ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 31

T.C.	09/24/2014	YJ	09/24/2014		9/25/2014		
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

This form was prepared by Jack Zheng of Better Properties Seattle King.

Exhibit 3

Authentisign ID: 84A5DB3F-826D-41FE-9EDA-2054162D3381

0545

Form 34
Addendum/Amendment to P&S
Rev. 7/10
Page 1 of 1

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated **September 7, 2014**

between **Tao Chen** (Buyer) **Yu Ji** (Buyer) ("Buyer")

and **City of Sammamish** (Seller) (Seller) ("Seller")

concerning **4619 E. Lake Sammamish Parkway NE** (Address) **Sammamish** (City) **WA** (State) **98074** (Zip) (the "Property").

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS:

1. The feasibility study shall be extended to the following: Purchaser to obtain a critical area review on the subject property. Purchaser to pay for and submit a complete critical area review of the subject property to the City of Sammamish by October 24, 2014. This feasibility study shall extend to 5 days after purchaser receives written conclusions from the City of Sammamish on the critical area review, or by December 20, 2014, whichever occurs first.

2. The closing date shall be extended to within 7 days of purchaser approving the feasibility study on the subject property but no later than December 29, 2014.

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date
T.C.	10/13/2014	Y.J.	10/13/2014	BB	10/13/14		

Authentisign ID: 79A81503-2DE0-48EF-87E5-E8907AB3B95C

Authentisign ID: A00C2FCE-F5B2-411C-8BE5-753C535CFEFC

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated September 07, 2014

between Tao Chen (Buyer), Yu Ji (Buyer) ("Buyer")

and City of Sammamish (Seller), (Seller) ("Seller")

concerning 4619 E Lake Sammamish Parkway NE (Address), Sammamish (City), WA (State) 98074 (Zip) (the "Property").

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS:

T.C. 11/4/2014 Y.J. 11/4/2014

1. Purchase & Sale price to be changed to ~~$320,000~~ $330,000

2. Feasibility study contingency is waived

11/04/2014

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date
T.C.	11/02/2014	Y.J.	11/02/2014		11/04/2014		

Exhibit 3

CW Title
14450 NE 29th Place, Suite 200, Bellevue, WA 98007
Phone: (425) 896-3800 Fax: (425) 990-7879

RECEIPT

No: 108488

Date: 09/15/2014

Escrow No.: 40139045 - 803
Escrow Officer: TITLE ONLY-CW Title

Received from: Tao Chen

For Credit to: City of Sammamish to Chen

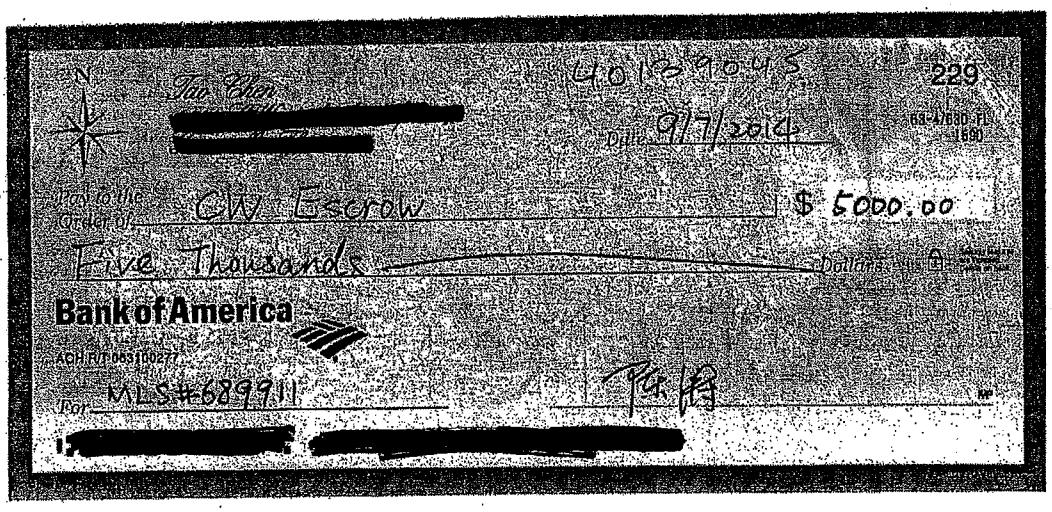
ABA Number:

Type of Transaction: REC Receipt

TOTAL: $5,000.00 HomeStreet Bank

BY: ALM
Andy Macapinlac

ALL CHECKS RECEIVED SUBJECT TO COLLECTION
Payments accepted only if such payment is in accordance with terms of contract


Tao Chen
[redacted]
40139045 229
Date 9/7/2014
Pay to the Order of CW Escrow $ 5000.00
Five Thousands Dollars
Bank of America
ACH R/T 063100277
For MLS#689911
[redacted]

Accounting Copy

City Council Agenda Bill

Meeting Date: **November 4, 2014** Date Submitted: October 28, 2014

Originating Department: Public Works

Clearances:

- [x] City Manager
- [x] Attorney
- [ ] Admin Services
- [ ] Community Development
- [ ] Finance & IT
- [ ] Fire
- [ ] Parks & Recreation
- [ ] Police
- [x] Public Works

Subject: SE 14th Street Extension Project – Property Transfer Settlement Agreement

Action Required: Authorize the City Manager to execute a settlement agreement with the parties to King County Superior Court Case Number 13-2-37702-1SEA to complete the transfer of the SE 14th Street private road easement to the City. In Addition, authorize a contract amendment with The Blueline Group, LLC to provide additional professional engineering services totaling $7,500 and increasing the total contract authorization to $44,100.

Exhibits:

1. Settlement Agreement
2. Contract Supplemental Agreement #2

Budget: $175,000 project budget allocated from the 2014 ending fund balance

Summary Statement:

The Public Works Department recommends that the City Council authorize the City Manager to execute a settlement agreement with the SE 14th Street property owners to complete the transfer of the private road easement and avoid further litigation. In addition, Staff recommends authorizing a contract amendment with The Blueline Group, LLC to revise the construction plans and specifications to incorporate additional revisions requested by the adjacent residents.

Background:

A second round of revisions to the design are being requested by the adjacent SE 14th Street residents to allow the project to move forward to construction. The City had originally attempted to construct these improvement in the fall of 2013. The project was halted due to three of the four abutting property owners' unwillingness to comply with their legal obligation to transfer the private road easement to the City. Consequently, legal action was filed by the City against these residents (King County Superior Court Case Number 13-2-37702-1SEA). The Court Date was set for January 2015. On June 3, 2014 the City Council approved a contract amendment with Blueline, our design consultant, to incorporate the design revisions requested by the residents. The design revisions were completed in June 2014. After a review of the updated design plans, the residents requested further modifications to the design. In an effort to

City Council Agenda Bill

avoid costly litigation the City is amenable to incorporating these additional changes in exchange for the residents agreeing to sign a settlement agreement whereby they will execute the property transfer documents.

Construction of the SE 14th Street extension project is scheduled to begin in late spring 2015. Following the completion of the project, Staff will monitor speed and volume data along the SE 14th Street/242nd Drive SE corridor and initiate Phase 1 of the City's Neighborhood Traffic Monitoring Program (NTMP).

City Council Discussion History

- June 3, 2014 ..... Council approval of design contract amendment
- September 16, 2013..... Project update presented to Council
  link: http://www.sammamish.us/files/document/11851.pdf
- March 5, 2013 ..... Council authorized the design and construction of the SE 14th Street improvements

Financial Impact:

This project was not identified prior to the 2013/2014 budget. Council has previously authorized $175,000 towards the SE 14th Street Extension project. An additional authorization will be required to award the construction contract.

Design Contract:	$	36,600
Design Contract Supplement:	$	7,500
Construction Management (City staff)	$	0
Estimated Construction Cost:	$	263,500
Construction Contingency (10%):	$	26,350
TOTAL ESTIMATED PROJECT COST:	**$**	**333,950**
Existing Project Budget:	$	175,000
TOTAL AUTHORIZATION:	**$**	**(158,950)**

Recommended Motion:

Authorize the City Manager to execute a settlement agreement with the parties to King County Superior Court Case Number 13-2-37702-1SEA to complete the transfer of the SE 14th Street private road easement to the City. In Addition, authorize a contract amendment with The Blueline Group, LLC to provide additional professional engineering services totaling $7,500 and increasing the total contract authorization to $44,100.

Exhibit 1

SETTLEMENT AGREEMENT

This agreement is made and entered on this ____ day of October, 2014 between the City of Sammamish (the "City") and DOUG G. McDORMAN and KATIE A. McDORMAN, husband and wife, and the marital community comprised thereof; TED L. MELANCON, as his separate estate; HOWARD NOONCHESTER and CINDY NOONCHESTER, husband and wife, and the marital community comprised thereof ("Property Owners").

RECITALS

A. In November, 2013, the City commenced an action in King County Superior Court under Case Number 13-2-37702-1SEA against the Property Owners seeking an order to quiet title to certain portions of Property Owners' property, hereinafter referenced as the "Disputed Strips." The City intends to use the property at issue in the case to construct improvements to, the existing gravel road (S.E. 14th Street).

B. Property Owners answered that any obligation of the Property Owners to convey title to the road is dependent upon the City constructing its proposed road to minimum road standards of King County or the City of Sammamish.

C. The parties to this litigation have met and agreed upon the plans for the road such that the Property Owners agree to voluntarily convey title to the disputed strips by quit claim deed.

AGREEMENT

1. The City will construct the road improvements on S.E. 14th Street, including road improvements on the Disputed Strips, using the following conditions and standards.

1.1 S.E. 14th Street will not be opened to through traffic until the project is substantially complete. A vehicular barrier will remain in place until then.

1.2 Road improvements on S.E. 14th will be constructed as depicted in the drawings titled "SE 14th St Extension Project," issued date: 7/1/2014, attached hereto as Exhibit A, with the following clarifications and additions:

1.2.1. The road will have a minimum of 30 feet and maximum of 32 feet of asphalt, 20 feet of which is dedicated to vehicular traffic.

1.2.2. Five feet on either side of the vehicular lanes shall be dedicated to bicycle traffic, separated from the vehicular lanes by a wide white fog line stripe.

1.2.3. A 5-foot gravel pedestrian path will be constructed on the north and south sides of the roadway as depicted in the 7/1/2014 drawings with one change: the walkway will be constructed directly adjacent to the roadway on the south side at the west end of the corridor (in front of the Tran and McDorman parcels, identified by King County assessor parcel numbers 0224069151 and 0224069152), as is shown for the north side in the 7/1/2014 drawings.

1.2.4. Street lighting will be installed on existing utility poles.

1.2.5. Speed limit signs and stop signs will be installed where appropriate/warranted, including specifically a stop sign on 247th Place SE at the intersection with SE 14th Street.

1.2.6. A temporary crosswalk will be installed across SE 14th Street at the 248th Avenue SE intersection until such time as the traffic circle is completed.

1.2.7. A 24-foot diameter traffic circle will be constructed on SE 14th Street at 244th Place SE (the intersection within Lawson Park). Wide edge striping will be installed on SE 14th Street to provide increased deflection through the intersection.

1.2.8. The City is committed to continuing to use best efforts to reach an agreement with CamWest such that the traffic circle at the intersection of 248th Avenue SE and SE 14th Street can be incorporated into the City's construction project.

2. The Property Owners agree to sign quit claims deeds within three (3) days of the execution of this agreement. The City shall be responsible for recording such deeds and will provide the Property Owners with conformed copies.

3. The parties agree that the subject litigation will be dismissed with prejudice and without costs to any party.

CITY OF SAMMAMISH

_____

By: Ben Yacizi, City Manager
Signed on the date of:_____

DOUG G. McDORMAN

_____

Signed on the date of:_____

KATIE A. McDORMAN

_____

Signed on the date of:_____

TED L. MELANCON

_____

Signed on the date of:_____

HOWARD NOONCHESTER

_____

Signed on the date of:_____

CINDY NOONCHESTER

_____

Signed on the date of:_____

Exhibit 1

Exhibit 2

SUPPLEMENTAL AGREEMENT

Amendment Number: **2**	Date: **October 27, 20134**
Project: **SE 14th Street Extension**	City Project number: **340-156-595-30-63-00**
Consultant: **The Blueline Group, LLC**	Contract Number: **C2013-167**

The City of Sammamish (CITY) desires to amend the agreement with The Blueline Group, LLC for professional design services. All provisions in the basic contract agreement remain in effect except as expressly modified by this amendment.

The changes to this agreement are described as follows:

Scope of Work

1. Update plans dated 7/1/2014 as follows:
    a. Sheet EC-01, from STA 4+50 to STA 7+50: Revise location of silt fence to account for revised gravel pathway location
    b. Sheet RS-01, from STA 4+50 to STA 7+50: Eliminate planter strip and revise location of gravel pathway to be adjacent to roadway. Reorient short segment of pathway between west end of project and driveway to transition to new pathway location.
    c. Sheet RS-02: Revise east end of project to incorporate traffic circle at 248th Ave SE *
    d. Sheet CH-01: from STA 4+50 to STA 7+50: Eliminate planter strip and revise location of gravel pathway to be adjacent to roadway. Reorient short segment of pathway between west end of project and driveway to transition to new pathway location.
    e. Sheet CH-01: Revise east end of project to incorporate traffic circle at 248th Ave SE *
    f. Sheet RD-01: Delete roadway section for STA 4+28 to 7+50
    g. Sheet TR-01: Revise traffic circle dimension to 24'. We also need to add wide edge striping to this intersection. Can the traffic circle be shifted to the middle of the sheet to show more of the roadway to the west? A redline markup for the striping will be send at a later date.
    h. Add new sheet to include traffic circle and intersection work at 248th Ave SE. *

2. Revise estimate as needed to incorporate the above changes
    a. For added traffic circle at 248th Ave SE *
    b. For all other revisions not related to traffic circle at 248th Ave SE

3. Revise specs as needed to incorporate the above changes

4. NOTE: Items marked with "*" are to be performed only if the City is successful in reaching an agreement with CamWest to incorporate the traffic circle at the intersection of 248th Ave SE and SE 14th Street in to the City's project.

Contract Duration

Extend the contract expiration date to December 31, 2015

PAYMENT shall be amended in accordance with the consultant fee determination attached (Exhibit D) and as summarized as follows:

Original Contract Amount:	Current Contract Amount	Estimated Net Change This Amendment	Estimated Contract Total After Change
$ 27,200	**$ 36,600**	**$ 7,500**	**$ 44,100**
The Blueline Group, LLC _____ Date		Approved: City of Sammamish _____ Date	

Exhibit 2

Exhibit "D" to the City of Sammamish Agreement for Services
between The City of Sammamish and The Blueline Group, LLC
for theSE 14th Street Extension Sidewalk Project dated October 27, 2014

SE 14th Street Extension Project for the City of Sammamish

Job Number: 13-212
Date: October 27, 2014

Prepared By: Ken Lauzen
Checked By: Tom Mohr

		Principal Engineer		Project Engineer		Engineering Designer		CAD Drafter				
Task #	Base Tasks	$165/hr		$135/hr		$120/hr		$95/hr		Total Hours	Total Cost	Total Cost (Rounded)
		Hours		Hours		Hours		Hours				
009	Settlement Agreement Revisions	6	$ 990	16	$ 2,160	28	$ 3,360	0	$ -	50	$ 6,510	$ 6,500
010	Unassigned Services Reserve										$ 1,000	$ 1,000
	TOTAL	6	$ 990	16	$ 2,160	28	$ 3,360	0	$ -	50	$ 7,510	$ 7,500

Exhibit 2

COUNCIL MINUTES

Regular Meeting

October 7, 2014

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

Councilmembers present:
Mayor Tom Vance
Deputy Mayor Kathy Huckabay
Councilmember Don Gerend
Councilmember Bob Keller
Councilmember Tom Odell
Councilmember Ramiro Valderrama
Councilmember Nancy Whitten

Staff present:
Ben Yazici, City Manager
Lyman Howard, Deputy City Manager
Jeff Thomas, Community Development Director
Emily Arteche, Senior Planner
Joe Guinasso, Finance and Technical Services Director
Laura Philpot, Public Works Director
Beth Goldberg, Director of Administrative Services
Mike Kenyon, City Attorney
Melonie Anderson, City Clerk

Roll Call/Pledge of Allegiance

Roll was called. Councilmember Gerend led the pledge.

Approval of Agenda

MOTION: Councilmember Gerend moved to approve the agenda including the Consent Agenda. Deputy Mayor Huckabay seconded. Motion carried unanimously 7-0.

Presentations/Proclamations

Public Comment

Kevin Hagwell, 4316 202nd Avenue SE, Spoke regarding the 42nd Street Opticom gate. He is against removing the barricade as he feels it will create unsafe conditions for children walking to school.

Deb Sogge, Farmer's Market/Chamber of Commerce, She managed the market this year. Next year they are going to try and attract more teenagers to the market. Attendance did increase over last year, around 1,300 each day. They also donated a large quantity of fresh produce to the Issaquah Food Bank.

Karen Able, Art East, 95 Front Street Issaquah, Representing Arts East, She spoke in support of the Sammamish Arts Fair. This event is unique from other art fairs in the area.

David Hoffman, Master Builders Assoc., Spoke regarding the proposed emergency tree retention ordinance that the Council will consider at the October 14 Special Meeting. The building community would like to provide input in the development of this ordinance.

Consent Agenda

- Payroll for period ending September 15, 2014 for pay date September 19, 2014 in the amount of
  $ 301,122.19
- Payroll for period ending September 30, 2014 for pay date October 3, 2014 in the amount of $ 301,642.33

Approval: Claims for period ending October 7, 2014 in the amount of $ 1,000,522.18 for Check No. 38554 through 38744

Ordinance: Amending Attachment A To Ordinance O2014-373, Establishing Interim Development Regulations As Authorized By The Growth Management Act Relating To Surface Water Management; Providing For Severability; And Declaring An Emergency

Resolution: Accepting The Evans Creek Preserve Phase II: Sahalee Parking Lot Improvements Project As Complete

Contract: Hearing Examiner/Galt

Interlocal: 2014 Overlay Program/Sammamish Plateau Water & Sewer District

Approval: Minutes for the City Council Regular Meeting on September 2, 2014

Approval: Notes for the City Council Study Session/Joint Meeting with the Planning Commission on September 9, 2014

Public Hearing

Ordinance: First Reading Amending The City Comprehensive Plan Figure III-2a To Designate Klahanie As A Potential Annexation Area (PAA)

Director of Community Development Jeff Thomas gave the staff report. Senior Planner Emily Arteche gave a PowerPoint presentation (available on the City's website at www.sammamish.us).

Mayor Vance opened the public hearing at 7:21 pm and closed it no public comment.

Ordinance: First Reading Amending The City Comprehensive Plan Land Use And Zoning Maps To Establish Contingent Land Use Designations And Zoning For The Klahanie Potential Annexation Area (PAA)

Mayor Vance opened the public hearing at 7:22 pm and closed it with no public comment.

Unfinished Business - None

New Business

Resolution: Supporting Initiative 594, Concerning Requiring Criminal And Public Safety Background Checks For Firearm Sales And Transfers By Unlicensed Sellers

> Initiative Measure 594 Ballot Title
> AN Act Relating to requiring criminal and public safety background checks for gun sales and transfers; amending RCW 9.41.010, 9.41.090, 9.41.122, 9.41.124, and 82.12.040; adding new sections to chapter 9.41 RCW; adding a new section to chapter 82.08 RCW; creating a new section; and prescribing penalties.

As required by state law, there was no staff presentation or recommendation either or against this ballot measure.

Public Comment

Pro:

Maria Bessonova, 1010 213th Place NE, She is a student in Sammamish and is very concerned about the dangers of guns. She was supportive of the initiative.

Carol Martin, 20313 NE 38th Street, She is not against gun ownership, but she does want to keep guns away from felons and those with mental illness.

Shelli Sanctis, 27730 SE 24th Way, These regulations will close the loophole to background checks.

Against:

Ray Carter, 1500 NE 10th Pl., Bellevue, Represent the Citizens Committee for the Right to Keep and Bare Arms and Protect our Gun Rights-Washington, This initiative is opposed by two law enforcement groups. I-594 is bad legislation. It is an unlawful seizure of personal property. They oppose a bad law.

Doug Wang, 23720 SE 18th Street, The transfer of guns is the main problem with this initiative. To require background checks for each transfer is unreasonable. In states who have adopted these regulations, it has not proven to reduce crime.

Charles Patton, 23340 NE 29th Place, Supporting this initiative will make the Council look foolish. Second amendment rights are not negotiable.

Mike Carpenter, 21509 SE 23rd Street, This will only affect law abiding citizens and make it more difficult for them to get guns. He is also concerned about the transfer of guns requiring a background check. There is no provision for funding this.

Chris North, 25235 SE Klahanie Blvd, This initiative scares him. It will not stop crime. Criminals will not follow these regulations.

MOTION: Councilmember Odell moved to adopt the resolution supporting I-594. Deputy Mayor Huckabay seconded. Motion carried 5-2 with Councilmembers Gerend and Valderrama dissenting.

Councilmember Gerend is hesitant to take a position on this initiative due to lack of clarity in what is meant by a "transfer" of guns.

Councilmember Valderrama is also concerned about the definition of what is a transfer. Given the lack of clarity he does not feel qualified to offer an opinion on this initiative.

Council Reports

Deputy Mayor Huckabay attended the Master Builder's brunch. She also attended the Eastside Fire & Rescue Operations meeting.

Councilmember Gerend chaired the Sound Cities Association Finance Committee meeting.

Councilmember Valderrama also attended the EF & R Operations meeting. He met last week with Citizen's for Sammamish. They questioned if the City ever checks with Sammamish Plateau Water and Sewer and NE Sammamish Sewer & Water about the quality of our water. He asked again when the 42nd Street Barricade will be placed on the Council agenda.

Councilmember Odell attended the Growth Management Planning Council meeting. He attended the Lake Washington Schools Foundation meeting. He attended the WRIA 8 meeting. Councilmembers Odell and Gerend are planning on attending the National League of Cities conference.

Councilmember Whitten said she has been hearing concerns about the costs of annexing Klahanie. She also feels we need to take action sooner rather than later regarding tree retention.

Councilmember Keller reported on the Lake Washington School District (LWSD) meeting with Redmond and Kirkland regarding school impact fees.

Mayor Vance has been invited by City of Redmond and City of Kirkland Mayors to a quarterly meeting with LWSD Superintendent Dr. Tracy Pierce.

City Manager Report

Mr. Yazici asked Council if they are supportive of bringing an emergency tree retention ordinance for consideration at the next council meeting. He suggests that Council raise the percentage of retained trees from 25% to 35% and eliminate the incentive for retaining trees in the critical areas. The new regulations would not apply to single-family homes. Councilmembers Gerend and Valderrama were not supportive of this.

Mr. Yazici reported that staff and Mayor Vance, in conjunction with City of Issaquah, are working to obtain federal funding for the Front Street interchange in Issaquah.

He met with residents along the East Lake Sammamish Trail and staff from King County. He felt the meeting was very productive.

Executive Session – - Property Acquisition pursuant to RCW 42.30.110(1)(b) and Property Sale pursuant to RCW 42.30.110(1)(c)

Council retired to Executive Session at 8:44 pm and returned 9:00pm. No action was taken.

Meeting adjourned at 9:00 pm

Open Study Session

Topics

- **Department Budgets:**
  - Administrative Services - Legal Services
  - Community Development
  - Public Safety

Adjournment

_____ _____

Melonie Anderson, City Clerk Thomas E. Vance, Mayor

COUNCIL MINUTES

Special Meeting/Study Session

October 14, 2014

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

Councilmembers present:
Mayor Tom Vance
Deputy Mayor Kathy Huckabay
Councilmember Don Gerend
Councilmember Bob Keller
Councilmember Tom Odell
Councilmember Ramiro Valderrama
Councilmember Nancy Whitten (via teleconference)

Staff present:
Ben Yazici, City Manager
Lyman Howard, Deputy City Manager
Jeff Thomas, Community Development Director
Mona Davis, Senior Planner
Joe Guinasso, Finance and Technical Services Director
Laura Philpot, Assistant City Manager/Public Works Director
Kyle Endelman, Deputy Director Parks & Recreation
Melonie Anderson, City Clerk

Roll Call/Pledge of Allegiance

Roll was called. Councilmember Valderrama led the pledge.

Approval of Agenda

MOTION: Councilmember Odell moved to approve the agenda. Motion carried unanimously 7-0.

Public Comment

Jason Nickell, Manager for the Sahalee Maintenance Association, Spoke regarding NE Sammamish Sewer & Water District and presented the Council with a petition signed by over 700 residents to keep the district independent.

Wayne DeMeester, agreed with the previous speaker. He also urged Council to prohibit distribution of marijuana in Sammamish.

Danna Colingham, 24763 SE 28th Place, spoke against the emergency tree retention regulations.

Max Vela, Heritage Hills, Spoke against marijuana dispensaries in the city.

Jason Decker, Klahanie, Spoke against enacting the emergency tree retention ordinance so quickly. He feels more time is needed to think through everything.

Lewis Ting, 23231 16th Place SE, His family moved to Sammamish for the trees and now sees them disappearing.

Eric Johnson, 1429 212th Avenue NE, Spoke in favor of the emergency tree regulations.

Randy Bannecker, 820 4th Ave, Seattle, Seattle King County Realtors, spoke against the emergency tree regulations.

Jan Bird, 3310 221st Avenue SE, spoke in favor of the emergency tree ordinance.

Sasa Kirkpatrick 224 214th Avenue NE, spoke in favor of the emergency tree ordinance. Feels that all development should be stopped until better regulations are in place.

Ken Kirkpatrick, 224 214th Avenue SE, agreed with the emergency tree ordinance.

Brian Eccles, 26528 SE 20th Place, spoke in favor of the emergency tree ordinance.

Harry Shedd, 2313 Sahalee Drive E, Citizens of Sammamish, He feels the temporary tree ordinance is too little, too late.

Katherine Low, 20502 NE 43rd Street, spoke in favor of the emergency tree ordinance.

Sharon Steinbis, 24933 SE 14th Street, she is a member of the City's Plant Stewardship program. She spoke in favor of the tree ordinance and urged council to develop regulations that will save our urban forest.

Mary Jo Kahler, 21911 SE 20th Street, we must protect the environment and the wildlife and listen to citizens of Sammamish.

Jason Uptown, 4221 194th Place NE, President of the Waterbrook HOA, spoke regarding the opticom gates being considered at an upcoming Council meeting and wondered when that would be scheduled to be on the council agenda. They would like to see that happen before the end of the year.

Gil Colingham, 24763 SE 28th Place, spoke regarding the emergency tree ordinance. He feels there needs to be a balance, but it is not fair to change the rules in the middle of the game.

Randy Horton, 2224 216th Avenue SE, Spoke in favor of the emergency tree ordinance.

Emy Carpenter, 21509 SE 23rd Street, She is supportive of the emergency tree ordinance.

Cheryl Wagner, 20035 SE 27th Place, She is very dismayed by the clear cutting taking place and is supportive of the tree ordinance. She also urged the city to conduct a tree survey.

Richard Johnson, 20035 SE 27th Place, He spoke in favor of the emergency tree ordinance.

Kate Bradley, 21625 SE 24th Street, She spoke regarding climate change and the huge clear cut on 228th Ave SE. She is afraid it is increasing the runoff into Pine Lake.

Sue Heimbinger, 22433 216th Avenue SE, She spoke in favor of the emergency tree ordinance.

David Hoffman, Master Builders Association, The Master Builders Association is supportive of developing regulations that meet both the builder's needs and what the residents would like to see. He does not think this is a true emergency. These regulations are being considered by the Planning Commission and everyone is entitled to participate.

Barbara Brusky, 24140 SE 32nd, the emergency tree ordinance will affect the development of their property.

New Business

Emergency Ordinance: An Ordinance Of The City Of Sammamish, Washington, Establishing Interim Development Regulations As Authorized By The Growth Management Act Relating To Tree Retention; Providing For Severability; And Declaring An Emergency

Director of Community Development Jeffrey Thomas gave a staff report and showed a PowerPoint presentation *(available on the city's website at www.sammamish.us).*

Councilmember Gerend pointed out the requiring native trees and 1:1 replanting, might be problematic.

Recommended Staff Amendment #1

EXISTING:
WHEREAS, the City has determined that amendments to the tree retention regulations are required, and is interested in preventing the removal of additional significant trees **until such time as the tree retention regulations can be thoroughly reviewed**; and

PROPOSED:
WHEREAS, the City has determined that amendments to the tree retention regulations are required, and **until new permanent regulations can be reviewed and adopted,** is interested in preventing the removal of significant trees **beyond what is allowed in these interim development regulations**; and

Recommended Staff Amendment #2

EXISTING:
(1) Any significant tree lawfully removed pursuant to SMC 21A.35.210(3), Tree retention requirement, shall be subject to the following replacement requirements:

PROPOSED:
(1) Any significant tree lawfully removed pursuant to SMC 21A.35.210(3), **(7) or (8),** Tree retention requirement**s,** shall be subject to the following replacement requirements:

Recommended Staff Amendment #3

EXISTING:
(c) Significant trees shall be replaced with one(1) new tree.

PROPOSED:
(c) **Each** significant tree shall be replaced with one (1) new tree.

MOTION: Deputy Mayor Huckabay moved to approve the emergency tree ordinance with the recommended staff amendments. Councilmember Keller seconded. Motion carried 7-0 (O2014-375).

Council Reports

Mayor Vance reported that the November 11, 2014 Study Session will be cancelled. The regular City Council meeting of November 18, 2014 will be cancelled and all agenda items will be switched to a Special Meeting on Monday, November 17, 2014.

City Manager Report – No Report

Meeting adjourned at 9:00 pm.

Open Study Session

Topics

- **Department Budgets:**
  - Parks & Recreation
  - Public Works (including Facilities & Maintenance)

- **Discussion:** Public Works Standards

Close Study Session

_____ _____

Melonie Anderson, City Clerk Thomas E. Vance, Mayor

City Council Agenda Bill

Meeting Date: **November 4, 2014** Date Submitted: October 28, 2014

Originating Department: Community Development

Clearances:

- ☒ City Manager
- ☒ Attorney
- ☐ Admin Services
- ☒ Community Development
- ☐ Finance & IT
- ☐ Fire
- ☐ Parks & Recreation
- ☐ Police
- ☐ Public Works

Subject: Ordinances amending the City's Comprehensive Plan to adopt the 2014 Capital Facilities Plans and associated impact fee schedules for the 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 2014 Snoqualmie Valley School District Capital Facilities Plan and impact fees.
2) Ordinance amending the City's Comprehensive Plan to incorporate the 2014 Lake Washington School District Capital Facilities Plan and impact fees
3) Ordinance amending the City's Comprehensive Plan to incorporate the 2014 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 CFPs with the current versions.

A fee comparison table is show below.

	Single Family Per Unit	**Increase from previous year**	**Multi-Family Per Unit**	**Increase from previous year**
Snoqualmie Valley SD	$8,325.63 (*old $8,011.11*)	$314.52	$4,273.13 *(old $3,366.16)*	$906.97
Lake Washington SD	$9,623.00 *(old $6,302.00)*	$3321.00	$745.00 *(old $207.00)*	$538.00
Issaquah SD	$4,560.00 *(old $5730.00)*	($1170.00)	$1,458.00 *(old $1,097.00)*	$361.00

City Council Agenda Bill

Background:
The adoption of the school district CFPs are an annual amendment to the City's Comprehensive Plan. The amendment is required by RCW 82.02.050 for continued authorization to collect and expend impact fees. The fees help implement the capital facilities element of the 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 31, 2014.

Financial Impact:

There is no financial impact.

Recommended Motion:
No action. Second reading and adoption is scheduled for November 17, 2014.

CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2014-____

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, Section 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 2014 which establishes a revised impact fee schedule for single family housing units in the amount of $8,325.63 per unit and for multifamily housing units in the amount of $4,273.13 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 28, 2014; 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 fourth day of November 2014 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 2014, 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 $8,325.63 per unit and for multifamily housing units in the amount of $4,273.13 per unit.

Section 3. 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, 2015.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF _____ 2014.

CITY OF SAMMAMISH

_____
Mayor Thomas E. Vance

ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Michael R. Kenyon, City Attorney

Filed with the City Clerk:	October 29, 2014
Public Hearing	November 4, 2014
First Reading:	November 4, 2014
Passed by the City Council:	
Publication Date:	
Effective Date:	

Exhibit 1

SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2014

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 12, 2014

Exhibit 1

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

Board of Directors

	Position Number	Term
Geoff Doy, President	2	1/1/12 – 12/31/15
Carolyn Simpson, Vice-President	3	1/1/12 – 12/31/15
Tavish MacLean	1	1/1/14 – 12/31/17
Marci Busby	4	1/1/14 – 12/31/17
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 Instructional Support	Ruth Moen
Director of Student Services	Nancy Meeks
Executive Director of Instructional Technology	Jeff Hogan
Chief Financial and Operations Officer	Ryan Stokes

Exhibit 1

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

Mount Si. High School Freshman Campus
9200 Railroad Ave S.E.
Snoqualmie, WA 98065
(425) 831-8450
Vernie Newell, Principal

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

Twin Falls Middle School
46910 SE Middle Fork Road
North Bend, WA 98045
(425) 831-4150
Marty Barber, Principal

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

Fall City Elementary

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

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

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

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

Exhibit 1

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

2014-2019
SIX-YEAR CAPITAL FACILITIES PLAN

TABLE OF CONTENTS

	Section:	**Page Number:**
i	Board of Directors and Administration	
ii	Schools	
iii	Table of Contents	
1.	Executive Summary	5
2.	Current District "Standard of Service"	8
3.	Inventory and Evaluation of Current Permanent Facilities	10
4.	Relocatable Classrooms	12
5.	Six-Year Enrollment Projections	13
6.	Six-Year Planning and Construction Plan	14
7.	Six-Year Classroom Capacities: Availability/Deficit Projection	16
8.	Impact Fees and the Finance Plan	18
9.	Appendix A- Impact Fee Calculations; Student Generation Factors; District Map	20

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

Exhibit 1

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 2014 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 5,069 students (with an additional 1,822 student capacity available in portable classrooms). October enrollment for the 2013-14 school year was 5,985 full time equivalents ("FTE"). FTE enrollment is projected to increase by 19% to 7,142 in 2019, based on the mid-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 increases the FTE projected enrollment by approximately 260 students in 2016.

Though areas of growth are seen in various areas of the District, the most notable growth continues to be in the Snoqualmie Ridge and North Bend areas. 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. The Snoqualmie Ridge area has an estimated 1,000 housing units that are yet to be constructed. The City of North Bend is also experiencing a recent resurgence of housing growth, and estimates approximately 650 housing units to be constructed over the next few years.

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 relocatable classrooms 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.

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 new 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. In addition to the transition to full day kindergarten by 2018, State law also calls for class size reduction in grades K through 3. Current class sizes for these grades, as funded by the State, are at a student to teacher ration of approximately 25:1. By 2018, current law would require those ratios to be reduced to 17:1. This will require additional capacity at all existing elementary schools in the district. Future updates to this Plan will incorporate information regarding implementation. However, even without implementation of K-3 class size reduction, 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 addition, the District anticipates needing to provide additional relocatable classrooms at the elementary schools both prior to and after the construction of the sixth elementary school.

Exhibit 1

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 17 students per classroom for kindergarten through grade 3, and 25 students per classroom in grades 4 through 6. However, as the District is dependent upon increased State funding for the requisite teaching position and currently lacks sufficient 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.

Exhibit 1

Section 3. Inventory and Evaluation of Current Permanent Facilities

The District's current overall capacity is 6,891 students (5,069 in permanent classrooms and 1,822 in relocatable classrooms). October student enrollment for the 2013-14 school year was 5,985 full time equivalents ("FTE"). FTE enrollment, based on the low-range of recent third-party demographic projections, is expected to increase by 19% to 7,142 FTE students in 2019. 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 increases by approximately 260 students beginning in 2016.

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 2014

ELEMENTARY LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2013-14 FTE Enrollment **
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	564	659
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	384	532
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	544
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	384	580
	Total Elementary School		2,172	2,824

MIDDLE SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2013-14 FTE Enrollment **
CHIEF KANIM	32627 SE Redmond-Fall City Road Fall City, Washington	6, 7 & 8	593	714
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	615	733
	Total Middle School		1,208	1,447

HIGH SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2013-14 FTE Enrollment **
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	1,218	1,121
MOUNT SI FRESHMAN CAMPUS	9200 Railroad Ave SE Snoqualmie, Washington	9	471	469
TWO RIVERS	330 Ballarat, North Bend, WA	7 thru 12	0	100
	Total High School		1,689	1,690

TOTAL DISTRICT	5,069	5,961

* *Does not include capacity for special programs as identified in Standards of Service section.*

** *Difference between enrollment (pg.13) is due to rounding, Parent Partner Program, and out-of-district placements.*

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 79 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.

Exhibit 1

Section 5. Six Year Enrollment Projections

The District contracts with Educational Data Solutions, LLC ("EDS") to project student enrollment over the next six years. EDS provides the District a low, middle and high-range projections that are 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 mid-range projection provided in December 2013 by EDS, enrollment is expected to increase by 897 students over the next six years.

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 1,157 additional students in 2018, based on mid-range demographic projections. This represents an increase of 19% over the current population.

Snoqualmie Valley School District No. 410
Actual Full-Time Equivalent Enrollment through 2013 and Projected Enrollment from 2014 through 2019

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Enrollment Projections through 2019 *					
GRADE:	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Kindergarten **	205	223	234	236	233	257	245	251	251	514	520	520	540
1st Grade	508	480	504	505	490	495	540	531	548	552	566	573	568
2nd Grade	497	511	489	530	501	491	504	550	543	561	566	579	584
3rd Grade	477	504	512	491	522	510	509	512	562	557	576	579	591
4th Grade	479	481	505	527	493	534	517	518	524	576	571	590	590
5th Grade	425	484	481	506	517	492	528	515	519	529	582	572	593
K-5 Subtotal	**2,591**	**2,683**	**2,725**	**2,795**	**2,756**	**2,779**	**2,843**	**2,877**	**2,947**	**3,289**	**3,381**	**3,413**	**3,466**
6th Grade	444	414	472	475	491	504	472	515	504	515	525	577	566
7th Grade	433	437	416	469	480	488	512	476	518	512	523	533	585
8th Grade	422	441	426	430	473	481	476	513	477	528	522	533	542
6-8 Subtotal	**1,298**	**1,292**	**1,314**	**1,374**	**1,444**	**1,473**	**1,460**	**1,504**	**1,499**	**1,555**	**1,570**	**1,643**	**1,693**
9th Grade	423	431	476	431	408	467	477	477	517	485	537	531	543
10th Grade	429	402	403	420	400	406	473	458	460	508	477	528	522
11th Grade	372	415	391	383	385	364	369	440	426	428	472	444	491
12th Grade	310	306	359	346	372	410	363	359	422	413	415	458	427
9-12 Subtotal	**1,534**	**1,554**	**1,629**	**1,580**	**1,565**	**1,647**	**1,682**	**1,734**	**1,825**	**1,834**	**1,901**	**1,961**	**1,983**
K-12 TOTAL	**5,423**	**5,529**	**5,668**	**5,749**	**5,765**	**5,899**	**5,985**	**6,115**	**6,271**	**6,678**	**6,852**	**7,017**	**7,142**
	2.0%	*2.0%*	*2.5%*	*1.4%*	*0.3%*	*2.3%*	*3.8%*	*2.2%*	*2.6%*	*6.49%***	*2.6%*	*2.4%*	*1.8%*

* *Enrollment Projections above relfect MID range enrollment projections provided by Educational Data Solutions, LLC (EDS) in December 2013.*

** *Kindergartenters 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. EDS enrollment projections have been adjusted to reflect this change.*

Exhibit 1

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 has annexed Snoqualmie Middle School (SMS) and converted it into the Freshman Campus of Mount Si High School. The District plans to use the following strategies in order to address similar needs at the elementary and middle school levels:

- 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 three failed bond proposals in 2007 and 2008 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 would also provide additional capacity needed to serve projected enrollment through 2019.

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, in order to alleviate high school overcrowding, and address programmatic improvements directed specifically at ninth graders and their transition into high school.

Exhibit 1

The annexation of SMS to address high school capacity needs creates imminent capacity needs at the middle school level. The District has addressed 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 2019 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 new 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 including 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 (anticipated transition 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.

While the additional elementary school will provide needed capacity for our District, there may be additional needs within the timeframe of the Plan. State law currently will require class sizes of 17 students for grades K-3 by 2018. This represents an approximate 30% reduction in current K-3 class sizes and corresponding increase in needed classroom capacity. The District's current Plan does not include consideration for any potential additional capacity needs as a result of these changes. Future updates to the Plan may consider these needs.

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.

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 new 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 26.4% 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 would have 22.6% of its classroom capacity in relocatable classrooms in 2019, 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.

Exhibit 1

PROJECTED CAPACITY TO HOUSE STUDENTS

Elementary School K-5

PLAN YEARS: *	2014	2015	2016	2017	2018	2019
Permanent Capacity	**2,172**	**2,172**	**2,172**	**2,787**	**2,787**	**2,787**
New Construction: *Elementary School #6 ****	-	-	615	-	-	-
Permanent Capacity subtotal:	**2,172**	**2,172**	**2,787**	**2,787**	**2,787**	**2,787**
Projected Enrollment: **	2,877	2,947	3,289	3,381	3,412	3,465
Surplus/(Deficit) of Permanent Capacity:	(705)	(775)	(502)	(594)	(625)	(678)
Portable Capacity Available:	864	960	960	960	960	960
Portable Capacity Changes (+/-):	96	-	-	-	-	-
Surplus/(Deficit) with Portables:	255	185	458	366	335	282

Middle School 6-8

PLAN YEARS: *	2014	2015	2016	2017	2018	2019
Permanent Capacity	**1,208**	**1,208**	**1,208**	**1,208**	**1,823**	**1,823**
New Construction: *New Snoqualmie M.S.*	-	-	-	615	0	-
Permanent Capacity subtotal:	**1,208**	**1,208**	**1,208**	**1,823**	**1,823**	**1,823**
Projected Enrollment:	1,503	1,499	1,555	1,570	1,643	1,692
Surplus/(Deficit) of Permanent Capacity:	(295)	(291)	(347)	253	180	131
Portable Capacity Available:	269	314	359	359	359	359
Portable Capacity Changes (+/-):	45	45	-	-	-	-
Surplus/(Deficit) with Portables:	19	68	12	612	539	490

High School 9-12

PLAN YEARS: *	2014	2015	2016	2017	2018	2019
Permanent Capacity	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**
	-	-	-	-	-	-
Total Capacity:	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**
Projected Enrollment:	1,734	1,825	1,834	1,901	1,960	1,983
Surplus/(Deficit) Permanent Capacity:	(45)	(136)	(145)	(212)	(271)	(294)
Portable Capacity Available:	548	548	548	548	548	548
Portable Capacity Changes (+/-):	-	-	-	-	-	-
Surplus/(Deficit) with Portables:	503	412	403	336	277	254

K-12 TOTAL

PLAN YEARS: *	2014	2015	2016	2017	2018	2019
Total Permanent Capacity:	**5,069**	**5,069**	**5,684**	**6,299**	**6,299**	**6,299**
Total Projected Enrollment:	6,114	6,271	6,678	6,852	7,015	7,140
Surplus/(Deficit) Permanent Capacity:	(1,045)	(1,202)	(994)	(553)	(716)	(841)
Total Portable Capacity	1,822	1,867	1,867	1,867	1,867	1,867
Total Permanent and Portable Capacity	6,891	6,936	7,551	8,166	8,166	8,166
Surplus/(Deficit) with Portables:	777	665	873	1,314	1,151	1,026

** Plan Years are calendar years; projected enrollment listed above represents fall enrollment of that year.*
*** After 2015, projected enrollment includes consideration for state-mandated transition to full-day kindergarten.*
**** Elementary School #6 Capacity reflects partial implementation of state mandated class size reductions.*

Exhibit 1

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 2014 through 2019. 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 of 2014. 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 44,500 square feet of K-8 new construction State matching funds. As the District plans to construct approximately 158,000 square feet of K-8 capacity, the District will thus be eligible to apply for State Match for approximately 28% of the planned K-8 construction. We have applied 28% to the state match percentage rate per eligible square foot that the District qualifies for (45.23%), in order to accurately reflect anticipated district match percentage (12.76%) for K-8 construction as part of the State Match credit calculations in Appendix A.

Exhibit 1

2014 FINANCING PLAN

Facility:	Estimated Cost		Unsecured Source of Funds: Bonds	Unsecured Source of Funds: State Match	Unsecured Source of Funds: Impact Fees	Secured Source of Funds: Bonds	Secured Source of Funds: State Match	Secured Source of Funds: Impact Fees
New Snoqualmie Middle School	*$58,800,000*	[1]	*$54,375,000*	*$3,925,000*	*$500,000*	*$0*	*$0*	*$0*
Elementary School #6	*$36,900,000*	[1]	*$36,400,000*	*$0*	*$500,000*	*$0*	*$0*	*$0*
Portable Classrooms - ES-MS	*$1,200,000*	[1]	*$0*	*$0*	*$0*	*$0*	*$0*	*$1,200,000*

[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 = $36,900,000* *Estimated cost of construction = $26,100,000.*
Added Middle School Capacity: *Estimated total project cost = $58,800,000* *Estimated cost of construction = $38,200,000.*

Exhibit 1

Appendix A: Single 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	0.3780	$0.00
Middle	25	$0	n/a	0.1270	$0.00
High	40	$0	n/a	0.1460	$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	$26,100,000	615	0.3780	0.9104	$14,604.59
Middle	$38,200,000	615	0.1270	0.9104	$7,181.65
High	$0	0	0.1460	0.9104	$0.00
			.	B--------->	$21,786.24

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	$145,000	24	0.3780	0.0896	$204.62
Middle	$165,000	27	0.1270	0.0896	$69.54
High	$0	0	0.1460	0.0896	$0.00
				C--------->	$274.16

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	$200.40	90	12.76%	0.3780	$870.21
Middle	$200.40	108	12.76%	0.1270	$350.85
High	n/a	130	n/a	0.1460	n/a
				D---------->	$1,221.06

Tax Credit Per Residence

Average Residential Assessed Value	$375,111
Current Debt Service Tax Rate	$1.4027
Annual Tax Payment	$526.17
Bond Buyer Index Annual Interest Rate	4.38%
Discount Period (Years Amortized)	10
TC-------->	$4,188.09

Fee Per Residence Recap:

Site Acquisition Cost	A	$0.00		
Permanent Facility Cost	B	$21,786.24		
Temporary Facility Cost	C	$274.16		
Subtotal			$22,060.40	
State Match Credit	D	($1,221.06)		
Tax Payment Credit	TC	($4,188.09)		
Subtotal			$16,651.25	
50% Local Share			($8,325.63)	
Impact Fee, net of Local Share			**$8,325.63**	

Exhibit 1

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	0.1920	$0.00
Middle	25	$0	n/a	0.0570	$0.00
High	40	$0	n/a	0.0680	$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	$26,100,000	615	0.1920	0.9104	$7,418.21
Middle	$38,200,000	615	0.0570	0.9104	$3,223.26
High	$0	0	0.0680	0.9104	$0.00
			.	B--------->	$10,641.47

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	$145,000	24	0.1920	0.0896	$103.94
Middle	$165,000	27	0.0570	0.0896	$31.21
High	$0	0	0.0680	0.0896	$0.00
				C--------->	$135.15

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	$200.40	90	12.76%	0.1920	$442.01
Middle	$200.40	108	12.76%	0.0570	$157.47
High	n/a	130	n/a	0.0680	n/a
				D---------->	$599.48

Tax Credit Per Residence

Average Residential Assessed Value	$146,071	
Current Debt Service Tax Rate	$1.4027	
Annual Tax Payment	$204.89	
Bond Buyer Index Annual Interest Rate	4.38%	
Discount Period (Years Amortized)	10	
	TC-------->	$1,630.88

Fee Per Residence Recap:

Site Acquisition Cost	A	$0.00	
Permanent Facility Cost	B	$10,641.47	
Temporary Facility Cost	C	$135.15	
Subtotal			$10,776.62
State Match Credit	D	($599.48)	
Tax Payment Credit	TC	($1,630.88)	
Subtotal			$8,546.26
50% Local Share			($4,273.13)
Impact Fee, net of Local Share			**$4,273.13**

Exhibit 1

Appendix A: Composite Student Generation Factors

Single Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	**Average:**
Elementary	0.165	0.471	0.484	0.393	**0.378**
Middle	0.076	0.170	0.129	0.131	**0.127**
High	0.087	0.145	0.249	0.103	**0.146**
Total:	**0.328**	**0.786**	**0.862**	**0.627**	**0.651**

Multi Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	**Average:**
Elementary	0.223	0.165	0.324	0.055	**0.192**
Middle	0.091	0.052	0.066	0.017	**0.057**
High	0.092	0.051	0.118	0.012	**0.068**
Total:	**0.406**	**0.268**	**0.508**	**0.084**	**0.317**

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."

Exhibit 1

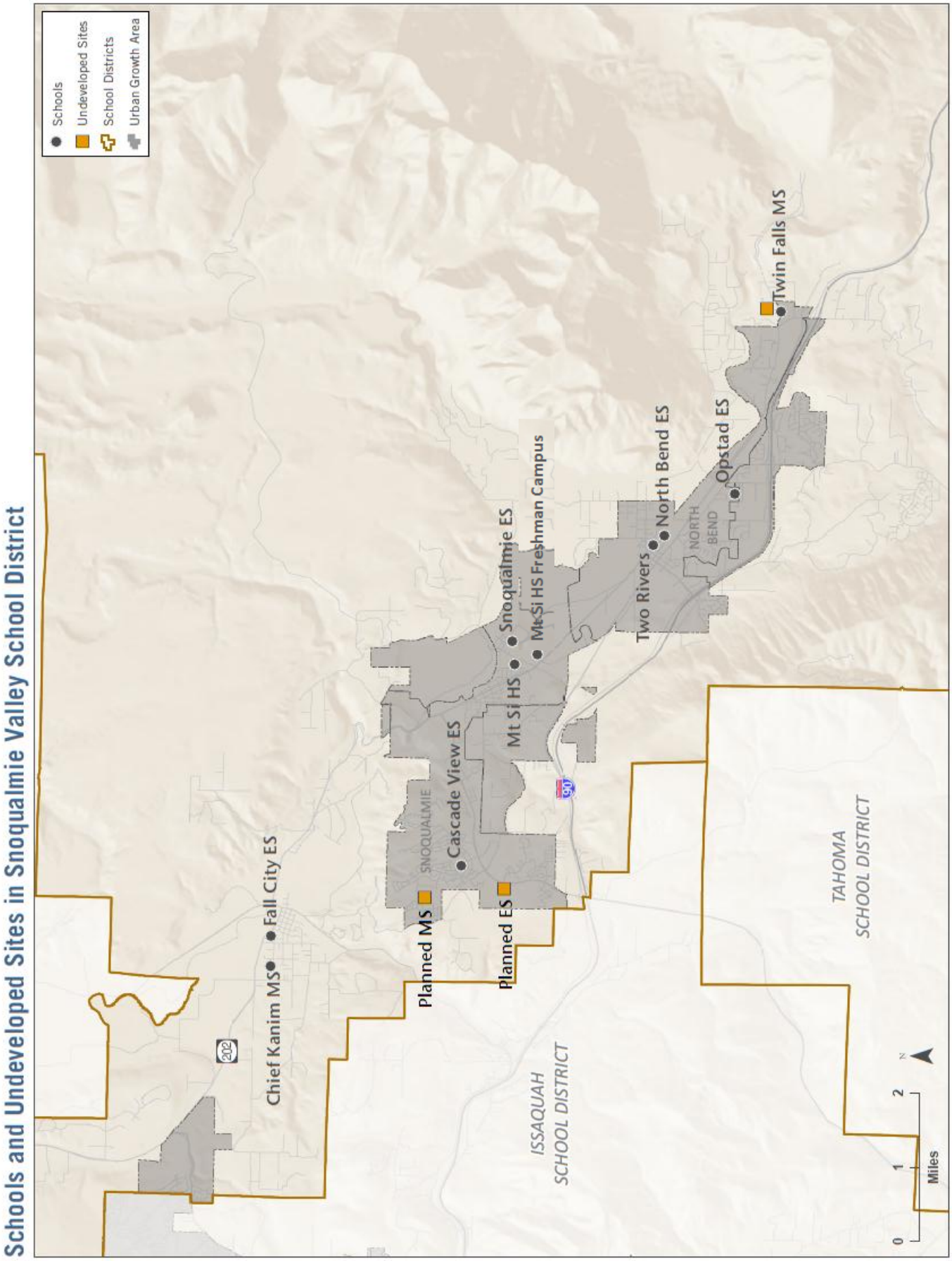

Schools and Undeveloped Sites in Snoqualmie Valley School District
Schools
Undeveloped Sites
School Districts
Urban Growth Area
Chief Kanim MS
Fall City ES
202
Planned MS
Planned ES
SNOQUALMIE
Cascade View ES
Mt Si HS
Snoqualmie ES
Mt Si HS Freshman Campus
90
Two Rivers
North Bend ES
NORTH BEND
Opstad ES
Twin Falls MS
ISSAQUAH SCHOOL DISTRICT
TAHOMA SCHOOL DISTRICT
0
1
2
Miles
N

Exhibit 1

CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2014-____

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, Section 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 2014-2019 which establishes a revised impact fee schedule for single family housing units in the amount of $9,623.00 per unit and for multifamily housing units in the amount of $745.00 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 28, 2014; 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 fourth day of November 2014 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 2014-2019, 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 $9,623.00 per unit and for multifamily housing units in the amount of $745.00 per unit.

Section 3. 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, 2015.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF _____ 2014.

CITY OF SAMMAMISH

_____
Mayor Thomas E. Vance

ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

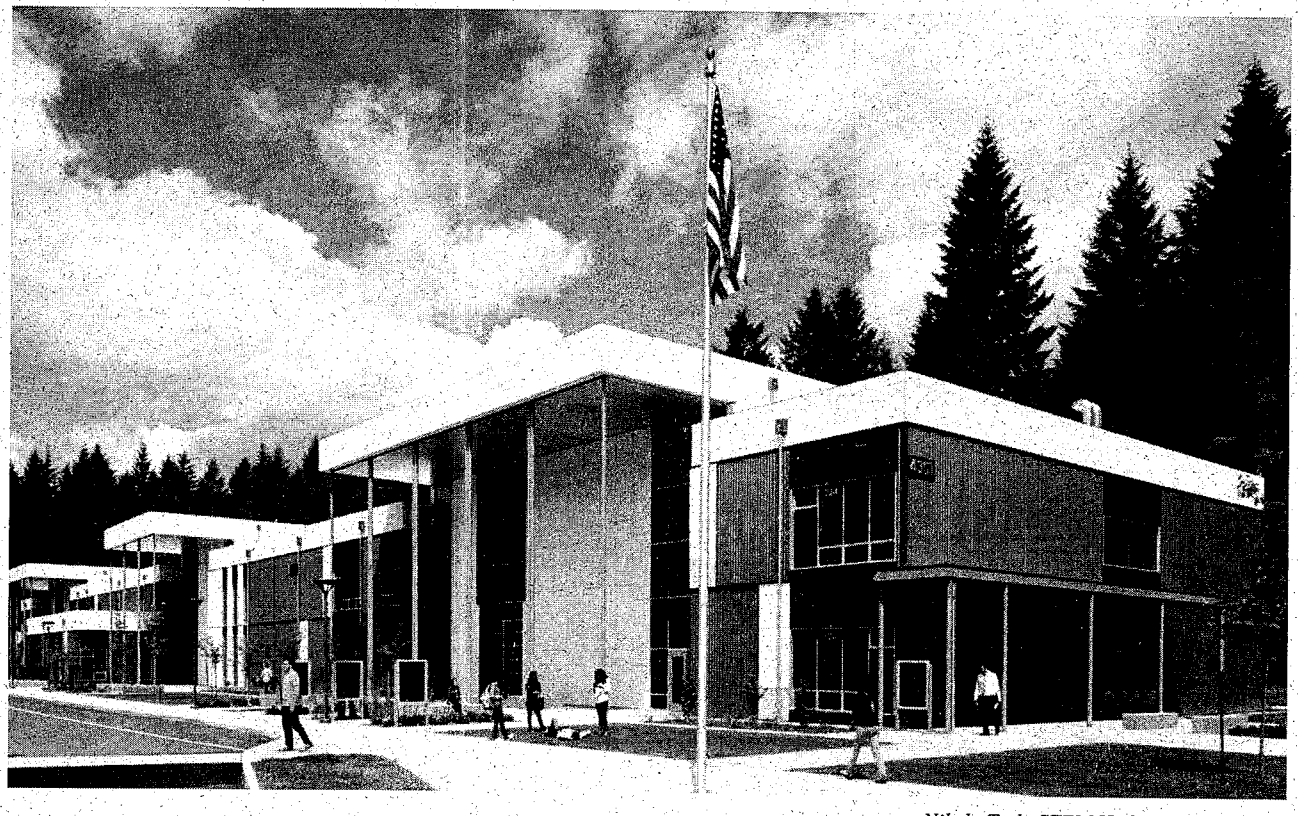
_____
Michael R. Kenyon, City Attorney

Filed with the City Clerk:	October 29, 2014
First Reading:	November 4, 2014
Public Hearing:	November 4, 2014
Passed by the City Council:	
Publication Date:	

Effective Date:

Exhibit 1

Six-Year Capital Facilities Plan
2014 - 2019



Nikola Tesla STEM High School

Board Adopted: May 19, 2014

Lake Washington School District #414

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

Exhibit 1

Exhibit 1

Lake Washington School District #414

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

SCHOOL BOARD MEMBERS

Jackie Pendergrass, President

Nancy Bernard, Vice President

Christopher Carlson

Siri Bliesner

Mark Stuart

SUPERINTENDENT

Dr. Traci Pierce

Lake Washington School District's
Six-Year Capital Facilities Plan
2014-2019

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

Exhibit 1

TABLE OF CONTENTS

	Section	Page Number
I.	Executive Summary	2-4
II.	Six-Year Enrollment Projection and Long Term Planning	5-6
III.	Current District "Standard Of Service" (*As Defined by King County Code 21A.06*)	7-9
IV.	Inventory and Evaluation of Current Facilities	10
V.	Six-Year Planning and Construction Plan	11-13
VI.	Relocatable and Transitional Classrooms	14-15
VII.	Six-Year Classroom Capacities: Availability / Deficit Projection	16
VIII.	Impact Fees and Finance Plan	17
IX.	Appendices A - E	
X.	Tables 1 - 6	

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 2014.

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. This plan reflects the current student/teacher standard of service ratio and service model for other special programs. Future state funding decisions could have an additional impact on class sizes and facility needs.

While the State Superintendent of Public Instruction establishes square foot guidelines for funding, 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 determine a standard of service based on the district's specific needs.

In the 2012-2013 school year, the district changed the configuration of its schools to a K-5, 6-8 and 9-12 model. The district's current standard provides the following (see *Section III* for specific information):

I. Executive Summary *(continued)*

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 of available classrooms, including both permanent and relocatable (portable) classrooms. As shown in *Appendix A*, the district's overall total capacity is 27,761, including permanent capacity of 24,832 and 2,929 in relocatables. Student headcount enrollment as of October 1, 2013 was 26,220.

From the 2012 school year through 2021, the district expects enrollment to increase by over 4,000 students. The district experienced actual growth of 825 students in 2013. A six-year enrollment projection, as required for this plan, is shown in *Table 1*. During the six-year window from 2013 to 2019, enrollment is projected to increase by 2,826 students to a total of 29,046. An additional 705 students are expected from 2019 to 2021.

The district had the highest growth rate between October 2011 and October 2013 of any school district in King County, and second highest growth rate in the State of Washington, gaining 1,305 students in that timeframe. The most significant growth continues to be in the Redmond area. However, growth is also occurring in both the cities of Sammamish and Kirkland resulting in overcrowding in many district schools.

In February 2006, voters in the Lake Washington School District passed a bond measure to fund Phase II (2006-2013) of the Major Construction School Modernization/Replacement Program. The District has completed all these projects. In addition, in February 2011, a Major Construction Capital Levy measure was approved by voters to construct additional classrooms at Redmond High School and Eastlake High School, and also build the new Nikola Telsa STEM (Science Technology Engineering and

I. Executive Summary *(continued)*

Math) High School on the east side of the district. All three of these projects are also complete.

Subject to voter funding the district anticipates the need to complete the following projects that either will open or that may be in progress during the timeframe of this plan:

- Construct three new elementary schools: one in the Redmond Ridge East development area, one somewhere in the City of Kirkland, and the other in the North Redmond area
- Build a new middle school in the Redmond area
- Replace and expand Juanita High School and also begin construction on a new secondary Science Technology and Engineering focused High School on the same campus
- Expand Lake Washington High School (LWHS) with an addition to accommodate growth
- Add relocatable classrooms to address capacity as needed in the district.

A financing plan is included in *Section VIII*.

II. Six-Year Enrollment Projection and Long Term Planning

Six-Year Enrollment Projection

The district developed long-term enrollment projections to assess facility capacity needs in preparation for a 2014 bond measure. Based on these projections the district expects enrollment to increase by over 4,000 students from the 2012 school year through 2021.

The district experienced actual growth of 825 students in 2013. A six-year enrollment projection, as required for this plan, is shown in *Table 1*. During the six-year window from 2013 to 2019, enrollment is projected to increase by 2,826 students resulting in a 10.8% over the current student population. Enrollment growth of an additional 705 students is expected through 2021.

Student enrollment projections have been developed using two methods: (1) *cohort survival* - which applies historical enrollment trends to the classes of existing students progressing through the system; and (2) *development tracking* - which projects students anticipated from new development. The cohort survival method was used to determine base enrollments. Development tracking uses information on known and anticipated housing development. This method allows the district to more accurately project student enrollment resulting of new development by school attendance area.

Cohort Survival

King County live birth data is used to predict future kindergarten enrollment. Actual King County live births through 2012 are used to project kindergarten enrollment through the 2017-2018 school year. After 2018, 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, cohort survival trends compares students in a particular grade in one year to the same group of students in prior years. From this analysis a cohort survival trend is determined. This trend shows if the cohort of students is increasing or decreasing in size. This historical trend can then be applied to predict future enrollment.

II. Six-Year Enrollment Projection and Long Term Planning *(continued)*

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 88 known new housing developments within the district. This information is obtained from the cities and county and provides the foundation for a database of known future developments and assures the district's plan is consistent with the comprehensive plans of the local permitting jurisdictions. Contact is made with each developer annually to determine the number of homes to be built and the anticipated development schedule. Some small in-fill or short plat projects are not tracked, such activity may result in increased student population.

Student Generation Rates

Developments that are near completion, or have been completed, within the last five years are used to forecast the number of students who generated by new development. District wide statistics show that each new single-family home currently generates a 0.3930 elementary student, 0.1310 middle school student, and 0.1030 senior high student, for a total of 0.6270 school-age child per single family home (see *Appendix B*). New multi-family housing units currently generate an average of 0.0550 elementary student, 0.0170 middle school student, and 0.0120 senior high student for a total of 0.0840 school age child per multi-family home (see *Appendix C*). The totals of the student generation numbers have increased since 2013 for both new single-family developments and for new multi-family developments.

These student generation factors (see *Appendix D*) are used to forecast the number of students expected from the new developments which are planned over the next six years.

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 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; reducing the total permanent capacity of the buildings housing these programs. Newer buildings have been constructed to accommodate some of these programs. Older buildings are require and additional reduction to capacity to accommodate these programs. 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 2014-2015 school year.

The district's standard of service, for capital planning purposes and the projects identified in this plan, includes space needed to serve all students in All Day Kindergarten. In 2009, the State legislature established a schedule to fully fund All Day Kindergarten by 2017. Due to space limitations, the district's current standard of service is to provide one All Day Kindergarten classroom per school and provide additional All Day Kindergarten classrooms based on space available and demand for the fee based program. Currently, 65% of students participate in the All Day Kindergarten program.

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

Standard of Service for Elementary Students

School capacity at elementary schools is calculated on an average class size in grades K-5 of 23; based on the following student/teacher staffing ratios:

- Grades K - 1 @ 20:1
- Grades 2 - 3 @ 25:1
- Grades 4-5 @ 27:1

The elementary standard of service model also includes:

- Special Education for students with disabilities which may be provided in a self-contained classroom
- Music instruction provided in a separate classroom
- Computer lab
- Art/Science room in modernized schools

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

- Resource rooms
    - District remediation programs
    - Learning assisted programs
    - Special Education
- English Language Learners (ELL)
- Preschool
- Gifted education (pull-out Quest programs)

Standard of Service for Secondary Students

School capacity at secondary school is based on the follow class size provisions:

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

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

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 special educational opportunities in classrooms designated as follows:

- Resource rooms
- English Language Learners (ELL)

Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations at secondary schools due to 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. The district has determined a standard utilization rate of 70% for non-modernized secondary schools. For secondary schools that have been modernized, the standard utilization rate is 83%. The anticipated design of the modernized schools and schools to be constructed will incorporate features which will increases the utilization rate for secondary schools.

IV. Inventory and Evaluation of Current Facilities

The district has total classrooms of 1,381, including 1,253 permanent classrooms and 128 relocatable classrooms (see *Appendix A-1).* These classrooms represent a theoretical capacity to serve 32,271 if all classrooms were only used as general classroom spaces. However, the district's standard of service provides for the use of classrooms for special programs, such as special education, English Language Learners and safety net programs. These programs serve students at much lower student to teacher ratios than general education classrooms, or serve the same students for a portion of the day when they are pulled out of the regular classroom.

As a result, the real capacity of these school buildings is significantly lower. A total of 214 classroom spaces are used for special programs as shown in Appendix A-2. The remaining classrooms establish the net available capacity for general education purposes and represent the district's ability to house projected student enrollment based on the Standard of Service defined in Section III, Current District Standard of Service.

After providing space for special programs the district has a net available classroom capacity to serve 27,761 students. This includes 24,400 in permanent regular education capacity, 432 for self-contained program capacity and 2,929 in portable (relocatable) capacity.

The school configuration change that was implemented in 2012-2013 provided some relief to the capacity issues faced at the elementary level at that time. Without this change the district would have needed to construct four elementary schools in addition to those needed as a result of current enrollment projections.

Enrollment is expected to increase to 29,046 in 2019 (see *Table 1*).

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

V. Six-Year Planning and Construction Plan

Enrollment projections show that enrollment will increase at all grade spans. Based on the enrollment projections contained in *Table 5*, student enrollment is anticipated to reach 29,046 by 2019. The district current inventory of existing permanent capacity is 24,832. As a result student enrollment will exceed permanent capacity by 4,214 students in 2019.

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

- Construction of new schools
- Additions/expansion of existing high schools
- Modernization/replacement of older schools with increased capacity as needed
- Use of relocatables
- School feeder boundary adjustments
- Closing schools to out-of-attendance area variances

Construction of new capacity in one area of the district could indirectly create available 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.

Strategies to address capacity needs employed over the prior six year planning timeline (2008-2013) include:

- A new elementary school, Rachel Carson, opened on the Sammamish Plateau in 2008. Because of the growth in enrollment in that area, the school opened with four relocatables on the site.
- Additional portables were placed at Rosa Parks Elementary School located within the Redmond Ridge development, which opened 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 the school over the last six years.

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

- Land was purchased for an elementary school in the Redmond Ridge East development in 2007-2008 based on projections that additional development necessitated the need for a new elementary school.
- Phase II School Modernization (2006-2013) was funded by the voters in February 2006. The approved bond measure funded the modernization/replacement of 11 schools throughout the district. School modernization/replacement projects included the addition of new student permanent capacity, as needed. The Phase II School Modernization projects included:
    - Frost Elementary School opened in the fall of 2009
    - Lake Washington High School and Finn Hill Middle School opened in the fall of 2011
    - Muir, Sandburg, and, Keller Elementary Schools opened in the fall of 2012
    - Bell, Rush, and Community Elementary Schools; Rose Hill Middle School; and International Community School opened in the fall 2013
- Additional classrooms were built at Redmond and Eastlake High Schools, and a new Science, Technology, Engineering and Math (STEM) high school (Nikola Tesla STEM High School) was built on the east side of the District. The additions opened in the fall of 2012. The STEM school was opened in 2012.
- Two temporary boundary adjustments were completed. Due to overcrowding at Rosa Parks Elementary in Redmond Ridge, a temporary boundary adjustment was made to reassign some students from Redmond Ridge East to Wilder Elementary. Due to overcrowding at Einstein and Rockwell Elementary Schools a temporary boundary adjustment was conducted to move unoccupied new developments from those schools to Mann Elementary. Four additional relocatables are being added to Mann Elementary and to Wilder Elementary to accommodate additional students.
- Additional relocatable classrooms have been added at other locations as identified in *Section VI.*

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

Based on the student enrollment and facility capacity outlined in *Table 5*, the district contemplates the need for multiple growth projects within the period of this plan including:

- Three new elementary schools (one in the Redmond Ridge East, one in the North Redmond and one in the Kirkland)
- A new middle school in the Redmond area
- Expansion of Lake Washington High School
- A new Science Technology Engineering and Math focused secondary school on the west side of the district
- Rebuilding and expansion of Juanita High School

The rebuilding and expansion of Juanita High School, as well as the addition of a new Science Technology Engineering and Math focused secondary school are anticipated to be under construction, but not completed during the six year window of this plan.

Completed projects, as shown in *Table 5*, would result in student enrollment exceeding permanent capacity by 1,164 students in 2019.

VI. Relocatable and Transitional Classrooms

The district facility inventory includes 128 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in *Section III* (see *Appendix A*).

Relocatable classrooms have been used to address capacity needs in the following schools:

- In 2009, four relocatable classrooms were added to Rosa Parks Elementary School in the Redmond Ridge Development
- In 2010, relocatable classrooms were added to district schools in Redmond and unincorporated King County
  - *Redmond area*: Rockwell Elementary School – two classrooms, and Einstein Elementary School – one classroom
  - *Unincorporated King County area*: Rosa Parks Elementary School – four classrooms
- In 2011, the district placed relocatable classrooms at school sites in Kirkland, Redmond and unincorporated King County:
  - *Kirkland area*: Lakeview Elementary School – two classrooms, and Rose Hill Elementary School two classrooms
  - *Redmond area*: Rockwell Elementary School – one classroom and Redmond Middle School - four classrooms
  - *Unincorporated King County area*: Rosa Parks Elementary School – two classrooms
- In 2012, the district placed four relocatable classrooms at Redmond High School. In addition, because of capacity issues, Northstar Middle School moved from Lake Washington High School into relocatables units at Emerson High School and Renaissance Middle School moved from Eastlake High School into relocatables classrooms on the same campus.
- In 2013, four relocatable classroom were added to Redmond High School to support special education program space needs and two additional relocatable classrooms were placed at Redmond Middle School.
- In 2014 the district will place an additional ten portables needed as a result of enrollment growth. Four portables will be placed at Mann Elementary School in Redmond and two at Redmond Elementary School. Four portables will be placed at Wilder Elementary School.

VI. Relocatable and Transitional Classrooms

Within the six-year planning window of this plan, projections indicate that other relocatables may also be needed in all four jurisdictions (Sammamish, Redmond, Kirkland and unincorporated King County).

For a definition of relocatables and permanent facilities, see *Section 2* of *King County Code 21A.06*. As schools are modernized/replaced, permanent capacity will be added to replace portables currently on school sites to the extent that enrollment projections for those schools 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 planned for the potential of adding up to four portables to accommodate the changes in demographics. The use and need for relocatable classrooms will be balanced against program needs.

VII. Six-Year Classroom Capacities: Availability / Deficit Projection

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 11,415 students at the elementary level, 6,154 students at the middle school level, and 7,263 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 insufficient permanent capacity through 2019.

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.

VIII. Impact Fees and the Finance Plan

The school impact fee formula ensures that new development only pays a portion of the cost of the facilities necessitated by new development. The fee calculations (*Appendix B* and *Appendix C*) uses the costs associated with providing school facilities for students generated by each new single (or multi) family dwelling unit. This amount is reduced by an amount calculated from the state construction funding assistance formula as well as an estimate of future tax payments that would be paid by the new home. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

For the purposes of this plan and the impact fee calculations, the actual construction cost data from Sandburg Elementary School, opened in 2012; Rose Hill Middle School, opened in 2013; and Lake Washington High School, opened in 2011 have been used (see *Appendix E*).

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2014 through 2019. The financing components include secured and unsecured funding. The plan is based on future approved funding, securing state construction funding assistance 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.

IX. Appendices

Appendices A1-2: 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

Appendices E1-3: Calculation Back-Up

Calculations of Capacities for Elementary, Middle, and High Schools

TOTAL ALL CLASSROOMS

Elementary Schools	Number of Classrooms: Permanent	Portable	Total		Capacity: Permanent (23 x Classrooms)	Portable (23 x Portables)	Total
ALCOTT	26	8	34		598	184	782
AUDUBON	22	2	24		506	46	552
BELL	27	0	27		621	0	621
BLACKWELL	24	3	27		552	69	621
CARSON	23	4	27		529	92	621
COMMUNITY	3	0	3		69	0	69
DICKINSON	23	4	27		529	92	621
DISCOVERY	3	0	3		69	0	69
EINSTEIN	24	1	25		552	23	575
EXPLORER	3	1	4		69	23	92
FRANKLIN	23	2	25		529	46	575
FROST	24	0	24		552	0	552
JUANITA	23	0	23		529	0	529
KELLER	21	0	21		483	0	483
KIRK	22	3	25		506	69	575
LAKEVIEW	22	4	26		506	92	598
MANN	22	0	22		506	0	506
MCAULIFFE	23	7	30		529	161	690
MEAD	25	6	31		575	138	713
MUIR	23	0	23		529	0	529
REDMOND	24	2	26		552	46	598
ROCKWELL	25	5	30		575	115	690
ROSA PARKS	27	10	37		621	230	851
ROSE HILL	24	2	26		552	46	598
RUSH	28	0	28		644	0	644
SANDBURG	25	0	25		575	0	575
SMITH	26	8	34		598	184	782
THOREAU	22	0	22		506	0	506
TWAIN	26	4	30		598	92	690
WILDER	23	4	27		529	92	621
Totals	**656**	**80**	**736**		**15,088**	**1,840**	**16,928**

Middle Schools	Number of Classrooms: Permanent	Portable	Total	Capacity Percent	Capacity: Permanent (30 x Capacity %	Portable (30 x Capacity %	Total
ENVIRONMENTAL****	5	0	5	83%	125	0	125
EVERGREEN	35	9	44	70%	735	189	924
FINN HILL****	28	0	28	83%	697	0	697
INGLEWOOD	55	0	55	70%	1,155	0	1,155
INTERNATIONAL ****	21	0	21	83%	523	0	523
KAMIAKIN	30	7	37	70%	630	147	777
KIRKLAND****	25	0	25	83%	623	0	623
NORTHSTAR	0	4	4	70%	0	84	84
REDMOND ****	37	6	43	83%	921	149	1,070
RENAISSANCE	0	4	4	70%	0	84	84
ROSE HILL ****	41	0	41	83%	1,021	0	1,021
STELLA SCHOLA	3	0	3	83%	75	0	75
Totals	**280**	**30**	**310**	**9**	**6,505**	**653**	**7,158**

Senior High Schools	Number of Classrooms: Permanent	Portable	Total	Capacity Percent	Capacity: Permanent (32 x Capacity %	Portable 32 x Capacity %	Total
EMERSON HIGH	10	2	12	70%	224	45	269
EASTLAKE	93	0	93	70%	2,083	0	2,083
FUTURES	3		3	70%	67	0	67
JUANITA	55	8	63	70%	1,232	179	1,411
LAKE WASHINGTON****	59	0	59	83%	1,567	0	1,567
REDMOND ****	73	8	81	83%	1,939	212	2,151
STEM ****	24	0	24	83%	637	0	637
Totals	**317**	**18**	**335**		**7,749**	**436**	**8,185**
TOTAL DISTRICT	**1,253**	**128**	**1,381**		**29,342**	**2,929**	**32,271**

Key:

Total Enrollment on this chart does not iinclude Emerson K-12, contractual, transition and WaNIC students

Self-continued rooms have a capacity of 12

Elem computer labs equal 1 in all buildings, except choice schools and those that have dedicated lab space, that can't be used as a classroom/resource area

Non-modernized secondary schools have standard capacity of 70%

****Modernized secondary schools have standard capacity of 83%

Calculations of Capacities for Elementary, Middle, and High Schools

Exhibit 1

		SPECIAL PROGRAM CLASSROOMS USED										NET AVAILABLE CAPACITY				ENROLLMENT
		Number of Classrooms								Number of Classrooms						
Elementary Schools	Permanent Classrooms	Self Cont.	Resource Rooms	ELL Rooms	Pre-School	Computer Labs	Music Rooms	Arts/Sci Rooms	Pull-out Quest	Net Permanent	Portable	Net Permanent Classroom	Self Contained	Portable Capacity	Total	Oct 2013
ALCOTT	26	0	4	1	0	1	2	0	0	18	8	414	0	184	598	641
AUDUBON	22	0	2	1	0	1	1	1	0	16	2	368	0	46	414	554
BELL	27	0	2	1	3	0	1	1	0	19	0	437	0	0	437	337
BLACKWELL	24	0	1	0	3	1	1	0	1	17	3	391	0	69	460	354
CARSON	23	0	1	0	0	1	1	1	0	19	4	437	0	92	529	456
COMMUNITY	3	0	0	0	0	0	0	0	0	3	0	69	0	0	69	73
DICKINSON	23	3	3	0	0	0	1	0	0	16	4	368	36	92	496	467
DISCOVERY	3	0	0	0	0	0	0	0	0	3	0	69	0	0	69	73
EINSTEIN	24	0	2	2	0	1	1	0	0	18	1	414	0	23	437	488
EXPLORER	3	0	0	0	0	0	0	0	0	3	1	69	0	23	92	73
FRANKLIN	23	0	2	0	0	1	1	1	1	17	2	391	0	46	437	442
FROST	24	1	1	1	0	1	1	1	0	18	0	414	12	0	426	405
JUANITA	23	0	3	1	4	1	1	1	0	12	0	276	0	0	276	325
KELLER	21	2	2	1	0	0	1	1	0	14	0	322	24	0	346	349
KIRK	22	0	3	0	0	0	1	0	0	18	3	414	0	69	483	520
LAKEVIEW	22	2	1	1	0	1	1	1	0	15	4	345	24	92	461	479
MANN	22	0	2	0	0	1	1	1	0	17	0	391	0	0	391	435
MCAULIFFE	23	0	1	0	0	0	1	0	0	21	7	483	0	161	644	455
MEAD	25	1	2	0	0	1	2	0	0	19	6	437	12	138	587	630
MUIR	23	0	3	1	1	0	1	1	0	16	0	368	0	0	368	366
REDMOND	24	2	3	1	0	1	1	0	0	16	2	368	24	46	438	419
ROCKWELL	25	0	2	1	1	0	1	0	0	20	5	460	0	115	575	661
ROSA PARKS	27	0	2	1	0	0	2	1	0	21	10	483	0	230	713	650
ROSE HILL	24	2	1	1	0	1	1	1	0	17	2	391	24	46	461	352
RUSH	28	0	2	1	1	0	1	1	0	22	0	506	0	0	506	478
SANDBURG	25	0	3	0	1	0	1	1	0	19	0	437	0	0	437	502
SMITH	26	0	4	0	0	1	2	0	0	19	8	437	0	184	621	601
THOREAU	22	0	2	0	0	1	1	0	1	17	0	391	0	0	391	285
TWAIN	26	1	2	1	0	1	1	1	0	19	4	437	12	92	541	614
WILDER	23	0	2	0	0	0	1	0	0	20	4	460	0	92	552	539
Totals	**656**	**14**	**58**	**16**	**14**	**16**	**31**	**15**	**3**	**489**	**80**	**11,247**	**168**	**1,840**	**13,255**	**13,023**
		Number of Classrooms														
Middle Schools		Self Cont.	Resource Rooms	ELL Rooms						Net Permanent Classrooms	Portable Classrooms	Net Permanent Classroom	Self Contained	Portable Capacity	Total	Oct 2013
ENVIRONMENTAL****	5	0	0	0						5	0	125	0	0	125	143
EVERGREEN	35	1	2	0						32	9	672	12	189	873	789
FINN HILL****	28	0	1	0						27	0	672	0	0	672	558
INGLEWOOD	55	2	2	0						51	0	1,071	24	0	1,095	1,125
INTERNATIONAL ****	21	0	0	0						21	0	523	0	0	523	427
KAMIAKIN	30	1	1	1						27	7	567	12	147	726	540
KIRKLAND****	25	2	0	0						23	0	573	24	0	597	612
NORTHSTAR	0	0	0	0						0	4	0	0	84	84	90
REDMOND ****	37	2	0	1						34	6	847	24	149	1,020	994
RENAISSANCE	0	0	0	0						0	4	0	0	84	84	94
ROSE HILL ****	41	1	2	1						37	0	921	12	0	933	651
STELLA SCHOLA	3	0	0	0						3	0	75	0	0	75	91
Totals	**280**	**9**	**8**	**3**						**260**	**30**	**6,046**	**108**	**653**	**6,807**	**6,114**
		Number of Classrooms														
Senior High Schools		Self Cont.	Resource Rooms	ELL Rooms						Net Permanent Classrooms	Portable Classrooms	Net Classroom Permanent	Self Contained	Portable Capacity	Total	Oct 2013
EMERSON HIGH	10	0	2	0						8	2	179	0	45	224	58
EASTLAKE	93	4	5	0						84	0	1,882	48	0	1,930	1,584
FUTURES	3	0	0	0						3	0	67	0	0	67	64
JUANITA	55	3	3	1						48	8	1,075	36	179	1,290	1,354
LAKE WASHINGTON**	59	2	1	1						55	0	1,461	24	0	1,485	1,442
REDMOND ****	73	4	0	1						68	8	1,806	48	212	2,066	1,888
STEM ****	24	0	0	0						24	0	637	0	0	637	436
Totals	**317**	**13**	**11**	**3**						**290**	**18**	**7,107**	**156**	**436**	**7,699**	**6,826**
TOTAL DISTRICT	**1,253**	**36**	**77**	**22**	**14**	**16**	**31**	**15**	**3**	**1,039**	**128**	**24,400**	**432**	**2,929**	**27,761**	**25,963**

Key:

Total Enrollment on this chart does not iinclude Emerson K-12, contractual, transition and WaNIC students

Self-continued rooms have a capacity of 12

Elem computer labs equal 1 in all buildings, except choice schools and those that have dedicated lab space, that can't be used as a classroom/resource area

Non-modernized secondary schools have standard capacity of 70%

****Modernized secondary schools have standard capacity of 83%

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

Single Family Residence ("SFR")

School Site Acquisition Cost:

	Facility Acreage	Cost/ Acre	Facility Size	Site Cost/ Student	Student Factor	Cost/ SFR
Elementary	10	$0	552	$0	0.3930	$0
Middle	20	$0	900	$0	0.1310	$0
Senior	40	$0	1500	$0	0.1030	$0
					TOTAL	**$0**

School Construction Cost:

	Percent Permanent	Construction Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ SFR
Elementary	90%	$23,940,834	552	$43,371	0.3930	$15,340
Middle	90%	$47,290,267	900	$52,545	0.1310	$6,195
Senior	90%	$71,108,889	1400	$50,792	0.1030	$4,708
					TOTAL	**$26,244**

Temporary Facility Cost:

	Percent Temporary	Construction Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ SFR
Elementary	10%	$225,000	24	$9,375	0.3930	$368
Middle	10%	$225,000	30	$7,500	0.1310	$98
Senior	10%	$225,000	32	$7,031	0.1030	$72
					TOTAL	**$539**

State Assistance Credit Calculation:

	Const Cost Allocation	Sq. Ft./ Student	Funding Assistance	Credit/ Student	Student Factor	Cost/ SFR
Elementary	200.40	90.0	26.78%	$4,830	0.3930	$1,898
Middle	200.40	117.0	26.78%	$6,279	0.1310	$823
Senior	200.40	130.0	26.78%	$6,977	0.1030	$719
					TOTAL	**$3,439**

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

Single Family Residence ("SFR")

Tax Payment Credit Calculation:

Average SFR Assessed Value	$504,987
Current Capital Levy Rate (2014)/$1000	$1.02
Annual Tax Payment	$514.83
Years Amortized	10
Current Bond Interest Rate	4.38%
Present Value of Revenue Stream	$4,098

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	$0
Permanent Facility Cost	$26,244
Temporary Facility Cost	$539
State Match Credit	($3,439)
Tax Payment Credit	($4,098)
Sub-Total	$19,246
50% Local Share	$9,623
SFR Impact Fee	**$9,623**

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

Multiple Family Residence ("MFR")

School Site Acquisition Cost:

	Facility Acreage	Cost/ Acre	Facility Size	Site Cost/ Student	Student Factor	Cost/ MFR
Elementary	10	$0	552	$0	0.0550	$0
Middle	20	$0	900	$0	0.0170	$0
Senior	40	$0	1500	$0	0.0120	$0
					TOTAL	**$0**

School Construction Cost:

	Percent Permanent	Construction Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ MFR
Elementary	90%	$23,940,834	552	$43,371	0.0550	$2,147
Middle	90%	$47,290,267	900	$52,545	0.0170	$804
Senior	90%	$71,108,889	1400	$50,792	0.0120	$549
					TOTAL	**$3,499**

Temporary Facility Cost:

	Percent Temporary	Construction Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ MFR
Elementary	10%	$225,000	23	$9,783	0.0550	$54
Middle	10%	$225,000	30	$7,500	0.0170	$13
Senior	10%	$225,000	32	$7,031	0.0120	$8
					TOTAL	**$75**

State Assistance Credit Calculation:

	Const Cost Allocation	Sq. Ft./ Student	Funding Assistance	Credit/ Student	Student Factor	Cost/ MFR
Elementary	200.40	90.0	26.78%	$4,830	0.0550	$266
Middle	200.40	117.0	26.78%	$6,279	0.0170	$107
Senior	200.40	130.0	26.78%	$6,977	0.0120	$84
					TOTAL	**$456**

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	$200,766
Current Capital Levy Rate (2014)/$1000	$1.02
Annual Tax Payment	$204.68
Years Amortized	10
Current Bond Interest Rate	4.38%
Present Value of Revenue Stream	$1,629

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	$0
Permanent Facility Cost	$3,499
Temporary Facility Cost	$75
State Match Credit	($456)
Tax Payment Credit	($1,629)
Sub-Total	$1,489
50% Local Share	$745
MFR Impact Fee	**$745**

Exhibit 1

2014 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2014 STUDENTS ELEM	MIDDLE	SENIOR	TOTAL	2014 RATIO ELEM	MIDDLE	SENIOR	TOTAL
Cameron Place	R	13	13	13	8	1	1	10	0.615	0.077	0.077	0.769
Central Park North	R	18	18	18	7	2	2	11	0.389	0.111	0.111	0.611
Chatham Ridge	K	15	15	15	3	1	2	6	0.200	0.067	0.133	0.400
Crestwood at Forbes Creek	K	11	11	11	2	0	1	3	0.182	0.000	0.091	0.273
Evergreen Lane	R	24	24	24	2	2	2	6	0.083	0.083	0.083	0.250
Glenshire at English Hill Div 1	R	28	26	24	1	0	1	2	0.042	0.000	0.042	0.083
Gramercy Park	S	28	15	15	15	3	0	18	1.000	0.200	0.000	1.200
Greenbriar Estates	S	58	58	58	45	11	4	60	0.776	0.190	0.069	1.034
Harmon Ridge	K	12	12	12	2	0	0	2	0.167	0.000	0.000	0.167
Hazelwood	R	76	76	76	6	6	7	19	0.079	0.079	0.092	0.250
Hedges	KC	35	35	35	8	13	11	32	0.229	0.371	0.314	0.914
Illahee	S	88	88	88	39	11	13	63	0.443	0.125	0.148	0.716
Illahee Tract M	S	16	16	16	6	1	1	8	0.375	0.063	0.063	0.500
Indigo	S	24	24	24	2	2	0	4	0.083	0.083	0.000	0.167
Inglewood Place	S	21	21	21	5	3	3	11	0.238	0.143	0.143	0.524
Kensington	R	121	121	121	45	26	18	89	0.372	0.215	0.149	0.736
Kirkwood	K	17	17	17	3	0	1	4	0.176	0.000	0.059	0.235
Lakeshore Estates	R	17	14	14	1	1	1	3	0.071	0.071	0.071	0.214
Lakeview Lane	K	29	23	22	0	0	1	1	0.000	0.000	0.045	0.045
Mondavio/Verona I/Vistas I	R	80	69	59	25	12	9	46	0.424	0.203	0.153	0.780
Nettleton Commons	K	25	25	25	2	1	5	8	0.080	0.040	0.200	0.320
Northstar	R	132	132	132	67	26	19	112	0.508	0.197	0.144	0.848
One Eagle Place	K	14	14	14	0	0	1	1	0.000	0.000	0.071	0.071
Palermo	S	19	19	19	12	10	9	31	0.632	0.526	0.474	1.632
Panorama Estates	K	18	8	8	2	0	0	2	0.250	0.000	0.000	0.250
Park Ridge	R	51	33	21	0	1	0	1	0.000	0.048	0.000	0.048
Perrigo Heights	R	24	24	24	18	4	2	24	0.750	0.167	0.083	1.000
Pine Meadows	S	26	26	26	13	3	2	18	0.500	0.115	0.077	0.692
Prescott at English Hill	R	70	70	70	22	8	7	37	0.314	0.114	0.100	0.529
Redmond Ridge East	KC	665	578	578	287	65	37	389	0.497	0.112	0.064	0.673
Reserve at Patterson Creek	KC	29	27	26	3	5	6	14	0.115	0.192	0.231	0.538
Rosemont at Timberline	S	14	14	14	12	3	0	15	0.857	0.214	0.000	1.071
Sable & Aspen Ridge	R	30	30	30	7	4	0	11	0.233	0.133	0.000	0.367
Sequoia Ridge	R	14	14	14	11	0	1	12	0.786	0.000	0.071	0.857
Solus in Kirkland Highlands	K	25	25	25	2	0	3	5	0.080	0.000	0.120	0.200

2014 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

Exhibit 1

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2014 STUDENTS ELEM	MIDDLE	SENIOR	TOTAL	2014 RATIO ELEM	MIDDLE	SENIOR	TOTAL
Stirling Manor	S	16	13	13	13	3	6	22	1.000	0.231	0.462	1.692
Summer Grove I & II	K	38	38	36	1	2	0	3	0.028	0.056	0.000	0.083
The Crossings	R	18	18	18	14	5	1	20	0.778	0.278	0.056	1.111
Tyler's Creek	R	90	90	90	49	8	9	66	0.544	0.089	0.100	0.733
Wexford at English Hill	R	16	16	16	3	3	5	11	0.188	0.188	0.313	0.688
Whistler Ridge	R	62	62	62	14	10	8	32	0.226	0.161	0.129	0.516
Woodlands Ridge	R	25	25	25	4	3	2	9	0.160	0.120	0.080	0.360
Woodlands West	R	74	74	74	15	8	7	30	0.203	0.108	0.095	0.405
Wynstone	R	46	46	46	25	6	7	38	0.543	0.130	0.152	0.826
TOTALS		**2,272**	**2,117**	**2,089**	**821**	**273**	**215**	**1,309**	**0.393**	**0.131**	**0.103**	**0.627**

2014 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

Exhibit 1

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2014 STUDENTS ELEM	MIDDLE	SENIOR	TOTAL	2014 STUDENTS ELEM	MIDDLE	SENIOR	TOTAL
Delano Apartments	R	126	98%	123	1	0	0	1	0.008	0.000	0.000	0.008
Element Townhomes	R	94	94	94	6	1	2	9	0.064	0.011	0.021	0.096
Francis Village	K	61	61	61	9	4	3	16	0.148	0.066	0.049	0.262
Graystone Condos	R	16	16	16	4	1	0	5	0.250	0.063	0.000	0.313
Juanita Townhomes	K	24	24	24	2	1	1	4	0.083	0.042	0.042	0.167
Kempin Meadows Condos	KC	58	5	4	1	0	0	1	0.250	0.000	0.000	0.250
Kirkland Commons	K	15	7	7	1	0	0	1	0.143	0.000	0.000	0.143
Luna Sol Apartments	K	52	92%	48	1	0	1	2	0.021	0.000	0.021	0.042
Nelson Ridge Condos	R	20	20	20	1	1	0	2	0.050	0.050	0.000	0.100
Plateau 228	S	71	71	71	12	4	5	21	0.169	0.056	0.070	0.296
Red 160 Apartments	R	250	94%	235	1	2	0	3	0.004	0.009	0.000	0.013
Redmond Ridge East Duplex	KC	135	26	26	5	2	0	7	0.192	0.077	0.000	0.269
Redmond Riverpark Apartments	R	319	93%	298	8	4	2	14	0.027	0.013	0.007	0.047
Redmond Square Apartments	R	156	88%	137	14	1	0	15	0.102	0.007	0.000	0.109
Reflections of Redmond	R	24	24	24	3	2	0	5	0.125	0.083	0.000	0.208
Slater 116 Condos	K	108	108	74	1	0	0	1	0.014	0.000	0.000	0.014
The Ondine	K	102	102	97	0	1	1	2	0.000	0.010	0.010	0.021
Veloce Apartments	R	322	94%	302	5	3	1	9	0.017	0.010	0.003	0.030
Villas @ Mondavia	R	84	73	52	17	2	1	20	0.327	0.038	0.019	0.385
Waterscape	K	196	40%	79	6	1	5	12	0.076	0.013	0.063	0.152
Woodrun Townhomes	R	20	20	20	1	0	0	1	0.050	0.000	0.000	0.050
TOTALS		**2,253**		**1,812**	**99**	**30**	**22**	**151**	**0.055**	**0.017**	**0.012**	**0.083**

		Sandburg Elementary School	*Future Elementary School*
Cost		***598 student capacity ****	***552 student capacity***
	Construction Cost (bid 2011, actual const. costs)	$21,720,911	
	Projected Construction Cost in 2017 @ 3% per year	$25,935,903	
Size Comparison			
		598 (26 classrooms x 23 students per classroom = 598 students)	552 (24 classrooms x 23 students per classroom = 552 students)
Capacity Adjustment			
	2011 construction cost	$36,323 per student space (based on 2012 construction costs, $21,720,911 / 598 students)	
	2017 projected cost, adjusted for capacity difference	$43,371 per student space (based on 2017 projected costs, $25,935,903 / 598 students)	$43,371 per student space x 552 students = $23,940834 (based on 2017 projected costs)
Cost Adjustment			
	Construction Cost (bid 2011, actual const. costs)	$21,720,911	
	Projected Construction Cost in 2017 @ 552 student capacity		**$23,940,834**

		Rose Hill Middle School	Future Middle School
Cost		***900 student capacity***	***900 student capacity***
	Construction Cost (bid 2012)	$40,793,000	
	Projected Construction Cost in 2017 @ 3% per year	$47,290,267	
Size Comparison			
		900 (36 classrooms x 30 students per classroom = 1,080 x .83 utilization factor = 900 students)	900 (36 classrooms x 30 students per classroom = 1,080 x .83 utilization factor = 900 students)
Capacity Adjustment			
	2012 construction cost	$45,325 per student space (based on 2012 construction costs, $40,793,000 / 900 students)	
	2017 projected cost, no capacity difference	$52,545 per student space (based on 2017 projected costs, $47,290,267 / 900 students)	$52,545 per student space x 900 students = $48,708,975 (based on 2017 projected costs)
Cost Adjustment			
	Construction Cost (bid 2012)	$40,793,000	
	Projected Construction Cost in 2017 @ 900 student capacity		**$47,290,267**

Exhibit 1

		Lake Washington High School	*Future High School*
Cost		***1,567 student capacity***	***1,400 student capacity***
	Construction Cost 2009	$61,000,000	
	Projected Construction Cost in 2018 @ 3% per year	$79,591,164	
Size Comparison			
		1,567 (59 classrooms x 32 students per classroom = 1,888 x .83 utilization factor = 1,567 students)	1,400 (53 classrooms x 32 students per classroom = 1,696 x .83 utilization factor = 1,400 students)
Capacity Adjustment			
	2009 construction cost	$38,928 per student space (based on 2009 construction costs, $61,000,000 / 1,567 students)	
	2018 projected cost, adjusted for capacity difference	$50,792 per student space (based on 2018 projected costs, $79,591,164 / 1,567 students)	$50,792 per student space x 1,400 students = $71,108,889 (based on 2018 projected costs)
Cost Adjustment			
	Construction Cost 2009	$61,000,000	
	Projected Construction Cost in 2018 @ 1,400 student capacity		**$71,108,889**

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

	2013*	2014	2015	2016	2017	2018	2019
County Live Births**	25,222	25,057	24,514	24,630	25,032	24,757	24,482
change		(165)	(543)	116	402	(275)	(275)
Kindergarten ***	2,039	1,986	1,963	1,975	2,014	1,989	1,963
Grade 1 ******	2,218	2,265	2,217	2,186	2,196	2,231	2,197
Grade 2	2,228	2,379	2,431	2,376	2,341	2,345	2,377
Grade 3	2,237	2,252	2,407	2,460	2,398	2,356	2,357
Grade 4	2,231	2,268	2,287	2,442	2,492	2,421	2,377
Grade 5	2,137	2,255	2,294	2,311	2,466	2,513	2,435
Grade 6	1,978	2,099	2,196	2,236	2,267	2,435	2,459
Grade 7	2,047	1,949	2,062	2,160	2,195	2,223	2,386
Grade 8	1,925	2,005	1,919	2,027	2,128	2,154	2,180
Grade 9	1,868	1,926	2,004	1,913	2,016	2,109	2,131
Grade 10	1,796	1,864	1,924	2,001	1,910	2,010	2,102
Grade 11	1,698	1,841	1,912	1,971	2,048	1,955	2,053
Grade 12	1,818	1,787	1,920	1,990	2,048	2,122	2,029
Total Enrollment	26,220	26,876	27,536	28,048	28,519	28,863	29,046
Yearly Increase		656	660	512	471	344	183
Yearly Increase		2.50%	2.46%	1.86%	1.68%	1.21%	0.63%
Cumulative Increase		**656**	**1,316**	**1,828**	**2,299**	**2,643**	**2,826**

* Number of Individual Students (10/1/13 Headcount).

** County Live Births estimated based on OFM projections. 2017 and prior year birth rates are actual births 5 years prior to enrollment year.

*** Kindergarten enrollment is calculated at 7.94% 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 *

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
County Live Births **	22,007	22,487	21,778	21,863	22,431	22,874	22,680	24,244	24,899	25,222
Kindergarten / Live Birth	7.54%	7.71%	8.21%	7.76%	7.95%	8.15%	8.25%	7.87%	7.86%	8.08%
										7.94%
Kindergarten	1,660	1,734	1,789	1,696	1,783	1,865	1,872	1,908	1,957	2,039
Grade 1	1,825	1,846	1,916	1,959	1,903	2,047	2,146	2,121	2,150	2,218
Grade 2	1,755	1,881	1,860	1,901	2,020	1,936	2,108	2,203	2,174	2,228
Grade 3	1,863	1,792	1,870	1,853	1,934	2,036	1,968	2,116	2,207	2,237
Grade 4	1,781	1,868	1,776	1,857	1,901	1,937	2,056	1,986	2,125	2,231
Grade 5	1,871	1,775	1,810	1,753	1,854	1,897	1,936	2,051	2,003	2,137
Grade 6	1,866	1,872	1,726	1,825	1,738	1,838	1,898	1,920	2,002	1,978
Grade 7	1,829	1,828	1,818	1,692	1,805	1,726	1,829	1,857	1,929	2,047
Grade 8	1,886	1,807	1,806	1,811	1,673	1,819	1,734	1,831	1,860	1,925
Grade 9	1,889	1,860	1,765	1,755	1,782	1,660	1,756	1,687	1,802	1,868
Grade 10	1,889	1,887	1,824	1,763	1,739	1,780	1,672	1,740	1,714	1,796
Grade 11	1,700	1,853	1,856	1,811	1,728	1,742	1,798	1,671	1,730	1,698
Grade 12	1,900	1,799	1,881	1,890	1,909	1,802	1,816	1,824	1,742	1,818
Total Enrollment	23,714	23,802	23,697	23,566	23,769	24,085	24,589	24,915	25,395	26,220
Yearly Change		88	(105)	(131)	203	316	504	326	480	825

* October 1st Headcount
** Number indicates actual births 5 years prior to enrollment year.

Average increase in the number of students per year	**278**
Total increase for period	**2,506**
Percentage increase for period	**11%**
Average yearly increase	**1.17%**

2013-14 Inventory and Capacities of Existing Schools

*	Juanita Area	Address	Total Capacity**	Net Avail Capacity**
25	Frost Elementary	11801 NE 140th	552	426
03	Juanita Elementary	9635 NE 132nd	529	276
04	Keller Elementary	13820 108th NE	483	346
26	Muir Elementary	14012 132nd NE	529	368
06	Discovery Community	12801 84th NE	69	69
06	Sandburg Elementary	12801 84th NE	575	437
02	Thoreau Elementary	8224 NE 138th	506	391
63	Finn Hill Middle School	8040 NE 132nd	697	672
60	Environmental & Adventure	8040 NE 132nd	125	125
67	Kamiakin Middle School	14111 132nd NE	777	726
82	Futures School	10601 NE 132nd	67	67
82	Juanita High School	10601 NE 132nd	1,411	1,290
	Kirkland Area			
07	Bell Elementary	11212 NE 112th	621	437
96	Community School	11133 NE 65th	69	69
16	Franklin Elementary	12434 NE 60th	575	437
09	Kirk Elementary	1312 6th Street	575	483
10	Lakeview Elementary	10400 NE 68th	598	461
15	Rose Hill Elementary	8044 128th NE	598	461
18	Rush Elementary	6101 152nd NE	644	506
14	Twain Elementary	9525 130th NE	690	541
96	International Community Scho	11133 NE 65th	523	523
65	Kirkland Middle School	430 18th Avenue	623	597
80	Northstar Middle School	12033 NE 80th	84	84
69	Rose Hill Middle School	13505 NE 75th	1,021	933
61	Stella Schola Middle School	13505 NE 75th	75	75
80	Emerson High	10903 NE 53rd St	269	224
84	Lake Washington High	12033 NE 80th	1,567	1,485
	Redmond Area			
53	Alcott Elementary	4213 228th NE	782	598
19	Audubon Elementary	3045 180th NE	552	414
46	Dickinson Elementary	7040 208th NE	621	496
24	Einstein Elementary	18025 NE 116th	575	437
46	Explorer Community School	7040 208th NE	92	92
22	Mann Elementary	17001 NE 104th	506	391
23	Redmond Elementary	16800 NE 80th	598	438
21	Rockwell Elementary	11125 162nd NE	690	575
41	Rosa Parks Elementary	22845 NE Cedar Park Creser	851	713
32	Wilder Elementary	22130 NE 133rd	621	552
74	Evergreen Middle School	6900 208th NE	924	873
71	Redmond Middle School	10055 166th NE	1,070	1,020
73	Tesla STEM High School	400 228th Ave NE	637	637
85	Redmond High School	17272 NE 104th	2,151	2,066
	Sammamish Area			
54	Blackwell Elementary	3225 205th PL NE	621	460
52	Carson Elementary	1035 244th Ave NE	621	529
57	McAuliffe Elementary	23823 NE 22nd	690	644
58	Mead Elementary	1725 216th NE	713	587
56	Smith Elementary	23305 NE 14th	728	621
77	Inglewood Middle School	24120 NE 8th	1,155	1,095
86	Renaissance	400 228th NE	84	84
86	Eastlake High School	400 228TH NE	2,083	1,930

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

** Note: "Total Capacity" = Total permanent/portable capacity as constructed
(Total Capacity does not account for space used by special programs)

"Net Available Capacity" = Total Capacity minus uses for special programs
(Net Available Capacity accounts for space used by special programs)

Inventory of Undeveloped Land

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

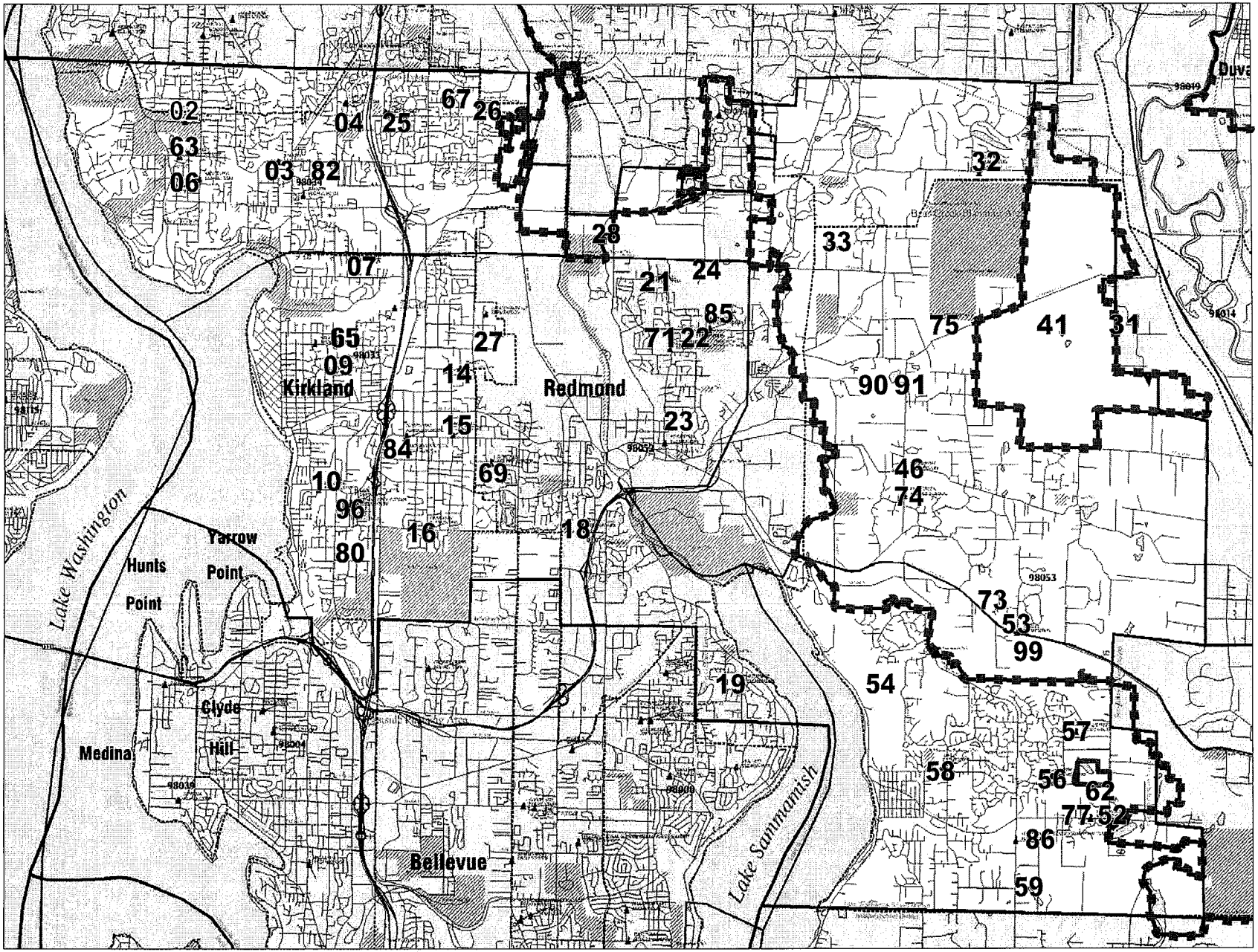
"***" = "In reserve" refers to sites owned by the District. While the District does not anticipate construction school facilities on these sites within these six years, they are being held for the District's long term needs.

"*****" = 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.*

Exhibit 1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77
52
86
59
Kirkland
Redmond
Bellevue
Yarrow
Point
Hunts
Point
Clyde
Hill
Medina
Lake Washington
Lake Sammamish

Projected Capacity to House Students

	2013	2014	2015	2016	2017	2018	2019	2020/21
Permanent Capacity	24,832							
New Construction*:								
Redmond Ridge East Elementary #31						550		
New Elementary #28 (Pope Property)						550		
New Elementary (Kirkland Area)						550		
New Middle School							900	
Lake Washington High School Addition						500		
New STEM High School#								600
Expansion								
Juanita High School#								110
Permanent Capacity Subtotal	24,832	24,832	24,832	24,832	24,832	26,982	27,882	
Total Enrollment	26,220	26,876	27,536	28,048	28,519	28,863	29,046	
Permanent Surplus/(Deficit) <u>without</u> Projects	**(1,388)**	**(2,044)**	**(2,704)**	**(3,216)**	**(3,687)**	**(4,031)**	**(4,214)**	
Permanent Surplus / (Deficit) <u>with</u> Projects	**(1,388)**	**(2,044)**	**(2,704)**	**(3,216)**	**(3,687)**	**(1,881)**	**(1,164)**	

*New schools and additional permanent capacity through modernization/replacement.
***Note: All projects listed on Table 6 are potential projects dependent on voter approval
These projects are anticipated to be under construction, but not completed within the six year window of this plan

Exhibit 1

Six-Year Finance Plan

* = In Progress/Complete		2014	2015	2016	2017	2018	2019	2020	Total	Local	Est Secured State	Unsecured Local *
Site 31	New - Redmond Ridge East El			7,660,000	26,810,000	3,830,000			38,300,000			38,300,000
Site 28	New - North Redmond El			7,420,000	25,970,000	3,710,000			37,100,000			37,100,000
Site X1	New - Kirkland Area Elementary School			7,420,000	25,970,000	3,710,000			37,100,000			37,100,000
Site 84	Addition - Lake Washington HS			6,300,000	22,050,000	3,150,000			31,500,000			31,500,000
Site X2	New - Redmond Area Middle School			7,200,000	36,000,000	28,800,000			72,000,000			72,000,000
Site 82	Mod - Juanita High School			7,825,000	15,650,000	46,950,000	70,425,000	15,650,000	156,500,000			156,500,000
Site X3	New - Westside STEM focused school			2,025,000	4,050,000	10,125,000	20,250,000	4,050,000	40,500,000			40,500,000
	Portables	1,700,000	1,900,000	2,100,000	2,200,000					7,900,000	0	7,900,000
	Totals	$1,700,000	$1,900,000	$47,950,000	$158,700,000	$100,275,000	$90,675,000		$413,000,000	$7,900,000	$0	$420,900,000

* These are expected to be secured through Impact and Mitigation Fees. (Calculation of estimated impact fees are shown in Appendix B & C.)
** Monies for the major projects above have not been secured but these projects are shown because of the need
*** Projects included above and in the plan represent the most comprehensive approach.

CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2014-____

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, Section 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 2014 which establishes a revised impact fee schedule for single family housing units in the amount of $4,560.00 per unit and for multifamily housing units in the amount of $1,458.00 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 28, 2014; 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 fourth day of November 2014 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 $4,560.00 per unit and for multifamily housing units in the amount of $1,458.00 per unit.

Section 3. 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, 2015.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF _____ 2014.

CITY OF SAMMAMISH

_____
Mayor Thomas E. Vance

ATTEST/AUTHENTICATED:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Michael R. Kenyon, City Attorney

Filed with the City Clerk:	October 29, 2014
Public Hearing:	November 4, 2014
First Reading:	November 4, 2014
Passed by the City Council:	
Publication Date:	
Effective Date:	

Exhibit 1

2014 Capital Facilities Plan

Issaquah School District No. 411
Issaquah, Washington

Adopted July 9, 2014
Resolution No. 1038

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.

Exhibit 1

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1

STANDARD OF SERVICE 2

TRIGGER OF CONSTRUCTION 3

DEVELOPMENT TRACKING 4

NEED FOR IMPACT FEES 5

EXISTING AND FUTURE CAPACITY NEEDS 6

ENROLLMENT METHODOLOGY 7

TABLE #1: ACTUAL STUDENT COUNTS 2006-2007 – 2013-2014 AND ENROLLMENT PROJECTIONS 2014-2015 – 2028-2029 8

TABLE #2: STUDENT FACTORS – SINGLE FAMILY 9

TABLE #3: STUDENT FACTORS – MULTI FAMILY 10

INVENTORY AND EVALUATION OF CURRENT FACILITIES 11

SITE LOCATION MAP 12

SIX-YEAR CONSTRUCTION PLAN 13

TABLE #4: PROJECTED CAPACITY TO HOUSE STUDENTS 14

SINGLE AND MULTI FAMILY IMPACT FEE CALCULATIONS 15

BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS 16

APPENDIX A: 2013-2014 ELEMENTARY CAPACITIES 17

APPENDIX B: 2013-2014 MIDDLE SCHOOL CAPACITIES 18

APPENDIX C: 2013-2014 HIGH SCHOOL CAPACITIES 19

APPENDIX D: 2013-2014 TOTAL CAPACITIES 20

APPENDIX E: SIX-YEAR FINANCE PLAN 21

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, 2014.

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 charges 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.

Legislative proposals to reduce K-3 classroom ratios to 17/1 would have a significant impact on the standard of service. A review of all elementary schools shows that 64 additional classrooms would be needed to meet the proposed 17/1 ratio. All sites are crowded, existing permanent facilities cannot house existing students and all but the most recent new school use portable classrooms to house existing students. Existing portable classrooms already burden building core facilities.

Another legislative proposal would require Full-Day Kindergarten for all kindergarten students. This proposal would require an additional 36 classrooms distributed among all elementary schools.

Combined, these legislative proposals would require an additional 100 elementary school classrooms. The King County decision to no longer allow schools to be build outside the Urban Growth Boundary Line (UGBL) means District owned property planned for a new elementary school and middle school cannot be used. The State does not provide funding for property purchases and the District does not have funding for any property purchases at this point in time.

Approved Bond funding does not include new capacity projects to meet the additional housing needs of the Full Day Kindergarten or 17/1 classroom ratio legislative proposals, and only includes capacity for projected near term growth.

TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes the rebuild/expansion of two elementary schools, adding classrooms to one high 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 a bond passed on 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 0.471 elementary student, 0.170 middle school student, 0.145 high school student, for a total of 0.786 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.165 elementary student, 0.052 middle school student, 0.051 high school student, for a total of 0.268 school aged student per residence (see Table 3).

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 7180 students at the elementary level. Appendix B, (page 18) shows a permanent capacity (at 100%) for 3798 students at the middle school level Appendix C (page 19) shows a permanent capacity (at100%) of 5400 students at the high school level. Current enrollment is identified on page 8. The District elementary projected Oct 2014 headcount is 8925. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 2104 students (Appendix A). At the middle school level, the projected Oct 2014 headcount is 4346. This is 738 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 119 students (Appendix C).

Based upon the District's student generation rates, the District expects that .786 student will be generated from each new single family home in the District and that .268 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 2020-21, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 1198 students, at the middle school level by 1086 students, and an excess capacity of 613 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 1

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

Facility Expansions	Projected Completion Date	Location	Additional Capacity
Liberty HS	2014	Renton	216
Apollo Elementary	2014	Renton	160
Pacific Cascade Middle Portables	2014	Issaquah	56
Issaquah Valley Elementary	2014	Issaquah	160
Clark Elementary	2016	Issaquah	244
Clark - Portables	2014	Issaquah	40
Sunny Hills Elementary	2018	Sammamish	40
Newcastle Elem Portables	2014	Newcastle	40
Issaquah Middle School	2015	Issaquah	338
Tiger Mtn. Com. HS Community HS	2016	Issaquah	120
Issaquah HS Portables	2014	Issaquah	112
Skyline HS Portables	2014	Sammamish	112

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 2014-2015 through 2028-2029 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2005-06 Through 2013-14
Enrollment Projections 2014-15 Through 2028-29

Exhibit 1

FTE Enrollment

Year	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	Total
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	1258	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	654	1489	1414	1526	1498	1477	1462	1391	1463	1344	1404	1233	1110	**17,465**	8058	4316	5091	**17,465**
2014-15	656	1470	1516	1448	1540	1513	1472	1484	1392	1503	1322	1301	1123	**17,740**	8143	4347	5249	**17,740**
2015-16	610	1474	1502	1548	1463	1556	1510	1495	1484	1430	1483	1216	1187	**17,958**	8153	4489	5316	**17,958**
2016-17	618	1375	1506	1534	1561	1477	1549	1529	1496	1515	1405	1367	1103	**18,034**	8070	4574	5390	**18,034**
2017-18	649	1389	1408	1541	1545	1573	1470	1565	1527	1522	1487	1288	1249	**18,214**	8106	4562	5546	**18,214**
2018-19	645	1456	1416	1438	1543	1555	1562	1483	1558	1546	1492	1366	1166	**18,226**	8053	4603	5570	**18,226**
2019-20	649	1448	1486	1449	1449	1556	1548	1580	1481	1589	1521	1379	1251	**18,388**	8038	4610	5741	**18,388**
2020-21	645	1455	1479	1518	1459	1462	1549	1566	1579	1510	1564	1406	1263	**18,456**	8019	4694	5744	**18,456**
2021-22	663	1446	1486	1511	1528	1472	1454	1566	1564	1606	1484	1447	1290	**18,517**	8106	4584	5827	**18,517**
2022-23	668	1483	1476	1518	1520	1540	1463	1471	1563	1590	1579	1367	1330	**18,571**	8207	4498	5866	**18,571**
2023-24	670	1493	1513	1508	1527	1532	1532	1480	1468	1590	1564	1463	1250	**18,590**	8244	4480	5866	**18,590**
2024-25	669	1498	1524	1546	1518	1539	1525	1549	1478	1496	1564	1448	1346	**18,699**	8294	4551	5854	**18,699**
2025-26	676	1496	1528	1556	1555	1531	1531	1542	1547	1505	1470	1448	1331	**18,715**	8342	4620	5754	**18,715**
2026-27	684	1509	1526	1561	1565	1567	1522	1548	1539	1574	1479	1353	1331	**18,759**	8412	4610	5737	**18,759**
2027-28	684	1524	1539	1558	1570	1578	1559	1539	1546	1566	1547	1363	1236	**18,810**	8453	4644	5713	**18,810**
2028-29	684	1525	1555	1572	1568	1582	1569	1576	1537	1573	1540	1431	1246	**18,957**	8485	4683	5790	**18,957**

Exhibit 1

STUDENT GENERATION
SINGLE FAMILY

Single Family Development	# Planned	# Sold	STUDENTS K - 5	STUDENTS 6 - 8	STUDENTS 9 - 12	STUDENTS Total	AVERAGE PER UNIT K - 5	AVERAGE PER UNIT 6 - 8	AVERAGE PER UNIT 9 - 12	AVERAGE PER UNIT Total
Belcara	27	27	6	0	4	10	0.222	0.00	0.148	0.370
Belvedere	82	37	17	2	2	21	0.459	0.05	0.054	0.568
Cavalia	49	8	0	1	1	2	0.000	0.13	0.125	0.250
Chestnut Estates	38	22	5	3	3	11	0.227	0.14	0.136	0.500
Claremont	91	26	4	0	0	4	0.154	0.00	0.00	0.154
Crossing @ Pine Lake	132	116	71	37	17	125	0.612	0.32	0.147	1.078
Delany Park	26	26	5	1	0	6	0.192	0.04	0.00	0.231
Glencoe @ Trossachs	160	112	30	11	6	47	0.268	0.10	0.054	0.420
Issaquah Highlands	1945	1730	932	318	277	1527	0.539	0.18	0.16	0.883
Laurel Hill & Laurel Hills 2,3,4	56	47	20	11	13	44	0.426	0.23	0.277	0.936
Reserve @ Newcastle	163	155	33	17	8	58	0.213	0.11	0.052	0.374
Shorelane Vistas	38	14	0	0	0	0	0.000	0.00	0.00	0.000
Talus; Bridges	64	40	3	1	9	13	0.075	0.03	0.225	0.325
Tarmigan @ Pine Ridge	32	29	3	4	5	12	0.103	0.14	0.172	0.414
Windstone 1-5	82	66	29	13	10	52	0.439	0.20	0.152	0.788
Woods @ Beaver Lake	75	65	28	10	11	49	0.431	0.15	0.169	0.754
TOTALS	3060	2520	1186	429	366	1981	0.471	0.17	0.145	0.786

SINGLE FAMILY	
Elementary K - 5	0.471
Middle School 6 - 8	0.170
High School 9 - 12	0.145
TOTAL	0.786

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

TABLE 2

Exhibit 1

STUDENT GENERATION MULTI-FAMILY

Multi-Family Development	#Planned	# Sold	K - 5	6 - 8	9 - 12	Total	K - 5	6 - 8	9 - 12	Total
Alta at the Lake Condos	80	41	1	1	1	3	0.024	0.024	0.024	0.073
Copper Leaf	28	28	3	0	0	3	0.107	0.000	0.000	0.107
Issaquah Highlands	1217	1122	200	61	62	323	0.178	0.054	0.055	0.288
Lake Boren Townhomes	56	55	2	3	0	5	0.036	0.055	0.000	0.091
Totals	1381	1246	206	65	63	334	0.165	0.052	0.051	0.268

MULTI-FAMILY		
Elementary K-5	Elementary K - 5	0.165
Middle School 6-8		0.052
High School 9-12		0.051
TOTAL		0.268

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

TABLE 3

INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house 15,560 students in permanent facilities and 3,340 students in portables. The projected student enrollment for the 2014-2015 school year is expected to be 17,740 including K-5 headcount which leaves a permanent capacity deficit of 2180. Adding portable classrooms into the capacity calculations gives us a capacity of 18,900 with a surplus capacity of 1160 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 12.

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 16th 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 136th 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 228th 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

ISSAQUAH SCHOOL DISTRICT #411

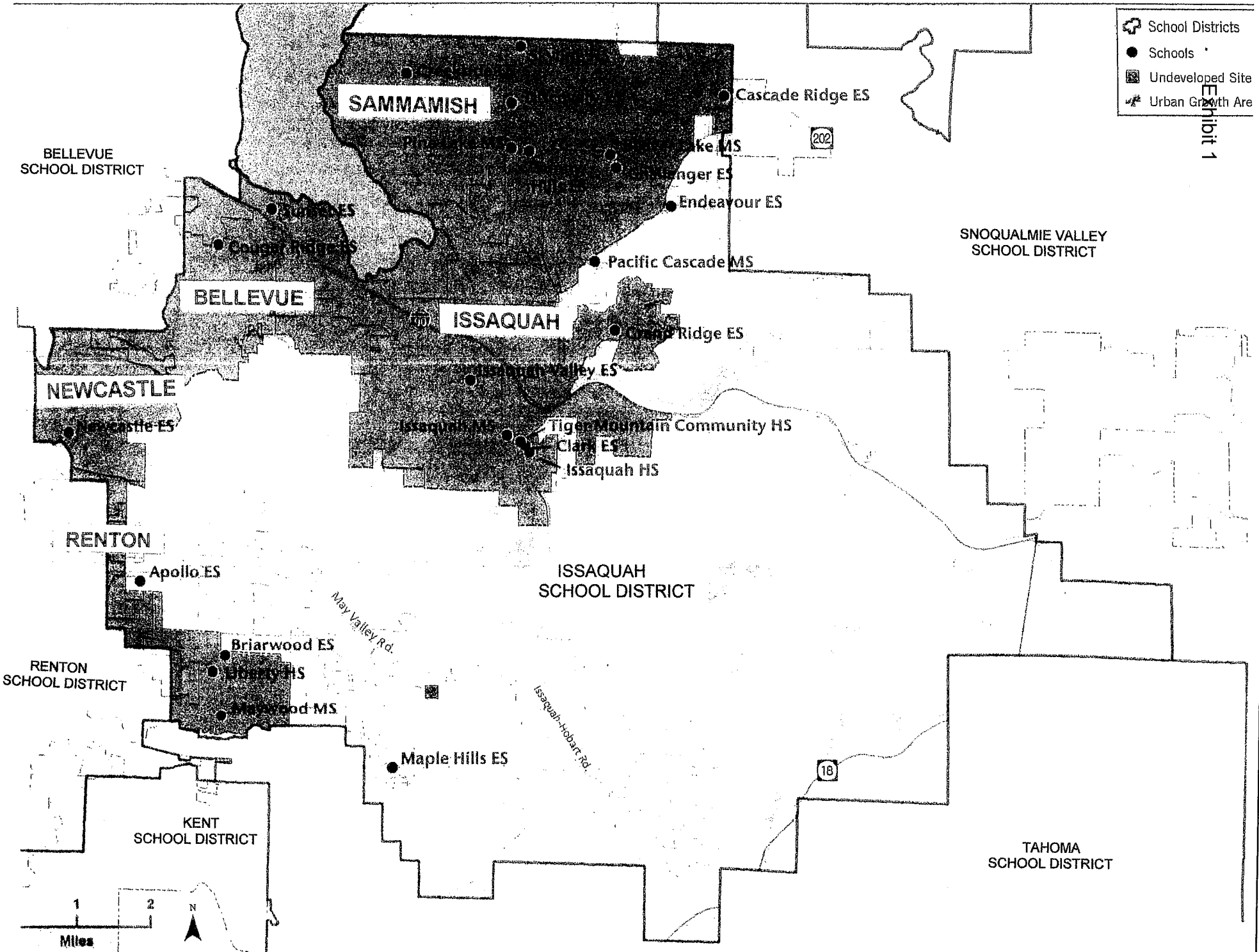


Exhibit 1

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 17,740 FTE students for the 2014-2015 school year and 18,388 FTE students in the 2019-2020 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	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
*Permanent Capacity	16378	16914	17253	17617	17617	17637
High School	216		120			
Middle School		338				
Elementary School	320		244		40	
Utilization Rate @ 95%						
Subtotal (Sum at 95% Utilization Rate)	16068	16389	16736	16736	16755	16755
Portables @ 95%	3340	3682	3682	3682	3682	3682
Total Capacity	19408	20071	20418	20418	20437	20437
Projected FTE Enrollment**	17740	17958	18034	18214	18226	18388
Permanent Capacity @ 95% (surplus/deficit)	1672	-1569	-1298	-1478	-1471	-1633
Permanent Cap w/Portables (surplus/deficit)	1668	2113	2384	2204	2211	2049

* Permanent capacity, portable capacity and new construction calculations are based on the 95% utilization factors (See Appendix D)

The number of planned portables may be reduced if permanent capacity is increased by a future bond issue.

** 2013-14 Actual October 1st enrollment counts, kindergarten students only counted as half an FTE

Table #3

Exhibit 1

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
YEAR 2014

School Site Acquisition Cost:
(AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.00	$0	604	0.471	0.165	$0	$0
Middle/JR High	0.00	$0	338	0.170	0.052	$0	$0
High	0.00	$0	0	0.145	0.051	$0	$0
					TOTAL	$0	$0

School Construction Cost:
(Facility Cost/Facility Capacity)xStudent 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	0.471	0.165	$15,092	$5,302
Middle/JR High	95.18%	$4,162,500	338	0.170	0.052	$1,995	$611
High	95.18%	$0	336	0.145	0.051	$0	$0
					TOTAL	$17,088	$5,913

Temporary Facility Cost:
(Facility Cost/Facility Capacity)xStudent 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%	$175,000	80	0.471	0.165	$50	$17
Middle/JR High	4.82%	$175,000	56	0.170	0.052	$26	$8
High	4.82%	$175,000	224	0.145	0.051	$5	$2
					TOTAL	$81	$27

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	$200.40	90	0.00%	0.471	0.165	$0	$0
Middle/JR High	$200.40	115	0.00%	0.170	0.052	$0	$0
High School	$200.40	130	0.00%	0.145	0.051	$0	$0
					TOTAL	$0	$0

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	**$515,887**	**$193,819**
Capital Bond Interest Rate	**4.38%**	4.38%
Net Present Value of Average Dwelling	$4,106,260	$1,542,724
Years Amortized	10	10
Property Tax Levy Rate	**$1.96**	**$1.96**
Present Value of Revenue Stream	$8,048	$3,024

Fee Sumary:	Single Family	Multi-Family
Site Acquistion Costs	$0.00	$0.00
Permanent Facility Cost	$17,087.87	$5,913.28
Temporary Facility Cost	$80.73	$27.19
State Match Credit	$0.00	$0.00
Tax Payment Credit	($8,048.27)	($3,023.74)
FEE (AS CALCULATED)	$9,120.33	$2,916.73
FEE (AS DISCOUNTED by 50%)	$4,560.16	$1,458.37
FINAL FEE	**$4,560**	**$1,458**

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.

BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS

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	2,482,262
Permanent Square Footage (OSPI)	2,336,270
Temporary Square Footage	145,992

STATE MATCH CREDIT:

Current Area Cost Allowance	$200.44
Percentage of State Match	42.10%

Exhibit 1

2013-14 ELEMENTARY SCHOOL CAPACITIES

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	PERMANENT CAPACITY AT 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2014 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE***	EXISTING PORT.OVERAGE OR SHORTAGE****
APOLLO	18	360	6	72	432	410	9	180	612	581	0	0	612	9	666	-256	-85
BRIARWOOD	28	560	2	24	584	555	0	0	584	555	8	160	744	8	529	26	26
CASCADE RIDGE	23	460	3	36	496	471	8	160	656	623	0	0	656	8	531	-60	92
CHALLENGER	20	400	5	60	460	437	10	200	660	627	0	0	660	10	566	-129	61
CLARK	16	320	2	24	344	327	10	200	544	519	2	40	584	12	567	-240	-60
COUGAR RIDGE	21	420	3	36	456	433	8	160	616	585	0	0	616	8	610	-177	-25
CREEKSIDE	27	540	3	36	576	546	4	80	656	625	4	80	736	8	669	-123	44
DISCOVERY	22	440	3	36	476	452	8	160	636	604	0	0	636	8	612	-160	-8
ENDEAVOUR	22	440	3	36	476	452	10	200	676	642	0	0	676	10	647	-195	-5
GRAND RIDGE	27	540	3	36	576	547	10	200	776	737	0	0	776	10	720	-173	17
ISSAQUAH VALLEY	21	420	0	0	420	405	10	200	620	589	0	0	620	10	628	223	-39
MAPLE HILLS	19	380	3	36	416	395	2	40	456	433	4	80	536	6	409	-14	24
NEWCASTLE	24	480	3	36	516	490	2	40	556	528	6	120	676	8	560	-70	-32
SUNNY HILLS	19	380	1	12	392	372	11	220	612	581	0	0	612	11	584	-212	-3
SUNSET	25	500	5	60	560	532	4	80	640	608	4	80	720	8	627	-95	-19
TOTAL	332	6640	45	540	7180	6821	106	2120	9300	8835	28	560	9860	134	8925	-2104	-90

*Minus excluded spaces for special program needs
**Average of staffing ratios with I-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.

Exhibit 1

2013-2014 MIDDLE SCHOOL CAPACITIES

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2014 Headcount	PERMANENT CAP. Over or short**	W/EXISTING PORT. OVER OR SHORT ***
BEAVER LAKE	29	754	2	24	778	739	10	260	1038	986	0	0	1038	10	844	-105	142
ISSAQUAH MIDDLE	22	572	8	96	668	635	6	156	824	783	2	52	876	8	757	-122	26
MAYWOOD	33	858	4	48	906	860	2	52	958	910	0	0	958	2	1008	-148	-98
PACIFIC CASCADE	29	754	7	84	838	796	4	104	942	895	4	104	1046	8	926	-130	-31
PINE LAKE	22	572	3	36	608	578	8	208	816	775	0	0	816	8	811	-233	-36
TOTAL	135	3510	24	288	3798	3608	30	780	4578	4349	6	156	4734	36	4346	-738	3

*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.

Exhibit 1

2013-2014 HIGH SCHOOL CAPACITIES

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2014 Headcount	PERM CAP OVER OR SHORT**	W/EXISTING PORT. OVER OR SHORT***
ISSAQUAH HIGH	78	2184	2	24	**2208**	**2098**	0	0	**2208**	**2098**	8	224	2310	8	1975	**123**	**123**
LIBERTY HIGH	39	1092	4	48	**1140**	**1083**	18	504	**1644**	**1562**	8	224	1868	26	1172	**-89**	**390**
TIGER MTN	0	0	7	84	**84**	**80**	0	0	**84**	**80**	0	0	84	0	74	**6**	**6**
SKYLINE HIGH	69	1932	3	36	**1968**	**1870**	4	112	**2080**	**1976**	4	112	2192	8	2029	**-159**	**-53**
TOTAL	186	5208	16	192	**5400**	**5131**	22	616	**6016**	**5716**	20	560	6454	42	5250	**-119**	**466**

*Minus excluded spaces for special program needs
** Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)
*** 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.

Exhibit 1

2013-2014 District Total Capacity

# OF CLASSROOMS*	ROOM CAPACITY	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY*	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @100%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	OCT. 2014 PROJ. HEADCOUNT	PERMANENT CAPACITY (95%)	TOTAL CAPACITY W/EXISTING PORT. (95%)
653	15358	85	1020	16378	158	3516	19894	54	1276	21048	212	18521	-2958	379

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

Exhibit 1

Six-Year Finance Plan

BUILDING	N/M*	2013	2014	2015	2016	2017	2018	Cost to Complete	SECURED LOCAL/STATE**	UNSECURED LOCAL***
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	$24,200,000	$30,500,000	$10,500,000				$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		$1,000,000	$7,000,000	$10,250,000	$1,250,000		$19,500,000	$19,500,000	
Tiger Mountain	M		$250,000	$2,000,000	$1,675,000			$3,925,000	$3,925,000	
Apollo Elementary	M	$250,000	$6,020,000	$1,000,000				$7,270,000	$7,270,000	
Issaquah Valley	M	$200,000	$7,285,000	$1,000,000				$8,485,000	$8,485,000	
Sunny Hills	M				$1,000,000	$23,500,000	$2,700,000	$27,200,000	$27,200,000	
Portables****	N	$1,200,000	$1,450,000	500,000				$3,150,000	$3,150,000	$500,000
TOTALS		**$38,350,000**	**$64,005,000**	**$57,000,000**	**$20,925,000**	**$28,750,000**	**$2,700,000**	**$211,730,000**	**$211,730,000**	**$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 Issaq. School District.

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

Exhibit 1

City Council Agenda Bill

Meeting Date: **November 4, 2014** Date Submitted: October 29, 2014

Originating Department: Finance IT

Clearances:

- [x] City Manager
- [x] Attorney
- [ ] Admin Services
- [ ] Community Development
- [x] Finance & IT
- [ ] Fire
- [ ] Parks & Recreation
- [ ] Police
- [ ] Public Works

Subject: 1st Reading of an ordinance adopting the City's 2015-2016 Biennial Budget

Action Required: None required at this time, this is the 1st Reading of the Ordinance

Exhibits:

1. Ordinance
2. 2015-2016 Preliminary Budget Message
3. Table A, the 2015-2016 Budget Table
4. REFERENCE Document: Line Item Biennial Budgets

Budget: The Proposed Final 2015-2016 Biennial Budget = $193,035,271 (With Transfers/EFB)

Summary Statement:

Passage of a biennial budget by year-end is required by State law. As identified in the attached 2015-2016 proposed biennial budget, at the end of 2016, the ending fund balance for all funds is budgeted to be $34.4 million, of which $9.1 million is restricted for the general fund strategic reserve, synthetic turf field replacement, Surface Water Management (operations and capital), and equipment replacement.

Individual years (2015 and 2016) are shown for reference and internal monitoring/management purposes only.

Background:

The summary budget amounts outlined above and the further budget details have been presented and discussed at various budget study sessions, public meetings, and special sessions and have included a public hearing on the budget with appropriate noticing requirements scheduled on November 4th, 2014.

Financial Impact: $193,035,271 (With Interfund Transfers and Ending Fund Balances)

Recommended Motion:

None required at this time, this is the 1st Reading of the Ordinance.

Exhibit 1

CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2014-_____

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, ADOPTING THE 2015-2016 BIENNIAL BUDGET.

WHEREAS, State law, Chapter 35A.34 RCW, requires the City to adopt a biennial budget and provides procedures for the filing of estimates, a preliminary budget, public hearings, and final fixing of the budget; and

WHEREAS, a preliminary biennial budget for the fiscal years 2015-2016 has been prepared and filed, public hearings have been held for the purposes of fixing the final budget; and the City Council has deliberated and has made adjustments and changes deemed necessary and proper;

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

Section 1. Adoption

The final 2015-2016 biennial budget for the City of Sammamish, Washington, covering the period from January 1, 2015, through December 31, 2016, is hereby adopted at the total fund level per the totals referenced in the attached Table A. A copy of this budget is on file with the office of the City Clerk, along with further reference details that are incorporated in these fund totals.

Section 2. Summary of Revenues and Appropriations.

Attached as Table A, in summary form, are the total estimated revenues and appropriations for each separate fund and the aggregate totals for all such funds combined.

Section 3. Filing of Ordinance.

A complete copy of the final 2015-2016 budget, as adopted, together with a certified copy of this adopting ordinance shall be transmitted by the City Clerk to the Division of Municipal Corporations of the office of the State Auditor and to the Association of Washington Cities.

Section 4. Effective Date.

This ordinance shall be in full force and effect five (5) days from and after its passage, approval, and publication as provided by law.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___ DAY OF NOVEMBER 2014.

_____
Thomas E. Vance, Mayor

Attest/Authenticated:

_____
Melonie Anderson, City Clerk

Approved as to Form

_____
Michael R. Kenyon, City Attorney

Budget Study Sessions:	September 9th, & October 7th, 14th, and 21st
Public Hearing:	November 4, 2014
First Reading:	November 4, 2014
Second Reading:	
Passed by the City Council:	
Date of Publication:	
Effective Date:	

Exhibit 2

City of Sammamish
2015-2016 Preliminary Budget Message

To the Honorable Sammamish City Councilmembers:

It gives me great pleasure to submit the 2015-2016 Preliminary Budget to the Sammamish City Council. I am confident this financial roadmap will allow us to stay on the same path of prudence and progress we've successfully followed since incorporation in 1999.

Consistent with years past, this budget holds the line on taxes as it reflects not taking the 1% property tax allowable by state law for the 7th consecutive year despite constant economic and mandated challenges such as the Patient Protection and Affordable Care Act (PPACA). Prudent financial planning and a disciplined approach to managing our budget has allowed the following:

- A low debt burden with no bonded indebtedness resulting in a debt capacity of over $480 million.
- Strong reserve levels representing 26% of the total budget even after 2015-2016 obligations are met.
- Long-term financial health as evidenced by a financial forecast that does not see expenditures exceeding revenues throughout the six-year period.

Looking ahead, the projects we're embracing mean our future is going to look very much like our immediate past while at the same time transforming the community for years to come. This budget includes completion of the Community Center fulfilling a long-time community vision. Stabilization of Snake Hill Road, widening of Sahalee Way Northeast to the City limits, and further investments in parks, sidewalks and street overlays – they all mean the wave of progress that is transforming our community is going to continue.

Other priorities identified in this budget include a continued response to the strong development environment, continued focus on capital project delivery, and ensuring a secure and reliable information technology infrastructure. As a result of these initiatives, staffing levels will rise from the current 75.5 FTE to 80.5 FTE budgeted in 2015.

The City Council's emphasis on contracting for major services has worked very well for us. Sammamish contracts with the King County Sheriff's Office for police services, and with Eastside Fire and Rescue for fire services. These and other contracts allow the city's operating expense and staffing levels to remain low, freeing up funds for the infrastructure construction our community needs, and the long-range, transformational projects that will shape the future of Sammamish.

If you have any questions on the budget, please feel free to contact me or Finance Director Joe Guinasso.

Respectfully,

Ben Yazici
City Manager

Exhibit 2

Exhibit 3

CITY OF SAMMAMISH

ORDINANCE O2014-XXX

2015-2016 BIENNIAL BUDGET: **TABLE A**

2015-2016 BIENNIAL BUDGET = $193,035,271

	FUND	BEGINNING BALANCE 2015-2016	REVENUES & OTHER SOURCES 2015-2016	EXPENSES & OTHER USES 2015-2016	ENDING BALANCE 2015-2016
001	General Fund	$ 20,085,806	$ 67,156,220	$ 75,546,057	$ 11,695,969
101	Street Fund	5,523,474	12,573,000	11,536,035	6,560,439
201	G.O. Debt Service Fund	-	1,101,333	1,101,333	-
301	CIP General Fund	8,793,778	1,698,750	8,580,000	1,912,528
302	CIP Parks Fund	9,197,609	21,463,000	28,180,500	2,480,109
340	CIP Transportation	17,509,147	10,130,000	19,691,333	7,947,814
408	Surface Water Management-Operating Fund	1,304,506	7,224,897	7,090,800	1,438,603
438	Surface Water Management-CIP Fund	1,797,069	2,754,000	3,609,968	941,101
501	Equipment Replacement Fund	746,396	745,666	328,658	1,163,404
502	Information Services Replacement Fund	327,989	1,952,000	2,155,900	124,089
503	Risk Management Fund	153,831	796,800	836,325	114,306
	2015-2016 TOTAL BIENNIAL BUDGET	**$ 65,439,605**	**$127,595,666**	**$ 158,656,909**	**$ 34,378,362**

2015 ANNUAL BUDGET **FOR REFERENCE PURPOSES**

		FY 2015	FY 2015	FY 2015	FY 2015
001	General Fund	$ 20,085,806	$ 33,313,440	$ 41,174,755	$ 12,224,491
101	Street Fund	5,523,474	6,286,500	5,826,675	5,983,299
201	G.O. Debt Service Fund	-	552,000	552,000	-
301	CIP General Fund	8,793,778	899,750	8,555,000	1,138,528
302	CIP Parks Fund	9,197,609	18,653,000	23,980,500	3,870,109
340	CIP Transportation	17,509,147	6,105,000	5,817,000	17,797,147
408	Surface Water Management-Operating Fund	1,304,506	3,556,354	3,458,775	1,402,085
438	Surface Water Management-CIP Fund	1,797,069	1,304,000	989,984	2,111,085
501	Equipment Replacement Fund	746,396	372,833	175,879	943,350
502	Information Services Replacement Fund	327,989	976,000	1,102,300	201,689
503	Risk Management Fund	153,831	380,000	379,500	154,331
	TOTAL BUDGET	**$ 65,439,605**	**$ 72,398,877**	**$ 92,012,368**	**$ 45,826,114**

2016 ANNUAL BUDGET **FOR REFERENCE PURPOSES**

		FY 2016	FY 2016	FY 2016	FY 2016
001	General Fund	$ 12,224,491	$ 33,842,780	$ 34,371,302	$ 11,695,969
101	Street Fund	5,983,299	6,286,500	5,709,360	6,560,439
201	G.O. Debt Service Fund	-	549,333	549,333	-
301	CIP General Fund	1,138,528	799,000	25,000	1,912,528
302	CIP Parks Fund	3,870,109	2,810,000	4,200,000	2,480,109
340	CIP Transportation	17,797,147	4,025,000	13,874,333	7,947,814
408	Surface Water Management-Operating Fund	1,402,085	3,668,543	3,632,025	1,438,603
438	Surface Water Management-CIP Fund	2,111,085	1,450,000	2,619,984	941,101
501	Equipment Replacement Fund	943,350	372,833	152,779	1,163,404
502	Information Services Replacement Fund	201,689	976,000	1,053,600	124,089
503	Risk Management Fund	154,331	416,800	456,825	114,306
	TOTAL BUDGET	**$ 45,826,114**	**$ 55,196,789**	**$ 66,644,541**	**$ 34,378,362**

Exhibit 3

Exhibit 4

City of Sammamish
2015-2016 Budget Packet

Biennial Budget
Line Item Budgets by Fund
As of 11/04/2014

Page

2	Budget Summaries with Balances
3	2015-2016 Budgeted Transfers Reconciliation
4-50	2015-2016 Line Item Revenue & Expenditure Budgets by Fund
51-52	2015-2016 Authorized Positions

Exhibit 4

		2015 Budget			
Funds	**Fund Name**	**Beg Fund Bal**	**Revenues**	**Expenditures**	**End Fund Bal**
001	General Fund	$ 20,085,806	$ 33,313,440	$ 41,174,755	$ 12,224,491
101	Street Fund	5,523,474	6,286,500	5,826,675	5,983,299
201	Debt Service Fund	-	552,000	552,000	-
301	Gen Gov't CIP	8,793,778	899,750	8,555,000	1,138,528
302	Parks CIP Fund	9,197,609	18,653,000	23,980,500	3,870,109
340	Transportation CIP	17,509,147	6,105,000	5,817,000	17,797,147
408	Surface Wtr Mgt	1,304,506	3,556,354	3,458,775	1,402,085
438	Surface Wtr Cap Prj.	1,797,069	1,304,000	989,984	2,111,085
501	Equipment Rental	746,396	372,833	175,879	943,350
502	Technology Repl.	327,989	976,000	1,102,300	201,689
503	Risk Mgt Fund	153,831	380,000	379,500	154,331
	Totals	**$ 65,439,605**	**$ 72,398,877**	**$ 92,012,368**	**$ 45,826,114**

		2016 Budget			
Funds	**Fund Name**	**Beg Fund Bal**	**Revenues**	**Expenditures**	**End Fund Bal**
001	General Fund	$ 12,224,491	$ 33,842,780	$ 34,371,302	$ 11,695,969
101	Street Fund	5,983,299	6,286,500	5,709,360	6,560,439
201	Debt Service Fund	-	549,333	549,333	-
301	Gen Gov't CIP	1,138,528	799,000	25,000	1,912,528
302	Parks CIP Fund	3,870,109	2,810,000	4,200,000	2,480,109
340	Transportation CIP	17,797,147	4,025,000	13,874,333	7,947,814
408	Surface Wtr Mgt	1,402,085	3,668,543	3,632,025	1,438,603
438	Surface Wtr Cap Prj.	2,111,085	1,450,000	2,619,984	941,101
501	Equipment Rental	943,350	372,833	152,779	1,163,404
502	Technology Repl.	201,689	976,000	1,053,600	124,089
503	Risk Mgt Fund	154,331	416,800	456,825	114,306
	Totals	**$ 45,826,114**	**$ 55,196,789**	**$ 66,644,541**	**$ 34,378,362**

Exhibit 4

City of Sammamish
Fund Summary
2015-2016 Budgeted Transfers

FROM FUND		REVENUES TO FUND	TO FUND DISCRIPTION	2015 AMOUNT	2016 AMOUNT	2015-2016 AMOUNT
408	Surface Water Management	001	General Fund	$ 39,000	$ 39,000	$ 78,000
301	General Gov't. Capital	001	General Fund	25,000	25,000	50,000
001	General Fund	101	Street Fund	4,480,000	4,480,000	8,960,000
340	Transportation Capital	101	Street Fund	385,000	385,000	770,000
302	Parks Capital	101	Street Fund	385,000	385,000	770,000
340	Transportation Capital	201	Debt Service	552,000	549,333	1,101,333
001	General Fund	302	Parks Capital	7,885,000	385,000	8,270,000
301	General Gov't. Capital	302	Parks Capital	5,000,000	-	5,000,000
001	General Fund	340	Transportation Capital	385,000	385,000	770,000
408	Surface Water Management	438	Surface Water Capital	750,000	850,000	1,600,000
001	General Fund	501	Equipment Replacement	159,208	159,208	318,416
101	Street Fund	501	Equipment Replacement	148,050	148,050	296,100
408	Surface Water Management	501	Equipment Replacement	63,575	63,575	127,150
001	General Fund	502	Information Technology	945,750	945,750	1,891,500
408	Surface Water Management	502	Information Technology	29,250	29,250	58,500
001	General Fund	503	Risk Management	327,650	359,500	687,150
408	Surface Water Management	503	Risk Management	51,850	56,800	108,650
TOTAL				**$ 21,611,333**	**$ 9,245,466**	**$ 30,856,799**

EXPENSES FROM FUND		TO FUND		2015 AMOUNT	2016 AMOUNT	2015-2016 AMOUNT
001	General Fund	101	Street Fund	$ 4,480,000	$ 4,480,000	$ 8,960,000
		302	Parks Capital	7,885,000	385,000	8,270,000
		340	Transportation Capital	385,000	385,000	770,000
		501	Equipment Replacement	159,208	159,208	318,416
		502	Information Technology	945,750	945,750	1,891,500
		503	Risk Management	327,650	359,500	687,150
		subtotal		*14,182,608*	*6,714,458*	*20,897,066*
101	Street Fund	501	Equipment Repacement	148,050	148,050	296,100
301	General Gov't. Capital	302	Parks Capital	5,000,000	-	5,000,000
		001	General Fund	25,000	25,000	50,000
		subtotal		*5,025,000*	*25,000*	*5,050,000*
302	Parks Capital	101	Street Fund	385,000	385,000	770,000
340	Transportation Capital	201	Debt Service	552,000	549,333	1,101,333
340	Transportation Capital	101	Street Fund	385,000	385,000	770,000
		subtotal		*937,000*	*934,333*	*1,871,333*
408	Surface Water Management	001	General Fund	39,000	39,000	78,000
		438	Surface Water Capital	750,000	850,000	1,600,000
		501	Equipment Replacement	63,575	63,575	127,150
		502	Information Technology	29,250	29,250	58,500
		503	Risk Management	51,850	56,800	108,650
		subtotal		*933,675*	*1,038,625*	*1,972,300*
TOTAL				**$21,611,333**	**$9,245,466**	**$30,856,799**

Exhibit 4

City of Sammamish

General Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Beginning Fund Balance	$ 17,851,007	$ 18,340,898	$ 20,085,806
001-000-311-10-00-00	Property Tax	$ 42,818,648	$ 44,050,000	$ 46,035,000
001-000-313-11-00-00	Sales & Use Tax	5,699,529	5,867,500	7,308,000
001-000-313-71-00-00	Local Crim Justice Sales Tax	1,891,418	1,922,500	2,299,990
	TOTAL TAXES	**$ 50,409,595**	**$ 51,840,000**	**$ 55,642,990**
001-000-321-91-00-00	Cable Franchise Fee	$ 1,142,557	$ 1,100,000	$ 1,275,000
001-000-321-99-00-00	Business Licenses	125,080	100,000	120,000
001-000-322-10-01-00	Building Permits	1,501,026	1,650,000	2,199,600
001-000-322-10-02-00	Plumbing Permits	144,943	164,700	189,600
001-000-322-10-03-00	Grading Permits	13,067	17,200	16,200
001-000-322-10-04-00	Mechanical Permits	197,450	226,400	243,700
001-000-322-10-05-00	Shoreline Development Permits	4,060	16,500	5,500
001-000-322-10-06-00	Demolition Permits	1,348	500	1,400
001-000-322-40-00-00	Right of Way Permits	173,708	174,100	230,500
001-000-322-90-01-00	Miscellaneous Permits & Fees	14,838	16,900	20,300
	TOTAL LICENSES & PERMITS	**$ 3,318,077**	**$ 3,466,300**	**$ 4,301,800**
001-000-333-20-60-00	US DOT - Speeding	$ 3,991	$ -	$ -
001-000-333-20-60-10	US DOT - DUI	4,123	3,000	3,000
001-000-334-03-10-00	Dept of Ecology Grant	60,075	92,000	96,000
001-000-334-03-51-00	WA Traffic Safety Commission	10,237	-	-
001-000-336-06-21-00	Criminal Justice-Population	20,678	22,800	24,600
001-000-336-06-25-00	Criminal Justice - Contr Svcs	135,559	135,800	135,800
001-000-336-06-26-00	Criminal Justice - Spec Prog	77,898	80,600	87,600
001-000-336-06-51-00	DUI-Cities	18,411	10,000	10,000
001-000-336-06-94-00	Liquor Excise	396,202	57,000	162,500
001-000-336-06-95-00	Liquor Profits/I-1183 License Fees	750,627	700,000	696,000
001-000-336-06-95-01	Liquor License Fees-Public Safety	43,010	169,000	168,000
001-000-337-07-00-00	KC Recycling Grant	122,001	128,000	133,000
001-000-337-07-02-00	KC Community Arts Program	13,000	-	13,000
001-000-338-21-00-01	School Resource Officer Svcs	255,965	250,000	250,000
001-000-339-18-11-00	ARRA Stimulus Grant	7,072	-	-
	TOTAL INTERGOVERNMENTAL	**$ 1,918,849**	**$ 1,648,200**	**$ 1,779,500**
001-000-341-33-00-00	Warrant Fee	$ 638	$ -	$ -
001-000-341-81-01-00	Copies	3,875	6,000	6,000
001-000-341-99-00-00	Passport Services	40,280	40,000	40,000
001-000-342-10-01-00	Vehicle Impound Fees	10,400	10,000	10,000
001-000-343-10-00-00	Drainage Svcs-Pmt from SWM (1)	-	178,000	78,000
001-000-343-93-00-00	Animal Licenses (2)	266,512	235,400	235,400
001-000-345-11-00-00	Beaver Lake Assessment	96,757	99,000	110,000
001-000-345-81-01-00	Subdivision Preliminary Review	146,511	155,300	189,600
001-000-345-83-01-00	Building Plan Check Fees	1,120,411	1,275,000	1,354,000
001-000-345-83-03-00	Energy Plan Check Fees	38,900	50,000	40,600
001-000-345-83-04-00	Sprinkler Plans Check	-	12,000	6,800
001-000-345-85-01-00	Admin Fee for Impact/Mitigation	45,965	50,600	13,700
001-000-345-89-01-00	SEPA Review Fee	22,796	32,800	26,300
001-000-345-89-02-00	Site Plan Review	750,383	842,600	575,200
001-000-345-89-03-00	Notice of Appeal	250	-	-
001-000-345-89-04-00	Counter Service Fee	357,729	405,100	338,500
001-000-345-89-05-00	Boundary Line Adjustments	377	-	-
001-000-345-89-06-00	Shoreline Exemption	4	400	600
001-000-345-89-07-00	Short Plat Fee	8,788	6,300	9,500

Exhibit 4

001-000-345-89-08-00	DPW Plan Review	108,567	-	-
001-000-345-89-09-00	Preapplication Conference.	26,427	33,700	27,200
001-000-345-89-11-00	Code Enforce Investigation Fee	169	17,300	2,500
001-000-345-89-12-00	Outside Services Plan Review	(3,525)	600	600
001-000-345-89-13-00	Concurrency Test Fee	5,539	-	-
001-000-345-89-14-00	Public Notice Fee	9,647	20,000	12,200
001-000-347-30-01-00	Park Use Fees	47,456	40,000	55,000
001-000-347-30-02-00	Field Use Fees	612,347	630,000	680,000
001-000-347-40-01-00	Admission Fees	664	-	-
001-000-347-60-01-00	Recreational Class Fees	455	10,000	200
001-000-347-90-20-00	Vendor Display Fees	9,777	-	11,000
	CHARGES FOR GOODS & SVCS	**$ 3,728,099**	**$ 4,150,100**	**$ 3,822,900**
001-000-350-00-00-00	Municipal Court Fines (3)	$ (29)	$ 220,000	$ 500,000
001-000-352-30-00-00	Mand Insurance/Admn	1,064	-	-
001-000-353-10-00-00	Traffic Infraction Penalties	92,472	-	-
001-000-353-70-00-00	Non-Traffic Infraction Penalty	1,830	-	-
001-000-354-00-00-00	Civil Parking Infraction Pnlty	16,335	-	-
001-000-355-20-00-00	DUI Fines	10,153	-	-
001-000-355-80-00-00	Other Criminal Traffic Misd	29,887	-	-
001-000-356-90-00-00	Other Criminal Non-Traffic	10,457	-	-
001-000-357-39-00-00	Court Costs Recoupments	39,654	-	-
001-000-359-90-01-00	Development Fines	5,159	10,000	4,000
001-000-359-90-02-00	False Alarm Fines	4,750	4,000	4,000
001-000-359-90-03-00	Code Violations	13,331	2,000	2,000
001-000-359-90-04-00	Field Use Fine	-	500	300
	TOTAL FINES & FORFEITS	**$ 225,062**	**$ 236,500**	**$ 510,300**
001-000-361-11-00-00	Interest Income	$ 168,885	$ 105,000	$ 110,000
001-000-361-40-00-00	Sales Interest	3,693	6,000	1,350
001-000-362-40-00-00	Space and Facilities Leases ST	150	-	-
001-000-362-40-01-00	Beaver Lake Lodge Rental Fees	113,877	100,000	115,000
001-000-362-40-02-00	Sammamish Commons Rental Fees	20,910	15,000	13,000
001-000-362-50-00-00	Space and Facilities Leases LT	463,411	280,000	295,000
001-000-362-51-00-00	City Hall 2nd floor lease-KC Sheriff	-	214,000	222,000
001-000-362-51-00-00	City Hall 2nd floor utilities-KC Sheriff	-	35,000	31,500
001-000-367-11-00-00	Donation-Memorial Bench Program	1,340	-	-
001-000-367-11-00-01	Donations	7,771	-	-
001-000-367-11-01-00	Fireworks Donation	51,300	50,000	45,000
001-000-367-11-01-01	Donations-Park Events	47,302	20,000	35,000
001-000-367-19-00-00	Contributions Fire District 10	178,880	178,880	178,880
001-000-369-30-01-00	Confiscated/Forfeited Property	4,913	-	-
001-000-369-90-01-00	Miscellaneous	18,136	2,000	2,000
001-000-369-90-00-03	Over/Short	3	-	-
	TOTAL MISCELLANEOUS	**$ 1,080,571**	**$ 1,005,880**	**$ 1,048,730**
001-000-386-83-00-00	JIS - Trauma Care	$ 10,246	$ -	$ -
001-000-386-97-00-00	Local JIS Account	260	-	-
001-000-386-99-00-00	School Zone	12,624	-	-
001-000-397-00-03-01	Transfer from GG CIP-Jail Proceeds	-	-	50,000
001-000-398-00-00-00	Compensation from Ins Recovery	4,166	-	-
	TOTAL NON-REVENUES	**$ 27,296**	**$ -**	**$ 50,000**
	TOTAL REVENUES	**$ 60,707,551**	**$ 62,346,980**	**$ 67,156,220**
	TOTAL FUND	**$ 78,558,558**	**$ 80,687,878**	**$ 87,242,026**

(1) Reimbursement from the Surface Water Management Fund for facilities maintenance expenditures paid by the General Fund.

(2) Revenue to offset the estimated $117,700 annual cost of Animal Control services provided by King County.

(3) Revenue to offset the estimated $300,000 annual cost of Court services provided by King County.

Exhibit 4

City of Sammamish
Summary of General Fund Expenditures by Department
Budget to Expenditure Comparison
2015/2016 Budget Process

Department	Section	2011-2012 Actual Expenditures	2013-2014 Budget	2015-2016 Budget
City Council		$ 448,715	$ 540,400	$ 565,800
City Manager		$ 1,227,211	$ 1,230,000	$ 1,276,460
Finance		$ 1,578,570	$ 1,845,300	$ 2,017,900
Legal Services		$ 901,905	$ 1,173,624	$ 1,703,500
Administrative Services	City Clerk	$ 501,904	$ 592,000	$ 636,200
	Administration	715,938	817,100	1,050,900
Total		$ 1,217,841	$ 1,409,100	$ 1,687,100
Facilities		$ 661,075	$ 1,439,400	$ 1,558,900
Police Services		$ 9,010,766	$ 10,262,113	$ 10,643,957
Fire Services		$ 11,522,165	$ 14,390,615	$ 12,455,113
Public Works	Administration	$ 227,098	$ 193,625	$ 320,100
	Engineering	1,264,026	1,023,400	1,479,650
Total		$ 1,491,124	$ 1,217,025	$ 1,799,750
Social & Human Services		$ 351,240	$ 377,000	$ 383,000
Community Development	Planning	$ 2,554,947	$ 3,501,000	$ 2,994,961
	Building	1,106,242	1,673,700	2,004,700
	Permit Center	606,972	846,900	928,300
	ARRA Grant	6,869	-	-
Total		$ 4,275,030	$ 6,021,600	$ 5,927,961
Parks & Recreation	Arts/Culture/Wellness	$ 111,398	$ 110,100	$ 133,100
	Volunteer Services	203,459	232,800	291,900
	Administration	822,067	902,100	956,100
	Planning & Dev'l	634,395	659,400	643,500
	Recreation Prgms	874,006	1,056,700	1,094,650
	Park Resource Mgt	3,212,828	3,654,000	4,267,480
Total		$ 5,858,153	$ 6,615,100	$ 7,386,730
Non-Departmental	Voter Registration	$ 194,719	$ 220,000	$ 285,000
	Economic Development	-	380,200	40,200
	Other Gen Gov't Svcs	2,780,967	8,680,560	9,702,486
	Pollution Control	55,454	63,000	88,200
	Public Health	22,778	24,000	24,000
	Operating Trnfs Out	18,619,948	15,500,000	18,000,000
Total		$ 21,673,865	$ 24,867,760	$ 28,139,886
TOTAL GENERAL FUND EXPENDITURES		**$ 60,217,661**	**$ 71,389,037**	**$ 75,546,057**
Ending Fund Balance		**$ 18,340,897**	**$ 9,298,841**	**$ 11,695,969**
GRAND TOTAL GENERAL FUND		**$ 78,558,558**	**$ 80,687,878**	**$ 87,242,026**

Exhibit 4

City of Sammamish
General Fund

City Council Department

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
001-011-511-60-11-00	Salaries	$ 145,200	$ 145,200	$ 145,200
001-011-511-60-21-00	Benefits	38,853	36,400	36,800
	TOTAL PERSONNEL	**$ 184,053**	**$ 181,600**	**$ 182,000**
001-011-511-60-31-00	Office & Operating Supplies	$ 4,560	$ 4,000	$ 5,000
001-011-511-60-31-01	Meeting Expense	2,959	12,000	12,000
001-011-511-60-31-05	Meeting Meal Expense (1)	8,424	9,000	9,000
001-011-511-60-35-00	Small Tools & Minor Equipment	4,796	-	-
	TOTAL SUPPLIES	**$ 20,739**	**$ 25,000**	**$ 26,000**
001-011-511-60-41-00	Professional Services (2)	$ 13,377	$ 29,000	$ 29,000
001-011-511-60-41-05	Newsletter (3)	72,570	110,000	120,000
001-011-511-60-42-00	Communications (4)	42,524	40,000	40,000
001-011-511-60-42-01	Postage (5)	69,412	94,000	103,000
001-011-511-60-43-00	Travel (6)	26,528	30,000	30,000
001-011-511-60-45-00	Rent for Public Mtg Space	767	-	-
001-011-511-60-45-01	Meeting Room Rental	1,000	-	-
001-011-511-60-48-00	Repair and Maintenance	257	-	-
001-011-511-60-49-01	Memberships (7)	2,505	2,800	2,800
001-011-511-60-49-03	Training-Seminars/Conference	6,985	8,000	8,000
001-011-511-60-49-12	Special Celebrations (8)	8,000	10,000	15,000
001-011-511-60-49-13	Sister City Program	-	10,000	10,000
	TOTAL SERVICES & CHARGES	**$ 243,924**	**$ 333,800**	**$ 357,800**
	TOTAL DEPARTMENT	**$ 448,715**	**$ 540,400**	**$ 565,800**

(1) Light refreshments at Council mtgs: $100/mo x 11. Dinners @ $850 each (Issq CC, Redmd CC, ISD/LWSD boards)

(2) Retreat moderator $5,000, miscellaneous video/photography $2,000, Citizen Survey $15,000 in 2016.
(3) Newsletter to remain at 3 colors; special inserts paid by requesting city department.
(4) Audio,video recording for Council and Planning Commission meetings.
(5) Bulk newsletter and other postage.
(6) $10,000 for NLC, AWC, AWC Legislative, Sound Cities, Samm Chamber of Commerce and $5,000 for retreat.
(7) Rotary - $1,200; Eastside Transportation Partnership - $200.
(8) Sammi Awards increased from $5,000/year to $7,500/year in 2015 at Council direction.

Exhibit 4

City of Sammamish
General Fund

City Manager's Department

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
001-013-513-10-11-00	Salaries	$ 829,607	$ 876,800	$ 896,400
001-013-513-10-21-00	Benefits	294,684	301,500	327,000
	TOTAL PERSONNEL	**$ 1,124,292**	**$ 1,178,300**	**$ 1,223,400**
001-013-513-10-31-00	Office & Operating Supplies	$ 12,529	$ 10,000	$ 10,000
001-013-513-10-31-01	Meeting Expense	3,087	-	-
001-013-513-10-31-02	Books	319	1,000	1,000
001-013-513-10-31-05	Meeting Meal Expense (1)	5,713	3,300	3,300
001-013-513-10-35-00	Small Tools & Minor Equipment	3,211	5,000	5,000
	TOTAL SUPPLIES	**$ 24,859**	**$ 19,300**	**$ 19,300**
001-013-513-10-41-00	Professional Services	$ 56,373	$ -	$ -
001-013-513-10-41-04	Copying	257	2,000	2,000
001-013-513-10-42-00	Communications	2,583	4,000	4,000
001-013-513-10-42-02	Postage	199	2,000	1,000
001-013-513-10-43-00	Travel	9,128	14,000	14,000
001-013-513-10-45-00	Operating Rentals	1,200	-	-
001-013-513-10-49-00	Miscellaneous	275	-	-
001-013-513-10-49-01	Memberships (2)	5,501	6,400	7,280
001-013-513-10-49-03	Training (3)	2,545	4,000	5,480
	TOTAL SERVICES & CHARGES	**$ 78,061**	**$ 32,400**	**$ 33,760**
	TOTAL DEPARTMENT	**$ 1,227,211**	**$ 1,230,000**	**$ 1,276,460**

(1) Mayor/Deputy Mayor agenda mtg - $50 (33 per year).
(2) International County/City Managers Association (ICMA) $2,800, WA City/County Managers Association (WCMA) $380, Costco $165, Urban Land Institute $175, Professional Engineer License $120.
(3) ICMA conference, AWC conference, National League of Cities conference, Chamber lunches, computer system training, miscellaneous legislative/financial.

Exhibit 4

City of Sammamish
General Fund

Finance Department

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
001-014-514-20-11-00	Salaries	$ 1,026,953	$ 1,145,800	$ 1,238,300
001-014-514-20-21-00	Benefits	355,497	422,300	497,400
	TOTAL PERSONNEL	**$ 1,382,450**	**$ 1,568,100**	**$ 1,735,700**
001-014-514-20-31-00	Office & Operating Supplies	$ 5,617	$ 7,000	$ 7,000
001-014-514-20-31-01	Meeting Expense (1)	327	1,000	1,000
001-014-514-20-31-02	Books	1,829	1,500	1,500
001-014-514-20-32-00	Fuel	439	500	600
001-014-514-20-35-00	Small Tools & Minor Equipment	3,352	2,000	2,000
	TOTAL SUPPLIES	**$ 11,563**	**$ 12,000**	**$ 12,100**
001-014-514-20-41-00	Professional Services (2)	$ 28,238	$ 50,000	$ 50,000
001-014-514-20-41-04	Copying (3)	6,788	9,000	12,000
001-014-514-20-42-00	Communications	190	-	-
001-014-514-20-42-02	Postage	-	200	-
001-014-514-20-43-00	Travel Meals & Lodging	4,521	12,000	11,000
001-014-514-20-48-00	Software Maintenance (4)	56,685	74,000	76,000
001-014-514-20-49-00	Award Programs Application Fees (5)	2,036	2,400	1,700
001-014-514-20-49-01	Memberships (6)	6,065	6,600	9,400
001-014-514-20-49-03	Training (7)	3,795	11,000	10,000
	TOTAL SERVICES & CHARGES	**$ 108,318**	**$ 165,200**	**$ 170,100**
001-014-514-20-51-00	State Auditor - Intergov't Svc (8)	$ 76,238	$ 100,000	$ 100,000
	TOTAL INTERGOVERNMENTAL	**$ 76,238**	**$ 100,000**	**$ 100,000**
	TOTAL DEPARTMENT	**$ 1,578,570**	**$ 1,845,300**	**$ 2,017,900**

(1) 6 Finance committee @ $50, 4 regional finance @ $50.

(2) ANI Administrators, US Bank, Microflex, Bank of America, miscellaneous finance.

(3) Printing budget document and Comprehensive Annual Financial Report.

(4) Springbrook & Sympro (financial and investment software) maintenance/licenses.

(5) Application fees to GFOA for annual financial reporting (CAFR) and biennial Distinguished Budget Award programs.

(6) American Institute of Certified Public Accountants (AICPA), Government Finance Officers Association (GFOA), National Institute for Government Purchasing (NIGP), Puget Sound Finance Officers Association (PSFOA), Springbrook National Users Group, WA Finance Officers Association (WFOA), WA Municipal Treasurers Association (WMTA), WA State Purchasing Co-op, Pacific Northwest Public Purchasing Association, International City Manager's Association (ICMA).

(7) GFOA Conference (2), WFOA Conference (3), WMTA (1), other courses.

(8) Fees paid to State Auditor to audit city annual financial statements. Potential for federal single audit.

Exhibit 4

City of Sammamish
General Fund

Legal Services and Public Safety

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
001-015-515-91-41-92	Public Defender	$ 57,686	$ 84,000	$ 100,000
001-015-515-30-41-04	Copying	1,245	2,000	2,000
001-015-515-30-41-90	City Attorney-Base	321,663	357,624	381,000
001-015-515-30-41-91	Prosecuting Attorney (1)	151,294	180,000	246,500
001-015-515-30-41-93	City Attorney- Litigation (2)	46,475	150,000	300,000
001-015-515-30-41-94	Miscellaneous Legal	3,314	-	6,000
001-015-558-60-41-00	Hearing Examiner	4,929	60,000	68,000
	TOTAL SERVICES & CHARGES	**$ 586,605**	**$ 833,624**	**$ 1,103,500**
001-015-512-50-51-00	Municipal Court Costs (3)	$ 315,300	$ 340,000	$ 600,000
	TOTAL INTERGOVERNMENTAL	**$ 315,300**	**$ 340,000**	**$ 600,000**
	TOTAL DEPARTMENT	**$ 901,905**	**$ 1,173,624**	**$ 1,703,500**

(1) Increased by $30,000/year for Prosecutor to appear on court appeals.
(2) Contract for representation of City in lawsuits & contested administrative proceedings commenced by or against the City.
(3) Expect an increase over 2013/2014 for 2015/2016 based on actual experience. Offset by revenues of $250,000 per year.

Exhibit 4

City of Sammamish
General Fund

Administrative Services Department

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	City Clerk			
001-018-514-30-11-00	Salaries	$ 285,218	$ 299,100	$ 323,900
001-018-514-30-12-00	Overtime	560	-	-
001-018-514-30-21-00	Benefits	117,872	134,900	154,300
	TOTAL PERSONNEL	**$ 403,650**	**$ 434,000**	**$ 478,200**
001-018-514-30-31-00	Office & Operating Supplies	$ 2,496	$ 6,000	$ 6,000
001-018-514-30-31-01	Meeting Expense	32	-	-
001-018-514-30-35-00	Small Tools & Minor Equipment	928	-	-
	TOTAL SUPPLIES	**$ 3,456**	**$ 6,000**	**$ 6,000**
001-018-514-30-41-00	Professional Services (1)	$ 35,687	$ 42,000	$ 42,000
001-018-514-30-41-04	Copying	1,008	2,000	2,000
001-018-514-30-42-00	Communication	-	2,000	2,000
001-018-514-30-43-00	Travel	2,347	2,000	2,000
001-018-514-30-44-00	Advertising (2)	51,185	100,000	100,000
001-018-514-30-49-00	Miscellaneous	473	-	-
001-018-514-30-49-01	Memberships (6)	780	2,000	2,000
001-018-514-30-49-03	Training	3,318	2,000	2,000
	TOTAL SERVICES & CHARGES	**$ 94,799**	**$ 152,000**	**$ 152,000**
	TOTAL CITY CLERK SVCS	**$ 501,904**	**$ 592,000**	**$ 636,200**
	Administrative			
001-018-518-10-11-00	Salaries (3)	$ 301,074	$ 357,100	$ 423,700
001-018-518-10-21-11	Tuition Reimbursement	2,766	50,000	50,000
001-018-518-10-21-00	Benefits	83,202	122,600	179,400
	TOTAL PERSONNEL	**$ 387,042**	**$ 529,700**	**$ 653,100**
001-018-518-10-31-00	Supplies	$ 4,291	$ 9,000	$ 10,000
001-018-518-10-31-01	Meeting Expense	574	1,000	1,000
001-018-518-10-31-02	Maps and publications	-	1,000	1,000
001-018-518-10-35-00	Small Tools & Minor Equipment	-	400	2,400
	TOTAL SUPPLIES	**$ 4,865**	**$ 11,400**	**$ 14,400**
001-018-518-10-41-00	Professional Services (4)	$ 15,873	$ 34,000	$ 138,000
001-018-518-10-42-00	Communications	-	3,000	3,000
001-018-518-10-43-00	Travel	1,740	2,000	3,000
001-018-518-10-44-00	Advertising	485	10,000	1,000
001-018-518-10-45-00	Operating Rentals	219	-	-
001-018-518-10-48-00	Repair & Maintenance	-	2,000	2,000
001-018-518-10-49-00	Miscellaneous	2	-	-
001-018-518-10-49-01	Memberships (6)	1,055	1,000	1,400
001-018-518-10-49-03	Training	1,814	4,000	4,000
001-018-554-30-41-00	Prof Svcs: Animal Control (5)	302,842	220,000	231,000
	TOTAL SERVICES & CHARGES	**$ 324,030**	**$ 276,000**	**$ 383,400**
	TOTAL ADMINISTRATIVE SVCS	**$ 715,938**	**$ 817,100**	**$ 1,050,900**
	TOTAL DEPARTMENT	**$ 1,217,841**	**$ 1,409,100**	**$ 1,687,100**

Exhibit 4

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget

(1) Municipal Code updates and records storage.

(2) State mandated public notices for meetings, hearings, ordinances, etc.

(3) Half time Volunteer Coordinator position added.

(4) $10,000 for recruiting/citywide training programs.$35,000 consultant/survey for 2015 solid waste contract. $60,000 survey/technical franchise review-cable services. $20,700 temporary data entry-new Human Resources system.

(5) KC contract for animal control services. Contract amount is offset by pet licensing revenue.

(6) International Institute of Municipal Clerks, WA Municipal Clerks Association, King County Municipal Clerks Association, WA City/County Managers Association; National Public Employers Labor Relations Association.

Exhibit 4

City of Sammamish
General Fund

Facilities Department

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Facilities Section			
001-019-518-30-11-00	Salaries	$ -	$ 197,200	$ 205,700
001-019-518-30-13-01	Salaries 9 month		26,600	53,200
001-019-518-30-21-00	Benefits	-	58,800	59,600
001-019-518-30-21-00	Benefits 9 month	-	-	35,000
	TOTAL PERSONNEL	**$ -**	**$ 282,600**	**$ 353,500**
001-019-518-30-31-00	Office & Operating Supplies	$ 26,798	$ 46,000	$ 76,000
001-019-518-30-31-03	Kitchen Supplies	16	-	-
001-019-518-30-35-00	Small Tools/Minor Equip	6,863	12,000	20,000
001-019-518-30-35-01	Minor equipment	8,086	2,000	-
	TOTAL SUPPLIES	**$ 41,763**	**$ 60,000**	**$ 96,000**
001-019-518-30-41-00	Professional Services (1)	$ 113,776	$ 205,000	$ 255,400
001-019-518-30-42-00	Communications (2)	64,971	148,400	92,000
001-019-518-30-43-00	Travel	-	1,000	1,000
001-019-518-30-45-00	Rentals & Leases	157	10,000	10,000
001-019-518-30-47-00	Utilities (3)	239,497	398,000	384,000
001-019-518-30-48-00	Repair & Maintenance	200,911	333,400	324,800
001-019-518-30-49-03	Training	-	1,000	1,000
	TOTAL SERVICES & CHARGES	**$ 619,312**	**$ 1,096,800**	**$ 1,068,200**
	TOTAL FACILITIES	**$ 661,075**	**$ 1,439,400**	**$ 1,517,700**
	Capital Facilities Maintenance Section			
001-019-518-30-48-01	Repair & Maintenance (4)	$ -	$ -	$ 41,200
	TOTAL CAPITAL MAINTENANCE	**$ -**	**$ -**	**$ 41,200**
	TOTAL CAPITAL FACILITIES	**$ -**	**$ -**	**$ 41,200**
	TOTAL DEPARTMENT	**$ 661,075**	**$ 1,439,400**	**$ 1,558,900**

2013-2014-All facilities combined. Moved budget to this division from Parks Resource Management, Streets, and Surface Water.

(1) Custodial, fire system inspections, security monitoring, pressure washing.

(2) Reduction in costs with new phone provider at City Hall.

(3) Increased by $6,000/year for PSE green energy at Council direction.

(4) Major periodic repair and maintenance on city facilities as listed below.

2015 Major repair and maintenance projects.

City Hall kitchen floor replacement-$7,300
Police report preparation area floor replacement-$5,400
Beaver Lake Shop roof-$20,000
Beaver Lake Lodge furnace and hot water heater replacement-$8,500

Exhibit 4

City of Sammamish
General Fund

Police Services Department

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
001-021-521-10-11-00	Salaries	$ 124,793	$ 127,500	$ 137,800
001-021-521-10-12-00	Overtime	757	-	-
001-021-521-10-21-00	Benefits	27,074	29,900	35,500
	TOTAL PERSONNEL	**$ 152,625**	**$ 157,400**	**$ 173,300**
001-021-521-10-31-00	Office & Operating Supplies	$ 3,604	$ 6,400	$ 6,400
001-021-521-10-31-01	Supplies-Reserve Officer Program	-	60,000	60,000
001-021-521-10-31-05	Meeting Meal Expense	203	-	500
001-021-521-10-34-00	Maps and publications	83	-	-
001-021-521-10-35-00	Small Tools & Minor Equipment	36,647	4,000	4,000
	TOTAL SUPPLIES	**$ 40,537**	**$ 70,400**	**$ 70,900**
001-021-521-10-41-00	Professional Services (1)	$ 19,812	$ 16,000	$ 16,000
001-021-521-10-41-04	Copying	126	-	-
001-021-521-10-42-00	Communications	17,771	19,200	-
001-021-521-10-42-02	Postage	73	-	-
001-021-521-10-43-00	Travel	2,724	14,000	15,000
001-021-521-10-48-00	Repair & Maintenance	4,205	4,000	4,000
001-021-521-10-49-00	Miscellaneous	241	-	-
001-021-521-10-49-01	Memberships (2)	950	1,940	1,940
001-021-521-10-49-03	Training	12,569	17,000	18,000
	TOTAL SERVICES & CHARGES	**$ 58,471**	**$ 72,140**	**$ 54,940**
001-021-521-20-51-01	Police Service Contract (3)	$ 8,471,401	$ 9,642,173	$ 10,024,817
001-021-523-60-51-01	Jail Contract	287,732	320,000	320,000
	TOTAL INTERGOVERNMENTAL	**$ 8,759,133**	**$ 9,962,173**	**$ 10,344,817**
	TOTAL DEPARTMENT	**$ 9,010,766**	**$ 10,262,113**	**$ 10,643,957**

(1) Domestic Violence Advocate hourly contract as required.
(2) International Association of Chiefs of Police, WA Association of Sheriffs and Police Chiefs.
(3) King County Sheriff contracted police services.

Exhibit 4

City of Sammamish
General Fund

Fire Services Department

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
001-022-522-50-47-00	Utilities (1)	$ 4,604	$ 6,400	$ 8,100
001-022-522-20-51-00	Eastside Fire & Rescue (2)	11,517,561	12,349,315	12,447,013
001-022-522-20-41-01 (3)	Prof Svcs-Dept. Start Up Costs	-	2,034,900	-
	TOTAL SERVICES & CHARGES	**$ 11,522,165**	**$ 14,390,615**	**$ 12,455,113**
	TOTAL DEPARTMENT	**$ 11,522,165**	**$ 14,390,615**	**$ 12,455,113**

(1) Surface Water fees on 3 City owned fire stations.
(2) Includes equipment replacement and maintenance reserve contributions.

Exhibit 4

City of Sammamish
General Fund

Public Works Department

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Administration Section			
001-040-543-10-11-00	Salaries	$ 132,947	$ 141,250	$ 226,100
001-040-543-10-21-00	Benefits	50,250	48,200	85,200
	TOTAL PERSONNEL	**$ 183,197**	**$ 189,450**	**$ 311,300**
001-040-543-10-31-00	Office & Operating Supplies	$ 1,152	$ 1,400	$ 1,400
001-040-543-10-31-05	Meeting Meals Expense	120	400	-
001-040-543-10-32-00	Fuel	278	-	-
001-040-543-10-34-00	Maps and publications	257	-	400
001-040-543-10-35-00	Small Tools & Minor Equipment	311	-	200
	TOTAL SUPPLIES	**$ 2,118**	**$ 1,800**	**$ 2,000**
001-040-543-10-41-00	Professional Services	$ 35,892	$ -	$ -
001-040-543-10-41-04	Copying	31	-	-
001-040-543-10-42-00	Communications	2,742	-	-
001-040-543-10-43-00	Travel	792	700	500
001-040-543-10-48-00	Repair & Maintenance	442	-	-
001-040-543-10-49-01	Memberships (1)	612	375	3,300
001-040-543-10-49-03	Training (2)	1,272	1,300	3,000
	TOTAL SERVICES & CHARGES	**$ 41,783**	**$ 2,375**	**$ 6,800**
	TOTAL ADMINISTRATION	**$ 227,098**	**$ 193,625**	**$ 320,100**
	Engineering Section			
001-000-542-10-11-00	Salaries	$ 726,218	$ 517,000	$ 726,100
001-000-542-10-12-00	Overtime	465	-	-
001-000-542-10-21-00	Benefits	260,369	221,800	362,300
	TOTAL PERSONNEL	**$ 987,052**	**$ 738,800**	**$ 1,088,400**
001-040-542-10-31-00	Office & Operating Supplies	$ 3,646	$ 4,000	$ 4,000
001-040-542-10-31-01	Meeting Expense	-	400	-
001-040-542-10-31-04	Safety Clothing	633	600	600
001-040-542-10-32-00	Fuel	4,924	2,400	3,000
001-040-542-10-34-00	Maps and publications	139	400	400
001-040-542-10-35-00	Small Tools & Minor Equipment	1,161	5,000	-
	TOTAL SUPPLIES	**$ 10,503**	**$ 12,800**	**$ 8,000**
001-040-542-10-41-00	Professional Services	$ 772	$ 89,000	$ 30,000
001-040-542-10-41-02	Engineering Services (3)	109,034	65,000	200,000
001-040-542-10-41-04	Copying	58	400	-
001-040-542-10-42-00	Communications	5,899	3,000	3,000
001-040-542-10-43-00	Travel	1,275	1,000	1,000
001-040-542-10-48-00	Repair & Maintenance	885	6,700	-
001-040-542-10-49-01	Memberships (1)	643	900	850
001-040-542-10-49-03	Training	5,352	4,800	2,400
	TOTAL SERVICES & CHARGES	**$ 123,917**	**$ 170,800**	**$ 237,250**
001-040-533-10-51-00	Intergovernmental-BLMD (4)	$ 142,554	$ 101,000	$ 110,000
	TOTAL INTERGOVERNMENTAL	**$ 142,554**	**$ 101,000**	**$ 110,000**

Exhibit 4

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
001-040-594-43-64-00	Machinery & Equipment (5)	$ -	$ -	$ 36,000
	TOTAL CAPITAL	**$ -**	**$ -**	**$ 36,000**
	TOTAL ENGINEERING	**$ 1,264,026**	**$ 1,023,400**	**$ 1,479,650**
	TOTAL DEPARTMENT	**$ 1,491,124**	**$ 1,217,025**	**$ 1,799,750**

(1) Memberships include: Public Works Dept. ICMA dues, professional engineer license renewals, American Public Works Association, Urban and Regional Information Systems Association. (Some memberships split 3 ways-Parks, Streets, SWM).
(2) Includes cost to send senior level employee to Cascade executive training in 2015.

(3) Engineering Services support development review activities (recoverable through permit fees), grant application support, project investigation, survey work, geotechnical assistance, GIS mapping/database management support.
(4) Beaver Lake Management District-paid for by an assessment on the property owners within the BLMD. Covers monitoring, data collection, and administration. Expenditures are offset by revenues.
(5) Vehicle for new ROW Inspector position.

Exhibit 4

City of Sammamish
General Fund

Social & Human Services Department

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
001-050-559-20-41-00	Professional Services (1)	$ 351,240	$ 357,000	$ 357,000
001-050-559-20-41-00	Affordable Housing (2)	-	20,000	20,000
001-050-559-20-41-00	Administrative Fee (3)	-	-	6,000
	TOTAL SERVICES & CHARGES	**$ 351,240**	**$ 377,000**	**$ 383,000**
	TOTAL DEPARTMENT	**$ 351,240**	**$ 377,000**	**$ 383,000**

(1) City Council determines funding. Includes $2,500 for Sammamish Cares permits.
(2) City contribution to the A Regional Coalition for Housing (ARCH) trust fund.
(3) Beginning in 2015 the City of Bellevue is charging a fee to administer the Human Services grant funding program.

Exhibit 4

City of Sammamish
General Fund

Community Development

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Planning Section			
001-058-558-60-11-00	Salaries	$ 1,729,165	$ 1,939,100	$ 1,990,661
001-058-558-60-12-00	Overtime	3,031	10,000	10,000
001-058-558-60-21-00	Benefits	631,387	740,000	792,300
	TOTAL PERSONNEL	**$ 2,363,582**	**$ 2,689,100**	**$ 2,792,961**
001-058-558-60-31-00	Office & Operating Supplies	$ 5,979	$ 7,000	$ 8,000
001-058-558-60-31-01	Meeting Expense	1,686	2,600	2,600
001-058-558-60-31-02	Books	220	200	200
001-058-558-60-32-00	Fuel	385	500	500
001-058-558-60-34-00	Maps and publications	-	1,000	1,000
001-058-558-60-35-00	Small Tools & Minor Equipment	532	4,000	4,000
	TOTAL SUPPLIES	**$ 8,802**	**$ 15,300**	**$ 16,300**
001-058-558-60-41-00	Professional Services - Planning	$ 130,038	$ 601,000	$ -
001-058-558-60-41-01	Prof Svcs-Reimbursed Services (1)	-	120,000	120,000
001-058-558-60-41-04	Copying	2,333	20,000	12,000
001-058-558-60-42-00	Communications	831	1,600	-
001-058-558-60-42-02	Postage	3,434	12,000	9,000
001-058-558-60-43-00	Travel	3,274	10,000	10,000
001-058-558-60-44-00	Advertising/Public Notices	50	2,000	1,500
001-058-558-60-48-00	Repair & Maintenance	22,010	-	-
001-058-558-60-49-00	Miscellaneous	275	-	-
001-058-558-60-49-01	Memberships (5)	6,850	8,000	11,200
001-058-558-60-49-03	Training	9,386	12,000	12,000
	TOTAL SERVICES & CHARGES	**$ 178,483**	**$ 786,600**	**$ 175,700**
001-058-558-60-51-00	Intergovernmental Services	$ 4,080	$ 10,000	$ 10,000
	TOTAL INTERGOVERNMENTAL	**$ 4,080**	**$ 10,000**	**$ 10,000**
	TOTAL PLANNING	**$ 2,554,947**	**$ 3,501,000**	**$ 2,994,961**
	Building Section			
001-058-524-20-11-00	Salaries	$ 689,207	$ 931,000	$ 1,189,200
001-058-524-20-12-00	Overtime	6,619	20,000	20,000
001-058-524-20-21-00	Benefits	291,249	446,300	610,200
	TOTAL PERSONNEL	**$ 987,076**	**$ 1,397,300**	**$ 1,819,400**
001-058-524-20-31-00	Office & Operating Supplies	$ 2,936	$ 5,000	$ 6,000
001-058-524-20-31-01	Meeting Expense	78	400	400
001-058-524-20-31-02	Books	654	8,000	10,000
001-058-524-20-31-04	Safety Clothing & Equipment	979	2,000	2,000
001-058-524-20-32-00	Fuel	4,611	6,000	6,000
001-058-524-20-34-00	Maps	-	2,000	-
001-058-524-20-35-00	Small Tools & Minor Equipment	513	-	2,000
	TOTAL SUPPLIES	**$ 9,769**	**$ 23,400**	**$ 26,400**
001-058-524-20-41-00	Professional Services (2)	$ 92,913	$ 220,000	$ 120,000
001-058-524-20-41-04	Copying	1,646	2,000	2,000
001-058-524-20-42-00	Communications	4,937	11,800	15,000
001-058-524-20-42-02	Postage	8	200	200
001-058-524-20-43-00	Travel	1,949	5,000	6,000

Exhibit 4

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
001-058-524-20-44-00	Advertising			200
001-058-524-20-48-00	Repair & Maintenance	247	3,000	1,500
001-058-524-20-49-01	Memberships (5)	1,120	1,000	2,000
001-058-524-20-49-03	Training	6,577	10,000	12,000
	TOTAL SERVICES & CHARGES	**$ 109,397**	**$ 253,000**	**$ 158,900**
	TOTAL BUILDING	**$ 1,106,242**	**$ 1,673,700**	**$ 2,004,700**
	Permit Center Section			
001-058-558-50-11-00	Salaries	$ 406,748	$ 511,100	$ 567,400
001-058-558-50-12-00	Overtime	18	2,000	2,000
001-058-558-50-21-00	Benefits	158,759	202,300	270,300
	TOTAL PERSONNEL	**$ 565,525**	**$ 715,400**	**$ 839,700**
001-058-558-50-31-00	Office & Operating Supplies	$ 5,160	$ 6,000	$ 6,000
001-058-558-50-31-02	Books	-	2,000	1,000
001-058-558-50-32-00	Fuel	66	200	-
001-058-558-50-34-00	Maps and publications	-	600	-
001-058-558-50-35-00	Small Tools & Minor Equipment	29	-	2,000
	TOTAL SUPPLIES	**$ 5,255**	**$ 8,800**	**$ 9,000**
001-058-558-50-41-00	Professional Services (3)	$ 27,216	$ 52,900	$ 12,000
001-058-558-50-41-04	Copying	752	2,000	1,000
001-058-558-50-42-00	Communications	-	1,000	-
001-058-558-50-42-02	Postage	22	200	-
001-058-558-50-43-00	Travel	998	2,000	2,000
001-058-558-50-48-00	Repair & Maintenance	168	-	-
001-058-558-50-49-00	Miscellaneous (4)	80	56,000	60,000
001-058-558-50-49-01	Memberships (5)	758	600	600
001-058-558-50-49-03	Training	6,198	8,000	4,000
	TOTAL SERVICES & CHARGES	**$ 36,191**	**$ 122,700**	**$ 79,600**
	TOTAL PERMIT CENTER	**$ 606,972**	**$ 846,900**	**$ 928,300**
	ARRA Salaries			
	ARRA Home Energy Reports	$ 6,667	$ -	$ -
	ARRA Sustainability Strategy	203	-	-
	TOTAL ARRA EXPENSE	**$ 6,869**	**$ -**	**$ -**
	TOTAL DEPARTMENT	**$ 4,275,030**	**$ 6,021,600**	**$ 5,927,961**

(1) Reimbursed Prof Services -wetland, on call engineering, surveying, geotech.
(2) Contract peer review/inspection-Town Center.
(3) Contract technical assistance - Piedmont Signs.
(4) Credit card merchant fees.
(5) Memberships include: American and Washington Associations of Code Enforcement, American Planning Association, International Code Council, King County Cities Climate Change Coalition, Society of Wetland Scientists, WA Association of Building Officials, WA Association of Permit Technicians.

Exhibit 4

City of Sammamish
General Fund

Parks & Recreation Department

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Arts Section			
001-076-573-20-31-00	Office & Operating Supplies	$ 5,808	$ 8,000	$ 8,000
001-076-573-20-35-00	Small Tools & Minor Equipment	9,680	4,000	4,000
	TOTAL SUPPLIES	**$ 15,488**	**$ 12,000**	**$ 12,000**
001-076-573-20-41-00	Professional Svs-Arts Commission	$ 30,948	$ 33,600	$ 46,600
001-076-573-20-41-04	Copying-Arts Commission	4,447	600	600
001-076-573-20-42-02	Postage	3	200	200
001-076-573-20-44-00	Advertising	4,511	1,000	1,000
001-076-573-20-45-00	Operating Rentals & Leases	4,463	1,500	1,500
001-076-573-20-48-00	Repair & Maintenance	-	2,000	2,000
001-076-573-20-49-01	Memberships (11)	235	200	200
001-076-573-20-49-03	Training-Seminars/Conferences	-	500	500
	TOTAL SERVICES & CHARGES	**$ 44,607**	**$ 39,600**	**$ 52,600**
	TOTAL ARTS	**$ 60,095**	**$ 51,600**	**$ 64,600**
	Culture Section			
001-076-573-20-41-01	Professional Svcs-Sam. Symphony (1)	$ 15,950	$ 20,000	$ 30,000
001-076-573-20-41-02	Prof. Svc - Master Chorus Eastside	2,000	2,000	2,000
001-076-573-90-41-01	Prof Services-Farmer's Market	20,000	20,000	20,000
001-076-573-90-41-02	Prof Svcs - Heritage Society	10,000	10,000	10,000
	TOTAL SERVICES & CHARGES	**$ 47,950**	**$ 52,000**	**$ 62,000**
	TOTAL CULTURE	**$ 47,950**	**$ 52,000**	**$ 62,000**
	Wellness Section			
001-076-517-90-31-00	Supplies - Wellness Prog	$ 2,440	$ 3,000	$ 2,500
001-076-517-90-35-00	Small Tools - Wellness Prog	-	-	1,000
	TOTAL SUPPLIES	**$ 2,440**	**$ 3,000**	**$ 3,500**
001-076-517-90-41-00	Professional Svcs - Wellness	$ 700	$ 2,000	$ 1,500
001-076-517-90-43-00	Travel - Wellness Prog	178	500	500
001-076-517-90-49-00	Miscellaneous - Wellness Prog	-	-	-
001-076-517-90-49-03	Training/Conf - Wellness	35	1,000	1,000
	TOTAL SERVICES & CHARGES	**$ 913**	**$ 3,500**	**$ 3,000**
	TOTAL WELLNESS	**$ 3,353**	**$ 6,500**	**$ 6,500**
	Volunteer Services			
001-076-518-90-11-00	Salary	$ 120,069	$ 134,800	$ 105,100
001-076-518-90-21-08	Volunteer L&I	423	400	400
001-076-518-90-21-00	Benefits	65,543	72,600	36,600
	TOTAL PERSONNEL	**$ 186,034**	**$ 207,800**	**$ 142,100**
001-076-518-90-31-00	Office & Operating Supplies (2)	$ 13,271	$ 17,400	$ 136,000
001-076-518-90-35-00	Small Tools & Minor Equipment	347	2,000	3,400
	TOTAL SUPPLIES	**$ 13,619**	**$ 19,400**	**$ 139,400**
001-076-518-90-41-00	Professional Services (3)	$ 336	$ 1,500	$ 7,000
001-076-518-90-41-04	Copying	113	600	-
001-076-518-90-42-02	Postage	9	200	-

Exhibit 4

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
001-076-518-90-43-00	Travel	356	1,000	1,000
001-076-518-90-44-00	Advertising	250	800	1,000
001-076-518-90-45-00	Operating Rentals	1,944	-	-
001-076-518-90-49-00	Miscellaneous	10	-	-
001-076-518-90-49-01	Memberships (11)	175	500	400
001-076-518-90-49-03	Training	613	1,000	1,000
	TOTAL SERVICES & CHARGES	**$ 3,806**	**$ 5,600**	**$ 10,400**
	TOTAL VOLUNTEER SERVICES	**$ 203,459**	**$ 232,800**	**$ 291,900**
	Administration Section			
001-076-571-10-11-00	Salaries	$ 598,719	$ 654,900	$ 662,500
001-076-571-10-21-00	Benefits	189,217	210,400	258,000
	TOTAL PERSONNEL	**$ 787,936**	**$ 865,300**	**$ 920,500**
001-076-571-10-31-00	Office & Operating Supplies	$ 7,618	$ 6,000	$ 8,000
001-076-571-10-32-00	Fuel	124	-	-
001-076-571-10-35-00	Small Tools & Minor Equipment	1,161	2,000	2,000
	TOTAL SUPPLIES	**$ 8,903**	**$ 8,000**	**$ 10,000**
001-076-571-10-41-00	Professional Services	$ 6,348	$ 10,000	$ 8,000
001-076-571-10-41-04	Copying	759	-	-
001-076-571-10-42-00	Communications	32	400	400
001-076-571-10-42-02	Postage	127	2,000	2,000
001-076-571-10-43-00	Travel	2,152	8,000	6,000
001-076-571-10-49-01	Memberships (11)	3,083	3,400	4,200
001-076-571-10-49-03	Training	5,132	5,000	5,000
	TOTAL SERVICES & CHARGES	**$ 17,633**	**$ 28,800**	**$ 25,600**
001-076-594-76-64-61	Machinery and Equipment	$ 7,595	$ -	$ -
	TOTAL MACHINERY & EQUIPMENT	**$ 7,595**	**$ -**	**$ -**
	TOTAL ADMINISTRATION	**$ 822,067**	**$ 902,100**	**$ 956,100**
	Planning & Development			
001-076-576-95-11-00	Salaries	$ 432,366	$ 347,500	$ 374,900
001-076-576-95-21-00	Benefits	149,359	106,900	126,000
	TOTAL PERSONNEL	**$ 581,725**	**$ 454,400**	**$ 500,900**
001-076-576-95-31-00	Office & Operating Supplies	$ 2,988	$ 4,000	$ 4,000
001-076-576-95-32-00	Fuel	689	1,000	1,000
001-076-576-95-35-00	Small Tools & Minor Equipment	2,105	5,000	2,000
	TOTAL SUPPLIES	**$ 5,781**	**$ 10,000**	**$ 7,000**
001-076-576-95-41-00	Professional Services (4)	$ 40,698	$ 159,000	$ 108,000
001-076-576-95-41-04	Copying	1,883	20,000	8,000
001-076-576-95-42-00	Communications	106	-	-
001-076-576-95-42-02	Postage	4	-	-
001-076-576-95-43-00	Travel	161	2,000	4,000
001-076-576-95-48-00	Software Maintenance	2,000	8,000	8,000
001-076-576-95-49-01	Memberships (11)	1,312	1,600	3,200
001-076-576-95-49-03	Training	724	4,400	4,400
	TOTAL SERVICES & CHARGES	**$ 46,888**	**$ 195,000**	**$ 135,600**
	TOTAL PLANNING & DEVELOPMENT	**$ 634,395**	**$ 659,400**	**$ 643,500**
	Recreation Programs Section			
001-076-571-18-11-00	Salaries	$ 254,398	$ 268,700	$ 288,800
001-076-571-18-12-00	Overtime	899	-	-
001-076-571-18-13-00	Part-Time (Lifeguards)	81,043	111,700	110,000
001-076-571-18-13-02	Part-Time (Facility Rental Staff)	47,250	51,500	54,000

Exhibit 4

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
001-076-571-18-13-03	Part-Time (Recreation)	10,986	10,300	12,000
001-076-571-18-21-00	Benefits	103,125	110,500	127,800
	TOTAL PERSONNEL	**$ 497,701**	**$ 552,700**	**$ 592,600**
001-076-571-18-31-00	Office & Operating Supplies	$ 35,254	$ 50,000	$ 50,000
001-076-571-18-35-00	Small Tools & Minor Equipment	9,587	26,000	23,000
	TOTAL SUPPLIES	**$ 44,841**	**$ 76,000**	**$ 73,000**
001-076-571-18-41-00	Professional Services-Recreation	$ 204,538	$ 242,000	$ 244,200
001-076-571-18-41-04	Copying	44,471	76,000	76,000
001-076-571-18-42-00	Communications	318	1,200	-
001-076-571-18-42-02	Postage	3,500	-	2,000
001-076-571-18-43-00	Travel	837	3,000	3,000
001-076-571-18-44-00	Advertising	17,805	26,000	26,000
001-076-571-18-45-00	Operating Rentals & Leases	45,408	54,000	54,000
001-076-571-18-48-00	Software Maintenance	3,039	10,000	10,000
001-076-571-18-49-00	Miscellaneous	25	4,000	-
001-076-571-18-49-01	Memberships (11)	1,915	2,600	2,600
001-076-571-18-49-03	Training - Seminars/Conference	7,260	4,000	4,000
	TOTAL SERVICES & CHARGES	**$ 329,117**	**$ 422,800**	**$ 421,800**
001-076-571-18-51-00	Intergovernmental Services	$ 2,348	$ 2,200	$ 2,000
	TOTAL INTERGOVERNMENTAL	**$ 2,348**	**$ 2,200**	**$ 2,000**
001-076-594-71-64-18	Machinery & Equipment (5)	$ -	$ 3,000	$ 5,250
	TOTAL CAPITAL	**$ -**	**$ 3,000**	**$ 5,250**
	TOTAL RECREATION PROGRAMS	**$ 874,006**	**$ 1,056,700**	**$ 1,094,650**
	Park Resource Management			
001-076-576-80-11-00	Salaries	$ 766,790	$ 864,300	$ 986,800
001-076-576-80-12-00	Overtime	38,151	50,000	50,000
001-076-576-80-13-00	Part-Time (Summer Help)	124,077	162,600	182,000
001-076-576-80-13-01	Part-Time (9 month)	346,335	418,200	464,000
001-076-576-80-21-00	Benefits	430,850	570,400	552,100
001-076-576-80-21-00	Benefits (Seasonals)	-	-	305,900
	TOTAL PERSONNEL	**$ 1,706,202**	**$ 2,065,500**	**$ 2,540,800**
001-076-576-80-31-00	Office & Operating Supplies (6)	$ 233,943	$ 288,000	$ 328,000
001-076-576-80-31-01	Meeting Expense	497	-	-
001-076-576-80-31-04	Safety Clothing & Equipment	11,774	16,000	16,000
001-076-576-80-32-00	Fuel	90,767	109,600	97,440
001-076-576-80-35-00	Small Tools & Equipment	84,196	96,000	100,000
	TOTAL SUPPLIES	**$ 421,176**	**$ 509,600**	**$ 541,440**
001-076-576-80-41-00	Professional Services (7)	$ 584,776	$ 666,800	$ 686,300
001-076-576-80-42-00	Communications	47,622	22,400	22,400
001-076-576-80-43-00	Travel	852	2,000	2,000
001-076-576-80-45-00	Operating Rentals & Leases (8)	71,633	56,000	106,000
001-076-576-80-47-00	Utilities	256,625	237,700	239,540
001-076-576-80-48-00	Repair & Maintenance (9)	87,661	70,000	94,000
001-076-576-80-49-00	Miscellaneous	910	-	-
001-076-576-80-49-01	Memberships (11)	92	-	-
001-076-576-80-49-03	Training - Seminars/Conference	11,531	12,000	13,000
	TOTAL SERVICES & CHARGES	**$ 1,061,703**	**$ 1,066,900**	**$ 1,163,240**
001-076-576-80-51-00	Intergovernmental Services	$ 236	$ -	$ -
	TOTAL INTERGOVERNMENTAL	**$ 236**	**$ -**	**$ -**
001-076-594-76-64-80	Machinery & Equipment (10)	$ 23,512	$ 12,000	$ 22,000
	TOTAL CAPITAL	**$ 23,512**	**$ 12,000**	**$ 22,000**

Exhibit 4

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	TOTAL PARK RESOURCE MGMT	**$ 3,212,828**	**$ 3,654,000**	**$ 4,267,480**
	TOTAL DEPARTMENT	**$ 5,858,153**	**$ 6,615,100**	**$ 7,386,730**

* Partial revenue offset of some rec. programs (i.e. 4th on the Plateau, Sammamish Days, Concert Series, Teen Fest, etc)

(1) Increase to Sammamish Symphony $5,000 per year at Council direction.

(2) Plants for volunteer planting projects. Includes $15,000 per year for tree planting at Council direction.

(3) Volunteer dinner $3,000/year, miscellaneous $250/year.

(4) Wetland monitoring Beaver Lake Preserve & Sammamish Landing, park surveys, landscape architect/engineering services.

(5) Canopy (canvas cover) for the portable stage.

(6) Contribution to Friends of the Issaquah Hatchery increased to $20,000 per year at Council direction.

(7) Added field maintenance for new turf field at Eastlake High School approx. $14,000. Honey buckets moved to rentals.

(8) Honey bucket rentals moved from professional services approximately $25,000.

(9) Increase based on actuals.

(10) Two synthetic turf field sweepers. 1/3 cost of a trailer mounted air compressor.

(11) Memberships include: Volunteer Administrators NW, Volunteermatch.org., WA Recreation and Parks Association, National Recreation and Parks Association, American Society for Landscape Architects, WA Festivals and Events, WA State Arts Alliance.

Exhibit 4

City of Sammamish
General Fund

Non-Departmental Department

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Voter Registration Section			
001-090-514-40-51-00	Election Costs	$ 60,260	$ 80,000	$ 120,000
001-090-514-90-51-00	Voter Registration Costs	134,459	140,000	165,000
	TOTAL INTERGOVERNMENTAL	**$ 194,719**	**$ 220,000**	**$ 285,000**
	TOTAL VOTER REGISTRATION	**$ 194,719**	**$ 220,000**	**$ 285,000**
	Economic Development Section			
001-090-558-70-41-00	Professional Services-Consulting	$ -	$ 170,000	$ 40,000
001-090-558-70-41-01	Professional Services-Quadrant Plans	-	200,000	-
001-090-558-70-49-01	Memberships (1)	-	10,200	200
	TOTAL SERVICES & CHARGES	**$ -**	**$ 380,200**	**$ 40,200**
	TOTAL ECONOMIC DEVELOPMENT	**$ -**	**$ 380,200**	**$ 40,200**
	Other General Government Services Section			
001-090-517-90-11-01	Committee Chair Pay	$ -	$ 2,400	$ 2,400
001-090-518-90-21-00	Salaries (2)	-	-	83,200
001-090-518-90-11-00	Benefits	-	-	44,200
	TOTAL PERSONNEL	**$ -**	**$ 2,400**	**$ 129,800**
001-090-518-50-31-00	Office & Operating Supplies	$ 23,949	$ 40,000	$ 40,000
001-090-518-90-31-05	Meeting Meal Expense (3)	-	4,500	4,500
001-090-518-50-35-00	Small Tools & Minor Equipment	459	8,000	8,000
	TOTAL SUPPLIES	**$ 24,408**	**$ 52,500**	**$ 52,500**
001-090-511-10-49-06	Sound Cities Membership	$ 49,268	$ 54,000	$ 54,000
001-090-511-10-49-07	AWC Membership	59,537	60,000	60,000
001-090-511-10-49-09	Puget Snd Regional Council Memb.	39,612	44,000	44,000
001-090-511-10-49-15	National League of Cities	6,646	7,000	8,000
001-090-518-30-48-00	Repairs & Maintenance	471	4,000	4,000
001-090-518-90-41-09	Operating Contingency (6)	-	2,070,000	2,000,000
001-090-518-90-42-00	Communications	-	4,000	-
001-090-518-90-42-02	Postage	13,167	28,500	28,500
001-090-518-90-47-00	Surface Water Fees	16,764	16,800	38,000
001-090-518-90-49-00	Miscellaneous	642	-	-
001-090-518-90-49-01	Memberships	-	-	-
001-090-518-90-49-15	Friends of Lake Sam. State Park (4)	-	-	20,000
001-090-518-90-49-16	Eastside Leadership Program	-	-	-
001-090-518-90-49-17	Enterprise Seattle	10,000	-	-
001-090-525-60-49-12	Sammamish Citizen Corps	19,955	20,000	20,000
001-090-525-60-49-13	Ham Radio Maintenance	-	2,400	2,400
001-090-537-70-47-01	Recycling	182,351	180,000	190,000
001-090-557-20-41-00	Professional Services (5)	23,787	15,000	25,000
001-090-558-60-41-10	Revenue Related DCD Contingency (6)	-	1,000,000	1,000,000
001-090-558-70-49-14	Samm. Chamber of Commerce	550	1,200	1,200
001-090-559-20-49-08	ARCH Membership	92,376	96,000	120,000
	TOTAL SERVICES & CHARGES	**$ 515,126**	**$ 3,602,900**	**$ 3,615,100**
001-090-518-90-51-00	Intergovernmental Services	$ 4,080	$ -	$ 8,020

Exhibit 4

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
001-090-518-90-53-00	Intergovernmental Taxes	18	-	-
	TOTAL INTERGOVERNMENTAL	**$ 4,098**	**$ -**	**$ 8,020**
001-090-594-18-64-01	Machinery & Equipment	$ 251,100	$ -	$ -
001-090-594-18-67-01	Capital Contingency Reserve	-	3,000,000	3,000,000
	TOTAL CAPITAL	**$ 251,100**	**$ 3,000,000**	**$ 3,000,000**
001-091-518-90-49-00	Admin Dept. Fleet Repl	$ 2,184	$ 1,422	$ 9,040
001-091-518-90-48-00	Admin Dept. Fleet R&M	760	884	2,010
001-091-558-60-49-00	Comm Dev Dept. Fleet Repl	17,680	23,212	33,384
001-091-558-60-48-00	Comm Dev Dept. Fleet R&M	3,940	678	782
001-091-576-61-49-00	Parks Dept. Fleet Repl	2,184	4,738	4,752
001-091-576-61-48-00	Parks Dept. Fleet R&M	760	1,270	200
001-091-542-10-49-00	PW Engr-Insp Fleet Repl	12,014	19,030	19,682
001-091-542-10-48-00	PW Engr-Insp Fleet R&M	3,120	1,504	3,874
001-091-576-68-49-00	Parks M&O Fleet Repl	95,610	106,704	151,686
001-091-576-68-48-00	Parks M&O Fleet R&M	74,886	90,222	93,006
001-090-518-80-41-52	Interfund - Technology	1,413,096	1,413,096	1,891,500
001-090-518-90-46-53	Interfund - Risk Management	360,000	360,000	687,150
	TOTAL INTERFUND	**$ 1,986,234**	**$ 2,022,760**	**$ 2,897,066**
	TOTAL OTHER GENERAL GOVT SVCS	**$ 2,780,967**	**$ 8,680,560**	**$ 9,702,486**
	Pollution Control Section			
001-090-553-70-51-00	Intgovtl Svc's - Air Pollution	$ 55,454	$ 63,000	$ 88,200
	TOTAL INTERGOVERNMENTAL	**$ 55,454**	**$ 63,000**	**$ 88,200**
	TOTAL POLLUTION CONTROL	**$ 55,454**	**$ 63,000**	**$ 88,200**
	Public Health Section			
001-090-562-00-53-00	External Taxes - Alcoholism	$ 22,778	$ 24,000	$ 24,000
	TOTAL INTERGOVERNMENTAL	**$ 22,778**	**$ 24,000**	**$ 24,000**
	TOTAL PUBLIC HEALTH	**$ 22,778**	**$ 24,000**	**$ 24,000**
	Operating Transfers Out Section			
001-090-597-11-55-01	Oper Trnsfr - Street (7)	$ 10,500,000	$ 8,960,000	$ 8,960,000
001-090-597-11-55-31	Oper Trnsfr - Gen Gov CIP	3,119,948	-	-
001-090-597-11-55-32	Oper Trnsfr - Parks CIP (7)	5,000,000	5,770,000	8,270,000
001-090-597-11-55-34	Oper Trnsfr - Transport CIP (7)	-	770,000	770,000
	TOTAL INTERFUND	**$ 18,619,948**	**$ 15,500,000**	**$ 18,000,000**
	TOTAL OPERATING TRANSFERS OUT	**$ 18,619,948**	**$ 15,500,000**	**$ 18,000,000**
	TOTAL DEPARTMENT	**$ 21,673,865**	**$ 24,867,760**	**$ 28,139,886**

(1) International Council of Shopping Centers $100/year.

(2) Management Analyst Intern moved here from City Manager Department to reflect analysis work done for multiple departments.

(3) 6 all city staff @$75, 2 employee appreciation events $500 BBQ, $1,300 lunch and employee of year awards

(4) Support for Executive Director of Friends of Lake Sammamish State Park at Council direction.

(5) 2 year ortho photography cycle.

(6) Contingency funds include potential medical insurance costs of $230,000 for seasonal employees in 2015, Comprehensive Plan update actions and Comprehensive Plan docket actions.

(7) 35% of REET budgeted in Street Fund. Reduce GF transfer to Streets and increase GF transfer to Parks CIP and Transportation CIP for the amount of the REET allocation to Streets. 2015-$7,500,000 to Parks CIP for Community Center.

Exhibit 4

City of Sammamish

Street Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Beginning Fund Balance	$ 931,009	$ 3,358,155	$ 5,523,474
101-000-333-20-20-00	Federal Grant	$ -	$ 175,000	$ -
101-000-333-83-50-00	FEMA	142,578	-	-
101-000-334-01-80-00	Military Dept State Grant	23,763	-	-
101-000-336-00-87-00	Street Fuel Tax	1,922,413	1,810,000	1,998,000
101-000-338-95-01-00	Water/Sewer District Share	145,224	-	-
	TOTAL INTERGOVERNMENTAL	**$ 2,233,978**	**$ 1,985,000**	**$ 1,998,000**
101-000-345-89-13-00	Concurrency Test Fees (1)	$ -	$ 50,000	$ 60,000
	TOTAL CHARGES FOR SERVICES	**$ -**	**$ 50,000**	**$ 60,000**
101-000-361-11-00-00	Interest Income	$ 20,620	$ 13,300	$ 15,000
101-000-367-12-00-00	Contributions-Private Source	37,840	-	-
	TOTAL MISCELLANEOUS	**$ 58,460**	**$ 13,300**	**$ 15,000**
101-000-395-30-00-00	Restitution	$ 5,927	$ -	$ -
101-000-397-00-00-01	Operating Transfers - General (2)	10,500,000	8,960,000	8,960,000
101-000-397-00-03-02	REET 1 Transfers - Parks CIP (3)	-	770,000	770,000
101-000-397-00-03-40	REET 2 Transfers - Transp. CIP (3)	-	770,000	770,000
101-000-398-00-00-00	Compensation from Ins Recovery	14,884	-	-
	TOTAL NONREVENUES	**$ 10,520,811**	**$ 10,500,000**	**$ 10,500,000**
	TOTAL REVENUES	**$ 12,813,248**	**$ 12,548,300**	**$ 12,573,000**
	TOTAL FUND	**$ 13,744,257**	**$ 15,906,455**	**$ 18,096,474**

(1) Concurrency test fees cover the cost of concurrency management expenditures.
(2) Transfer from General Fund reduced by the amount of the REET transfers.
(3) 35% of REET that may be used for maintenance through 2016 transferred to the Street Fund for pavement overlay. RCW 82.46, House Bill 1953.

Exhibit 4

City of Sammamish

Street Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Maintenance Section			
101-000-542-30-11-00	Salaries	$ 456,082	$ 530,600	$ 449,700
101-000-542-30-12-00	Overtime	107,980	60,000	60,000
101-000-542-30-13-00	Part-time (summer help)	47,254	69,700	70,800
101-000-542-30-13-01	Part-Time (9 month)	130,355	78,400	79,600
101-000-542-30-14-00	On-Call Pay	12,012	13,000	13,000
101-000-542-30-21-00	Benefits	295,929	318,200	246,100
101-000-542-30-21-00	Benefits (Seasonals)	-	-	63,300
	TOTAL PERSONNEL	**$ 1,049,612**	**$ 1,069,900**	**$ 982,500**
101-000-542-30-31-00	Office & Operating Supplies	$ 203,280	$ 220,000	$ 230,000
101-000-542-30-31-01	Meeting Expense	585	500	500
101-000-542-30-31-04	Safety Clothing & Equipment	11,637	9,300	9,300
101-000-542-30-32-00	Fuel	45,687	44,850	46,000
101-000-542-30-35-00	Small Tools & Minor Equipment	51,406	30,000	50,000
101-000-542-30-35-00	Communication Equipment	-	400	400
101-000-542-66-31-00	Snow & Ice Supplies (1)	179,283	100,000	200,000
	TOTAL SUPPLIES	**$ 491,878**	**$ 405,050**	**$ 536,200**
101-000-542-30-41-00	Professional Services (2)	$ 230,290	$ 80,000	$ 280,000
101-000-542-30-41-01	Prof Svc: ROW landscape (3)	236,080	235,000	335,000
101-000-542-30-42-00	Communications	31,026	14,000	14,000
101-000-542-30-43-00	Travel	2,709	4,000	2,000
101-000-542-30-45-00	Operating Rentals & Leases	47,748	40,000	50,000
101-000-542-30-47-00	Utilities	423,636	327,800	340,000
101-000-542-30-48-00	Repair & Maintenance	6,439	14,000	14,000
101-000-542-30-48-50	Roadway Maintenance	289,555	-	-
101-000-542-30-48-51	Roadway	3,432,894	-	-
101-000-542-40-48-50	Drainage	103,075	-	-
101-000-542-61-48-50	Sidewalks (4)	18,564	-	200,000
101-000-542-63-48-51	Street Lighting (5)	-	-	100,000
101-000-542-63-48-52	Street Lighting - Basic	1,100	-	-
101-000-542-64-48-50	Traffic Control Device-Routine	7,124	-	-
101-000-542-64-48-51	Traffic Control Devices (6)	1,001	-	90,000
101-000-542-64-48-52	Traffic Control Devices-Basic	193,658	-	-
101-000-542-64-48-54	Traffic Control Devices -Basic	73,973	-	-
101-000-542-66-45-00	Operating Rentals & Leases	913	-	-
101-000-542-66-48-00	Snow & Ice Control - Non-gov't	9,803	-	-
101-000-542-66-48-50	Snow and Ice Control	490	-	-
101-000-542-67-48-01	Street Cleaning	27,041	-	-
101-000-542-67-48-50	Street Cleaning	7,447	98,500	165,600
101-000-542-80-48-53	Ancillary-Discretionary Traffic	2,843	-	-
101-000-542-30-48-51	Roadway - Overlay Program (4)	2,206,733	6,000,000	6,000,000
101-000-542-30-49-00	Miscellaneous	2,212	-	-
101-000-542-30-49-03	Training	9,022	12,000	12,000
	TOTAL SERVICES & CHARGES	**$ 7,365,376**	**$ 6,825,300**	**$ 7,602,600**
101-000-542-30-51-01	Road Maintenance Contract	$ -	$ 450,000	$ 200,000
101-000-542-30-51-02	Traffic Contract	-	310,000	322,000
	TOTAL INTERGOVERNMENTAL	**$ -**	**$ 760,000**	**$ 522,000**
101-000-594-42-63-00	Other Improvements 30% of MOC	$ 316,631	$ -	$ -
101-000-594-42-64-30	Machinery & Equipment (7)	22,590	12,000	6,000
	TOTAL CAPITAL	**$ 339,222**	**$ 12,000**	**$ 6,000**

Exhibit 4

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	TOTAL MAINTENANCE	**$ 9,246,088**	**$ 9,072,250**	**$ 9,649,300**
	Administration Section			
101-000-543-10-11-00	Salaries	$ 154,930	$ 164,800	$ 260,800
101-000-543-10-21-00	Benefits	58,608	56,250	98,600
	TOTAL PERSONNEL	**$ 213,538**	**$ 221,050**	**$ 359,400**
101-000-543-10-31-00	Office & Operating Supplies	$ 531	$ 1,400	$ 1,400
101-000-543-10-31-05	Meeting Meals	28	400	400
101-000-543-10-34-00	Maps and publications	89	-	-
101-000-543-10-35-00	Small Tools & Minor Equipment	178	-	-
	TOTAL SUPPLIES	**$ 826**	**$ 1,800**	**$ 1,800**
101-000-543-10-41-04	Copying	$ 2	$ -	$ -
101-000-543-10-41-99	Street Operating Contingency (8)	-	200,000	100,000
101-000-543-10-42-00	Communications	88	-	-
101-000-543-10-43-00	Travel	-	700	700
101-000-543-10-48-00	Repair & Maintenance	1,413	-	-
101-000-543-10-49-01	Memberships (9)	-	250	250
101-000-543-10-49-03	Training	158	1,300	1,000
	TOTAL SERVICES & CHARGES	**$ 1,662**	**$ 202,250**	**$ 101,950**
	TOTAL ADMINISTRATION	**$ 216,025**	**$ 425,100**	**$ 463,150**
	Engineering Section			
101-000-542-10-11-00	Salaries	$ 389,998	$ 406,100	$ 483,600
101-000-542-10-12-00	Overtime	465	2,000	2,000
101-000-542-10-21-00	Benefits	139,894	158,300	207,700
	TOTAL PERSONNEL	**$ 530,356**	**$ 566,400**	**$ 693,300**
101-000-542-10-31-00	Office & Operating Supplies	$ 3,244	$ 4,000	$ 4,000
101-000-542-10-31-01	Meetings	28	400	400
101-000-542-10-31-02	Books	1,174	-	-
101-000-542-10-31-04	Safety Clothing & Equipment	544	600	600
101-000-542-10-32-00	Fuel	-	2,400	-
101-000-542-10-34-00	Maps and publications	847	400	-
101-000-542-10-35-00	Small Tools & Minor Equipment	2,711	5,000	5,000
	TOTAL SUPPLIES	**$ 8,547**	**$ 12,800**	**$ 10,000**
101-000-542-10-41-00	Professional Services (10)	$ 15,000	$ 150,000	$ 220,000
101-000-544-40-41-05	CIP Management System	-	10,000	-
101-000-544-40-41-06	Transportation Computer Model	68,638	20,000	20,000
101-000-544-40-41-07	Level Of Service	15,846	80,000	-
101-000-544-40-41-08	Concurrency Mgmnt System (11)	3,972	50,000	50,000
101-000-547-10-41-09	Transit Program	110,547	120,000	120,000
101-000-542-10-42-00	Communications	681	3,000	3,000
101-000-542-10-43-00	Travel	2,184	1,000	1,000
101-000-542-10-47-00	Utilities	1,756	-	-
101-000-542-10-48-00	Repairs & Maintenance	1,228	2,400	1,000
101-000-542-10-49-00	Miscellaneous	355	-	-
101-000-542-10-49-01	Memberships (9)	933	1,500	1,385
101-000-542-10-49-03	Training	3,769	4,800	4,800
	TOTAL SERVICES & CHARGES	**$ 224,909**	**$ 442,700**	**$ 421,185**
101-000-594-42-64-10	Machinery & Equipment	$ 7,595	$ -	$ -
101-000-594-42-64-30	Machinery & Equipment	-	18,000	-
101-000-594-42-64-33	Computer Software (12)	-	-	3,000

Exhibit 4

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	TOTAL CAPITAL	**$ 7,595**	**$ 18,000**	**$ 3,000**
	TOTAL ENGINEERING	**$ 771,407**	**$ 1,039,900**	**$ 1,127,485**
101-000-542-90-49-00	Street - Fleet Repl	$ 89,330	$ 96,984	$ 210,518
101-000-542-90-48-00	Street - Fleet R&M	63,256	62,826	85,582
	TOTAL INTERFUND	**$ 152,586**	**$ 159,810**	**$ 296,100**
	TOTAL EXPENDITURES	**$ 10,386,107**	**$ 10,697,060**	**$ 11,536,035**
	Ending Fund Balance	$ 3,358,150	$ 5,209,395	$ 6,560,439
	TOTAL FUND	**$ 13,744,257**	**$ 15,906,455**	**$ 18,096,474**

(1) Increased to buy products that don't degrade the asphalt.
(2) Asphalt patching, fence repairs, and other miscellaneous work previously supported by King County contract.
(3) Contract for medians, landscape strips, etc. King County can no longer provide slope mowing services.
(4) Pavement management program and associated mandatory ADA sidewalk retrofits.
(5) Conversion of street lights to LED. Lifespan is more than double.
(6) Federally mandated sign replacement and repairs to guardrails and other traffic control devices.
(7) 1/3 of the cost of a trailer mounted air compressor.
(8) Contingency fund to be used only if needed.
(9) Memberships: 1/3 of PE license renewals, American Public Works Association membership fees, Urban and Regional Information Systems Association. Full cost of Institute of Transportation Engineers and NW Pavement Management Association.
(10) Sign inventory and reflectivity testing. Paving marking inventory. ADA transition plan and completion of sidewalk inventory.
(11) The concurrency management system is supported by development fees.
(12) Upgrade Synchro software.

Exhibit 4

City of Sammamish

G.O. Debt Service Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actual Revenues	2013-2014 Budget	2015-2016 Budget
	Beginning Fund Balance	$ -	$ -	$ -
201-000-397-00-03-02	Operating Transfers - Park CIP	$ 2,350,922	$ -	$ -
201-000-397-00-03-40	Operating Transfers - Tran CIP	1,122,667	1,112,000	1,101,333
	TOTAL NONREVENUES	**$ 3,473,589**	**$ 1,112,000**	**$ 1,101,333**
	TOTAL REVENUES	**$ 3,473,589**	**$ 1,112,000**	**$ 1,101,333**
	TOTAL FUND	**$ 3,473,589**	**$ 1,112,000**	**$ 1,101,333**

Exhibit 4

City of Sammamish

G.O. Debt Service Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actual Expenditures	2013-2014 Budget	2015-2016 Budget
201-000-591-95-71-01	PWTF Loan Principal	$ 1,066,666	$ 1,066,666	$ 1,066,666
201-000-591-76-71-11	LTGO Principal	2,175,000	-	-
201-000-592-95-83-01	Interest on PWTF Debt	56,001	45,334	34,667
201-000-592-76-83-11	Interest on 2002 LTGO Debt	175,922	-	-
	TOTAL DEBT SERVICE	**$ 3,473,589**	**$ 1,112,000**	**$ 1,101,333**
	TOTAL EXPENDITURES	**$ 3,473,589**	**$ 1,112,000**	**$ 1,101,333**
	Ending Fund Balance	$ -	$ -	$ -
	TOTAL FUND	**$ 3,473,589**	**$ 1,112,000**	**$ 1,101,333**

The balance of the Public Works Trust Fund loan at 12/31/2014 is $3,733,333.

Exhibit 4

City of Sammamish

General Government Capital Improvement Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Beginning Fund Balance	$ 6,501,355	$ 8,754,593	$ 8,793,778
301-000-345-86-00-00	Mitigation Fees (1)	$ -		$ 1,668,750
	TOTAL CHARGES FOR SERVICES	**$ -**	**$ -**	**$ 1,668,750**
301-000-361-11-00-00	Interest Income	$ 63,260	$ 31,000	$ 30,000
	TOTAL MISCELLANEOUS	**$ 63,260**	**$ 31,000**	**$ 30,000**
301-000-397-00-00-01	Oper Trnsfrs - General Govt.	$ 3,119,948	$ -	$ -
	TOTAL NONREVENUES	**$ 3,119,948**	**$ -**	**$ -**
	TOTAL REVENUES	**$ 3,183,208**	**$ 31,000**	**$ 1,698,750**
	TOTAL FUND	**$ 9,684,563**	**$ 8,785,593**	**$ 10,492,528**

(1) Mitigation fees-Mystic Lake mitigation and settlement agreement.

Exhibit 4

City of Sammamish

General Government Capital Improvement Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
301-000-594-19-62-00	Buildings (1)	$ 199,912	$ -	$ 30,000
301-000-594-19-62-01	Buildings-2nd floor remodel	273,707	-	-
301-000-594-19-62-95	Buildings-Contingency	47,442	-	-
301-100-594-19-62-95	Buildings KC remodel-Contingency	59,294	-	-
301-100-594-19-63-00	City Hall Parking Lot	60,135	-	-
301-000-594-19-63-01	City Hall Parking Lot	258,743	-	-
301-000-594-19-63-00	City Hall Facilities Construction	17,526	-	-
301-000-594-79-63-95	Other Improve.-Contingency	13,211	-	-
301-000-594-73-62-00	Capital Contingency Reserve (2)	-	3,500,000	3,500,000
301-101-594-73-63-00	Emergency Planning	-	120,000	-
	TOTAL CAPITAL	**$ 929,970**	**$ 3,620,000**	**$ 3,530,000**
301-000-597-00-55-01	Operating Tfrs - General Fund (3)	$ -	$ -	$ 50,000
301-000-597-00-55-32	Operating Transfers Parks CIP (4)	-	-	5,000,000
	TOTAL INTERFUND	**$ -**	**$ -**	**$ 5,050,000**
	TOTAL EXPENDITURES	**$ 929,970**	**$ 3,620,000**	**$ 8,580,000**
	Ending Fund Balance	$ 8,754,593	$ 5,165,593	$ 1,912,528
	TOTAL FUND	**$ 9,684,563**	**$ 8,785,593**	**$ 10,492,528**

(1) Fire station 81 utility hookups for generator replacement.

(2) $3,000,000 carry forward of Town Center reserves. $500,000 for LID match.

(3) Transfer proceeds from the sale of jail property to the General Fund to pay for contracted jail space.

(4) Transfer to Parks CIP for Community Center.

Exhibit 4

City of Sammamish

Parks Capital Improvement Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Beginning Fund Balance	$ 10,266,821	$ 12,188,626	$ 9,197,609
302-000-311-10-00-00	Property Tax	$ 218,641	$ 95,000	$ -
302-000-311-10-00-14	Property Tax (1)	-	100,000	240,000
302-000-318-34-00-00	Real Estate Excise Tax #1 (2)	3,015,493	2,850,000	3,250,000
	TOTAL TAXES	**$ 3,234,134**	**$ 3,045,000**	**$ 3,490,000**
302-000-337-07-02-00	State/KC Parks Capital Grants	$ -	$ 100,000	$ -
	TOTAL INTERGOVERNMENTAL	**$ -**	**$ 100,000**	**$ -**
302-000-345-85-02-00	Parks Impact Fees	$ 929,754	$ 1,050,000	$ 1,475,000
	CHARGES FOR SERVICES	**$ 929,754**	**$ 1,050,000**	**$ 1,475,000**
302-000-361-11-00-00	Investment Interest	$ 104,244	$ 57,000	$ 10,000
302-000-367-12-00-00	Contributions-Private Sources	1,424	2,400,000	2,418,000
	TOTAL MISCELLANEOUS	**$ 105,668**	**$ 2,457,000**	**$ 2,428,000**
302-000-395-10-00-00	Sale of Capital Assets	$ -	$ -	$ 800,000
302-000-397-00-00-01	Operating Transfers - General (3)	5,000,000	5,770,000	8,270,000
302-000-397-00-03-01	Operating Tfrs - Gen'l Gvt CIP (3)	-	-	5,000,000
	TOTAL NONREVENUES	**$ 5,000,000**	**$ 5,770,000**	**$ 14,070,000**
	TOTAL REVENUES	**$ 9,269,556**	**$ 12,422,000**	**$ 21,463,000**
	TOTAL FUND	**$ 19,536,377**	**$ 24,610,626**	**$ 30,660,609**

(1) King County Parks property tax levy renewal approved by the voters in 2013.
(2) 35% of REET will be transferred to the Street Fund for maintenance per RCW 82.46 and WA State House Bill 1953.

(3) Offset transfer of REET (35%) to the Street Fund for maintenance. 2015-$12,500,000 for Community Center.

Exhibit 4

City of Sammamish

Parks Capital Improvement Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
302-357-594-76-63-00	East Sam. Park Playground/Parking (1)	$ -	$ -	$ 100,000
302-331-594-76-63-00	Sam. Commons Community Garden	5,531	194,370	-
302-350-594-76-63-00	Beaver Lake Park Lakeside Restroom		15,750	-
302-351-594-76-63-00	Beaver Lake Park Shoreline Impr.		50,000	-
302-333-594-76-63-00	Beaver Lake Preserve Phase IIA	10,318	264,683	-
302-362-594-76-63-00	Beaver Lake Preserve Phase IIA (2)	-	-	200,000
302-334-594-76-63-00	Evans Creek Preserve Improv. Phase I	733,753	350,000	-
302-363-594-76-63-00	Evans Creek Pres.-Ongoing Trail Dev (3)	-	-	25,000
302-346-594-76-63-00	Eastlake HS Field 2 Renovation	1,718,161	181,394	-
302-356-594-76-63-00	Eastlake Field 1 Turf Replacement (4)	-	-	1,000,000
302-336-594-76-63-00	Parks Capital Replacement Program	-	400,000	400,000
302-337-594-76-67-01	Capital Contingency Reserve	-	728,475	291,500
302-337-594-76-61-00	Land Acquisition	724,713	-	1,000,000
302-339-594-76-63-00	Sammamish Landing Improvements	514,457	135,476	-
302-358-594-76-63-00	Samm. Landing Restroom/Utilities (5)	-	-	340,000
302-340-594-76-63-00	M & O Facility - Improvements	316,631	-	-
302-341-594-76-63-00	Reard/Freed Farmhouse	57,146	12,854	-
302-352-594-76-63-00	Sam Commons Trail Connection-Phase I (6)	-	321,000	300,000
302-361-594-76-63-00	Future Trail Connections (7)			550,000
302-342-594-76-63-00	Recreation Center Improvements	420,087	-	-
302-322-594-76-62-00	Community Center Feasibility	187,481	-	-
302-343-594-76-63-00	Community Center (8)	-	11,800,000	22,704,000
302-344-594-76-63-00	Big Rock Park Improvements (9)	22,379	533,000	400,000
302-345-594-76-63-00	Beaver Lake Lodge Remodel	155,236	38,641	-
302-348-594-76-63-00	Evans Pond Stair Improvements	115,053	-	-
302-361-594-76-63-00	Indoor Field House Site Plan (10)	-	-	100,000
302-349-594-76-63-00	NE Samm Park Stair Improvements	15,884	-	-
	TOTAL CAPITAL	**$ 4,996,830**	**$ 15,025,643**	**$ 27,410,500**
302-000-597-00-55-10	REET 1 Transfer to Street Fund (11)	$ -	$ 770,000	$ 770,000
302-000-597-00-55-21	Oper Trnsfr - Debt Service LTGO	2,350,922	-	-
	TOTAL INTERFUND	**$ 2,350,922**	**$ 770,000**	**$ 770,000**
	TOTAL EXPENDITURES	**$ 7,347,752**	**$ 15,795,643**	**$ 28,180,500**
	Ending Fund Balance	$ 12,188,625	$ 8,814,983	$ 2,480,109
	TOTAL FUND	**$ 19,536,377**	**$ 24,610,626**	**$ 30,660,609**

NOTES TO 2015-2016 Budget:

(1) Playground upgrades-new spray park, climbing wall, and picnic shelter restoration. Parking lot expansion, frontage improvements, pedestrian lighting, tennis court access, and trail.

(2) Picnic meadow restoration. Remove invasive plants, level and improve the meadow grasses. Build trails on the water side of the Preserve and connect them with existing trails.

(3) Ongoing internal trail system completion and habitat improvements.

(4) Replace artifical field turf at Eastlake High School Field #1-paid from sinking fund restricted for field replacements.

(5) Restroom building with outdoor shower facilities and associated utilities-water, sewer, electricity.

(6) Lower Sammamish Commons to Big Rock Park, not including acquisition.

(7) Placeholder for future trail connections-Emerald Necklace.

(8) Community and aquatic center.

(9) Big Rock Park improvements to be determined by Site Plan.

(10) Indoor Field House facility site planning process and operations analysis.

(11) 35% of REET transferred to the Street Fund for maintenance per RCW 82.46 and WA State House Bill 1953.

Exhibit 4

City of Sammamish

Transportation Capital Improvement Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Beginning Fund Balance	$ 11,320,286	$ 13,877,117	$ 17,509,147
340-000-318-35-00-00	Real Estate Excise Tax - #2 (1)	$ 3,015,493	$ 2,850,000	$ 3,250,000
	TOTAL TAXES	**$ 3,015,493**	**$ 2,850,000**	**$ 3,250,000**
340-000-333-20-20-00	Federal Grants	$ -	$ 462,000	$ 430,000
340-000-334-03-51-00	WA Traffic Safety Commission	22,406	-	-
340-000-334-03-80-00	Transprt Imprvemnt Board Grant	812,635	-	-
340-000-334-04-20-00	PW Board Urban Vitality Grant	33,982	-	-
	TOTAL INTERGOVERNMENTAL	**$ 869,022**	**$ 462,000**	**$ 430,000**
340-000-345-84-00-00	Concurrency Fees	$ 33,640	$ -	$ -
340-000-345-85-01-00	Traffic Impact Fees MPS	4,381,472	4,227,500	5,600,000
340-000-345-86-00-00	SEPA Mitigation Fees	130,862	-	-
	CHARGES FOR GOODS & SVCS	**$ 4,545,974**	**$ 4,227,500**	**$ 5,600,000**
340-000-361-11-00-00	Investment Interest	$ 113,636	$ 61,000	$ 80,000
340-000-367-12-00-00	Contributions - Private Source	156,472	-	-
340-000-369-90-00-00	Miscellaneous	28,047	-	-
	TOTAL MISCELLANEOUS	**$ 298,155**	**$ 61,000**	**$ 80,000**
340-000-395-10-00-00	Sale of Capital Assets	$ 57,391	$ -	$ -
340-000-397-00-00-01	Oper Trnsfrs - General Fund (2)	-	770,000	770,000
	TOTAL NONREVENUES	**$ 57,391**	**$ 770,000**	**$ 770,000**
	TOTAL REVENUES	**$ 8,786,035**	**$ 8,370,500**	**$ 10,130,000**
	TOTAL FUND	**$ 20,106,321**	**$ 22,247,617**	**$ 27,639,147**

(1) 35% of REET will be transferred to the Street Fund for maintenance per RCW 82.46 and WA State House Bill 1953

(2) Operating transfer increased to offset loss of REET funding.

Exhibit 4

City of Sammamish

Transportation Capital Improvement Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
340-112-595-10-63-00	244th Ave Phase 1- Improvements	$ 305,259	$ -	$ -
340-115-595-30-63-00	Intersection Improvements	1,002,244	400,000	400,000
	Neighborhood Projects			
340-117-595-30-63-00	Neighborhood Projects	382,658	200,000	600,000
	Sidewalk Program			
340-118-595-61-63-00	Sidewalk Program (1)	458,121	500,000	300,000
340-160-595-61-63-00	School Safety Zone Improvements	-	-	50,000
340-130-595-61-63-00	SE 24th St. Sidewalk Project	17,149	-	-
340-132-595-63-63-00	Street Lighting Program	40,354	40,000	30,000
340-136-595-95-67-01	Capital Contingency Reserve	-	750,000	500,000
340-136-595-95-67-02	212th Way SE/Snake Hill Improvements	-	1,000,000	9,000,000
340-137-595-00-63-00	East Lake Sammamish Parkway	35,254		
340-148-595-90-63-00	LID 25% match support	-	100,000	-
340-149-595-10-63-00	Towncenter Roadway Analysis	613	39,000	-
340-152-595-30-63-00	218th Ave SE-SE 4th St-E Main St	-	1,000,000	-
340-153-595-30-63-00	Intelligent Transp. System Phase 1-228th Ave	-	604,000	490,000
340-151-595-30-63-00	228th Ave left turn storage	29,823	164,255	-
340-155-595-30-63-00	Issaquah Pine Lk Rd/SE 48th Signal	-	200,000	-
340-156-595-30-63-00	14th Street Improvements	-	175,000	-
340-157-595-30-63-00	SE 4th Street design (2)	-	-	1,450,000
340-158-595-30-63-00	228th Ave SE-Added SB Lane @IPLR (3)	-	-	800,000
	NON-MOTORIZED TRANSPORTATION			
340-410-595-62-63-00	Projects to be determined by Council	-	-	850,000
340-404-595-62-63-00	SE 20th Street	74,680	-	-
340-405-595-62-63-00	244th Ave NE Non-motorized Impvmt	2,026,375	-	-
340-406-595-62-63-00	Inglewood Hill Road Imprvmt	702,510	97,490	-
340-407-595-62-63-00	244th Ave SE 24th to SE 32nd St	31,497	1,485,000	-
340-408-595-30-63-00	Sahalee Wy -25th Way- 37th	-	100,000	-
340-162-595-30-63-00	Sahalee Wy -220th to City limits (4)	-	-	2,700,000
340-409-595-30-63-00	212th Ave Gap Project (5)	-	650,000	650,000
	TOTAL CAPITAL	**$ 5,106,537**	**$ 7,504,745**	**$ 17,820,000**
340-000-597-00-55-10	REET 2 Transfer to Street Fund	$ -	$ 770,000	$ 770,000
340-000-597-00-55-21	Oper Trnsfr - Debt Svc PWTF	1,122,667	1,112,000	1,101,333
	TOTAL INTERFUND	**$ 1,122,667**	**$ 1,882,000**	**$ 1,871,333**
	TOTAL EXPENDITURES	**$ 6,229,204**	**$ 9,386,745**	**$ 19,691,333**
	Ending Fund Balance	$ 13,877,117	$ 12,860,872	$ 7,947,814
	TOTAL FUND	**$ 20,106,321**	**$ 22,247,617**	**$ 27,639,147**

(1) Budget for sidewalk retrofit is in the Street Fund.

(2) Widen SE 4th St. to the minor arterial 3-lane standard section. Provide gateway for Town Center. Street impact fee supported.

(3) As recommended in the 228th Ave. Corridor Study, provide additional southbound through lane on 228th Ave. SE.

(4) Street impact fee supported project.

(5) Construct non-motorized improvements along the west side of 212th Ave SE to eliminate the existing gap between SE 24th St and the Crossings at Pine Lake subdivision.

Exhibit 4

City of Sammamish

Surface Water Management Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Beginning Fund Balance	$ 649,813	$ 1,085,176	$ 1,304,506
408-000-334-03-10-00	Department of Ecology	$ 228,564	$ -	$ -
408-000-334-15-60-80	Nat'l Fish & Wildlife Found.	45,835	-	-
408-000-337-07-01-00	KC Community Salmon Fund	28,093	-	-
	TOTAL INTERGOVERNMENTAL	**$ 302,492**	**$ -**	**$ -**
408-000-343-10-00-00	Surface Water Fees	$ 4,941,961	$ 6,310,521	$ 7,219,897
	CHARGES FOR GOODS & SVCS	**$ 4,941,961**	**$ 6,310,521**	**$ 7,219,897**
408-000-361-11-00-00	Interest Income	$ 5,967	$ 2,700	$ 5,000
408-000-369-90-01-00	Miscellaneous	432	-	-
	TOTAL MISCELLANEOUS	**$ 6,399**	**$ 2,700**	**$ 5,000**
408-000-395-10-00-00	Gain (Loss) on disposition	$ (24,449)	$ -	$ -
	TOTAL NONREVENUES	**$ (24,449)**	**$ -**	**$ -**
	TOTAL REVENUES	**$ 5,226,403**	**$ 6,313,221**	**$ 7,224,897**
	TOTAL FUND	**$ 5,876,216**	**$ 7,398,397**	**$ 8,529,403**

Exhibit 4

City of Sammamish

Surface Water Management Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Administration			
408-000-531-31-11-00	Salaries	$ 164,091	$ 164,800	$ 260,800
408-000-531-31-21-00	Benefits	59,469	56,300	98,600
	TOTAL PERSONNEL	**$ 223,560**	**$ 221,100**	**$ 359,400**
408-000-531-31-31-00	Office & Operating Supplies	$ 2,351	$ 1,400	$ 1,400
408-000-531-31-31-01	Meetings Expense	-	-	400
408-000-531-31-31-05	Meeting Meals	-	400	-
408-000-531-31-32-00	Fuel	46	-	-
	TOTAL SUPPLIES	**$ 2,397**	**$ 1,800**	**$ 1,800**
408-000-531-31-41-00	Professional Services	$ 79,969	$ 50,000	$ 4,000
408-000-531-31-41-99	Operating Contingency	-	25,000	20,000
408-000-531-31-43-00	Travel	10	700	700
408-000-531-31-49-03	Training	117	1,300	1,000
	TOTAL SERVICES & CHARGES	**$ 80,096**	**$ 77,000**	**$ 25,700**
408-000-531-31-51-00	Intergovernmental Services (1)	$ 62,675	$ 40,000	$ 40,000
408-000-531-31-51-01	Lake Sammamish Habitat Study	30,416	40,000	50,000
408-000-531-31-51-02	Intergovernmental Obligations	-	-	-
408-000-531-31-53-00	Intergovernmental Taxes	93,120	90,000	120,000
	TOTAL INTERGOVERNMENTAL	**$ 186,211**	**$ 170,000**	**$ 210,000**
	TOTAL ADMINISTRATION	**$ 492,264**	**$ 469,900**	**$ 596,900**
	Engineering Section			
408-000-531-32-11-00	Salaries	$ 806,902	$ 935,000	$ 1,047,700
408-000-531-32-12-00	Overtime	152	2,000	2,000
408-000-531-32-21-00	Benefits	280,001	386,300	468,200
	TOTAL PERSONNEL	**$ 1,087,055**	**$ 1,323,300**	**$ 1,517,900**
408-000-531-32-31-00	Office & Operating Supplies	$ 10,486	$ 4,000	$ 4,000
408-000-531-32-31-01	Meetings	108	400	400
408-000-531-32-31-04	Safety Clothing & Equipment	266	600	600
408-000-531-32-32-00	Fuel	923	2,400	2,800
408-000-531-32-34-00	Maps and publications	164	400	400
408-000-531-32-35-00	Small Tools & Minor Equipment	1,037	4,000	3,000
	TOTAL SUPPLIES	**$ 12,984**	**$ 11,800**	**$ 11,200**
408-000-531-32-41-00	Professional Services (2)	$ 96,938	$ 426,000	$ 250,000
408-000-531-32-41-02	Engineering Services (3)	350	40,000	40,000
408-000-531-32-42-00	Communications	2,514	3,000	3,000
408-000-531-32-43-00	Travel	772	1,000	1,000
408-000-531-32-48-00	Repairs & Maintenance	1,410	2,400	-
408-000-531-32-49-00	Miscellaneous	5	-	-
408-000-531-32-49-01	Memberships (4)	791	900	900
408-000-531-32-49-03	Training	4,377	4,800	4,800
	TOTAL SERVICES & CHARGES	**$ 107,156**	**$ 478,100**	**$ 299,700**
408-000-531-32-51-00	Intergovernmental Services	$ 3,404	$ -	$ -
	TOTAL INTERGOVERNMENTAL SERVICES	**$ 3,404**	**$ -**	**$ -**
	TOTAL ENGINEERING	**$ 1,210,599**	**$ 1,813,200**	**$ 1,828,800**

Maintenance & Operations Section

Exhibit 4

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
408-000-531-35-11-00	Salaries	$ 446,765	$ 585,800	$ 520,300
408-000-531-35-12-00	Overtime	5,806	20,000	20,000
408-000-531-35-13-00	Part-time	48,293	69,700	70,800
408-000-531-35-13-01	Part-Time (9 month)	88,215	78,400	79,600
408-000-531-35-14-00	On-Call Pay	12,012	13,000	13,000
408-000-531-35-21-00	Benefits	233,432	327,900	259,800
408-000-531-35-21-00	Benefits (Seasonals)	-	-	63,500
	TOTAL PERSONNEL	**$ 834,522**	**$ 1,094,800**	**$ 1,027,000**
408-000-531-35-31-00	Office & Operating Supplies	$ 70,819	$ 200,000	$ 220,000
408-000-531-35-31-01	Meeting Expense	140	-	-
408-000-531-35-31-04	Safety Clothing & Equipment	5,968	9,300	9,300
408-000-531-35-31-05	Meetings Meals	-	500	500
408-000-531-35-32-00	Fuel	42,336	44,850	44,000
408-000-531-35-35-00	Small Tools & Minor Equipment	35,613	30,000	50,000
	TOTAL SUPPLIES	**$ 154,876**	**$ 284,650**	**$ 323,800**
408-000-531-35-41-00	Professional Services (5)	$ 216,716	$ 800,000	$ 1,260,000
408-000-531-35-41-01	Professional Services-General Fund (6)	-	178,000	78,000
408-000-531-35-42-00	Communications	29,364	14,000	14,000
408-000-531-35-43-00	Travel	549	2,000	2,000
408-000-531-35-45-00	Operating Rentals & Leases	16,763	15,000	16,000
408-000-531-35-47-00	Utility Services	46,220	5,800	20,000
408-000-531-35-48-00	Repair & Maintenance	9,525	12,000	12,000
408-000-531-35-49-00	Miscellaneous	258	-	-
408-000-531-35-49-03	Training	5,544	12,000	12,000
	TOTAL SERVICES & CHARGES	**$ 324,939**	**$ 1,038,800**	**$ 1,414,000**
408-000-531-35-51-00	Intergovernmental Services	$ 334,340	$ 540,000	$ -
	TOTAL INTERGOVERNMENTAL	**$ 334,340**	**$ 540,000**	**$ -**
408-000-594-35-64-00	Machinery & Equipment (7)	$ 17,691	$ 12,000	$ 6,000
	TOTAL CAPITAL	**$ 17,691**	**$ 12,000**	**$ 6,000**
	TOTAL MAINTENANCE & OPERATIONS	**$ 1,666,368**	**$ 2,970,250**	**$ 2,770,800**
	Total Transfers Section			
408-000-597-00-55-48	Operating Transfers - CIP	$ 1,200,000	$ 1,000,000	$ 1,600,000
408-000-597-00-55-51	Oper Trnsfrs - ER&R	7,853	-	-
408-000-531-35-49-51	SWM - Fleet Repl	43,664	50,460	77,646
408-000-531-35-48-51	SWM - Fleet R&M	23,916	50,854	49,504
408-000-531-39-41-52	Interfund - Technology	43,704	43,704	58,500
408-000-531-39-46-53	Interfund - Risk Management	56,000	56,000	108,650
	TOTAL TRANSFERS	**$ 1,375,137**	**$ 1,201,018**	**$ 1,894,300**
	TOTAL EXPENSES	**$ 4,744,368**	**$ 6,454,368**	**$ 7,090,800**
	Ending Fund Balance	$ 1,131,848	$ 944,029	$ 1,438,603
	TOTAL FUND	**$ 5,876,216**	**$ 7,398,397**	**$ 8,529,403**

(1) Annual National Pollutant Discharge System (NPDES) permit fees.

(2) Regional monitoring contribution required by NPDES permit. Local monitoring including: Pine Lake, Wetland 61, Chestnut Lane & Ebright Creek. Ongoing mapping requirements for NPDES permit. Grant application support. Partial reimbursement from homeowner's associations.

(3) Geotechnical and other expert support.

(4) 1/3 of membership costs for PE license renewals, American Public Works Association, Urban and Regional Information Systems Association.

Exhibit 4

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget

(5) 1/2 of street sweeping, storm system vactoring , storm vault filter replacements and storm pond mowing services. Based on NPDES maintenance requirements.

(6) $39,000 per year reimbursement for facility R&M paid by the General Fund.

(7) 1/3 of the cost of a trailer mounted air compressor. Cost split among parks, streets, and surface water.

Exhibit 4

City of Sammamish

Surface Water Capital Projects Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Beginning Fund Balance	$ 1,631,842	$ 2,121,543	$ 1,797,069
438-000-361-11-00-00	Interest Income	$ 15,804	$ 9,100	$ 4,000
	TOTAL MISCELLANEOUS	**$ 15,804**	**$ 9,100**	**$ 4,000**
438-000-379-00-00-00	Developer Contribution Fees	$ 306,824	$ 798,400	$ 1,150,000
438-000-379-00-00-00	Latecomer Fees	-	1,000,000	-
438-000-397-48-04-08	Oper Trnsfrs - Storm Oper Fund	1,200,000	1,000,000	1,600,000
	TOTAL NONREVENUES	**$ 1,506,824**	**$ 2,798,400**	**$ 2,750,000**
	TOTAL REVENUES	**$ 1,522,628**	**$ 2,807,500**	**$ 2,754,000**
	TOTAL FUND	**$ 3,154,470**	**$ 4,929,043**	**$ 4,551,069**

Exhibit 4

City of Sammamish

Surface Water Capital Projects Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
438-318-595-40-63-00	Sidewalk Program	$ 1,341	$ 50,000	$ 50,000
438-416-595-40-63-00	244th Ave NE Phase 1	12,386	-	-
438-420-595-40-63-00	SE 42nd St. Culvert	92	-	-
438-428-595-40-63-04	East Lake Samm Pkwy Phase 1B	3,119	-	-
438-440-595-40-63-00	Add'l Unfunded CIPs from County	-	75,000	-
438-451-531-32-41-00	Thompson Basin Study	30,253	-	-
438-452-595-40-63-00	Maintenance Facility	422,175	-	-
	Drainage Resolutions and Major Stormwater Repairs			
438-413-595-40-63-00	Drainage Capital Resolutions	132,114	575,000	250,000
438-454-531-32-41-00	Ebright Creek Culvert Replacement	73,928	-	-
438-455-531-32-41-00	Update Stormwater Comp Plan	29,482	175,000	-
438-456-531-32-41-00	Beaver Management Program	12,088	50,000	30,000
438-459-595-40-63-00	Inglewood Hill Road NE	-	75,000	-
438-460-531-32-41-00	Inglewood Hill-210th Ave NE/Tamarack	122,090	-	-
438-461-595-40-63-00	Inglewood Neighborhood Drainage (1)	-	350,000	1,850,000
438-462-595-40-63-00	187th Pedestrian underpass	-	65,000	-
438-463-595-40-63-00	Towncenter Regional Stormwater	-	1,000,000	-
	Stormwater Component of Transportation Projects			
438-464-595-40-63-00	218th Ave SE. SE 4th to East Main	-	150,000	-
438-465-595-40-63-00	244th Ave SE. SE 32nd to SE 24th	-	530,000	-
438-468-595-40-63-00	Snake Hill Roadway Improvements	-	-	200,000
438-469-595-40-63-00	Sahalee Way 220th to City limits	-	-	540,000
438-470-595-40-63-00	SE 4th St. Improvements	-	-	280,000
438-471-595-40-63-00	228th. SE 32nd to Pine Lake Road	-	-	120,000
438-466-595-40-63-00	Future non-motorized	-	100,000	100,000
	TOTAL CAPITAL	**$ 839,068**	**$ 3,195,000**	**$ 3,420,000**
438-000-582-38-79-96	KC Contract 1996 Principal	$ 100,491	$ 111,469	$ 123,801
438-000-582-38-79-99	KC Contract 1999 Principal	38,500	42,781	47,380
438-000-582-38-89-96	KC Contract 1996 Interest	29,899	18,921	6,589
438-000-582-38-89-99	KC Contract 1999 Interest	21,078	16,797	12,198
	TOTAL CONTRACT DEBT PMTS	**$ 189,967**	**$ 189,968**	**$ 189,968**
	TOTAL EXPENSES	**$ 1,029,036**	**$ 3,384,968**	**$ 3,609,968**
	Ending Fund Balance	$ 2,125,434	$ 1,544,075	$ 941,101
	TOTAL FUND	**$ 3,154,470**	**$ 4,929,043**	**$ 4,551,069**

2015/2016 Projects

(1) Continue with Inglewood Drainage project consistent with the SWM CIP.

Exhibit 4

City of Sammamish

Equipment Rental & Replacement Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Beginning Fund Balance	$ 872,786	$ 871,181	$ 746,396
501-000-339-18-11-00	ARRA Grant-DOE	$ 35,266	$ -	$ -
	TOTAL INTERGOVERNMENTAL	**$ 35,266**	**$ -**	**$ -**
501-000-349-30-00-00	Fleet R&M Charge	$ 170,638	$ 208,238	$ 234,958
	TOTAL CHARGES FOR SVCS	**$ 170,638**	**$ 208,238**	**$ 234,958**
501-000-361-11-00-00	Investment Interest	$ 7,231	$ 4,600	$ 4,000
501-000-362-20-00-00	Fleet Replacement Charge	262,666	302,550	506,708
	TOTAL MISCELLANEOUS	**$ 269,897**	**$ 307,150**	**$ 510,708**
501-000-395-10-00-00	Sale of Capital Assets	$ 12,710	$ 48,000	$ -
501-000-398-00-00-00	Insurance Recovery	5,710	-	-
	TOTAL NON REVENUES	**$ 18,420**	**$ 48,000**	**$ -**
	TOTAL REVENUES	**$ 494,221**	**$ 563,388**	**$ 745,666**
	TOTAL FUND	**$ 1,367,007**	**$ 1,434,569**	**$ 1,492,062**

Exhibit 4

City of Sammamish

Equipment Rental & Replacement Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
501-000-548-65-31-00	Vehicle/Equipment Supplies	$ 31,984	$ -	$ -
501-000-548-65-41-00	Professional Services	770	-	-
501-000-548-65-48-01	Repairs and Maintenance-City Hall	10,442	4,336	6,866
501-000-548-65-48-02	Repairs and Maintenance-Parks	57,392	90,222	57,032
501-000-548-65-48-03	Repairs and Maintenance-PW	87,619	62,826	82,828
501-000-548-65-48-04	Repairs and Maintenance-Equipment	112,865	50,854	88,232
	TOTAL SERVICES & CHARGES	**$ 301,072**	**$ 208,238**	**$ 234,958**
501-000-594-48-64-00	Machinery & Equipment (1)	$ 159,491	$ 387,000	$ 93,700
501-000-594-48-64-01	ARRA Vehicles	35,266	-	-
	TOTAL MACHINERY & EQUIPMENT	**$ 194,757**	**$ 387,000**	**$ 93,700**
	TOTAL EXPENSES	**$ 495,829**	**$ 595,238**	**$ 328,658**
	Ending Fund Balance*	$ 871,178	$ 839,331	$ 1,163,404
	TOTAL FUND	**$ 1,367,007**	**$ 1,434,569**	**$ 1,492,062**

(1) Replacement of vehicles and equipment listed below.

<u>2015:</u>
E007 -Toro Workman Groomer 2100
E016 - 5 X 8 Dump Trailer
E017 - 16 ' Trailer
E130 - Traffic Trailer

<u>2016:</u>
E107 - Swenson Spreader/Sander
E118 - 850D Gator
E136 - Swenson Spreader/Sander

Exhibit 4

City of Sammamish

Technology Replacement Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Beginning Fund Balance	$ 341,055	$ 666,503	$ 327,989
502-000-349-80-00-01	Interfund - General Fund	$ 1,413,096	$ 1,413,096	$ 1,891,500
502-000-349-80-04-08	Interfund Services - Storm	43,704	43,704	58,500
	CHARGES FOR GOODS & SVCS	**$ 1,456,800**	**$ 1,456,800**	**$ 1,950,000**
502-000-361-11-00-00	Interest Income	$ 3,597	$ 2,700	$ 2,000
502-000-369-90-00-00	Miscellaneous	359	-	-
	TOTAL MISCELLANEOUS	**$ 3,957**	**$ 2,700**	**$ 2,000**
	TOTAL REVENUES	**$ 1,460,757**	**$ 1,459,500**	**$ 1,952,000**
	TOTAL FUND	**$ 1,801,812**	**$ 2,126,003**	**$ 2,279,989**

Exhibit 4

City of Sammamish

Technology Replacement Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
502-000-518-81-11-00	Salaries	$ 406,641	$ 501,000	$ 696,000
502-000-518-81-12-00	Overtime	992	-	-
502-000-518-81-21-00	Benefits	139,455	189,300	318,900
	TOTAL PERSONNEL	**$ 547,089**	**$ 690,300**	**$ 1,014,900**
502-000-518-81-31-00	Office & Operating Supplies	$ 12,136	$ 9,000	$ 9,000
502-000-518-81-35-00	Small Tools & Minor Equipment	89,542	80,000	110,000
	TOTAL SUPPLIES	**$ 101,678**	**$ 89,000**	**$ 119,000**
502-000-518-81-41-00	Prof Svcs. contracted support (1)	$ 80,203	$ 170,000	$ 273,000
502-000-518-81-42-00	Communications	200	-	-
502-000-518-81-43-00	Travel	-	2,000	2,000
502-000-518-81-48-00	Repair & Maintenance (2)	233,201	293,000	368,000
502-000-518-81-49-03	Training - Seminars/Conference	2,998	9,000	11,000
	TOTAL SERVICES & CHARGES	**$ 316,602**	**$ 474,000**	**$ 654,000**
502-000-518-81-51-00	Intergovernmental Services (3)	$ 148,010	$ 150,000	$ 240,000
	INTERGOVERNMENTAL SERVICES	**$ 148,010**	**$ 150,000**	**$ 240,000**
502-000-594-18-64-00	Machinery & Equipment (4)	$ 29,846	$ 395,100	$ 128,000
	TOTAL CAPITAL	**$ 29,846**	**$ 395,100**	**$ 128,000**
	TOTAL EXPENSES	**$ 1,143,224**	**$ 1,798,400**	**$ 2,155,900**
	Ending Fund Balance	$ 658,587	$ 327,603	$ 124,089
	TOTAL FUND	**$ 1,801,812**	**$ 2,126,003**	**$ 2,279,989**

(1) $11,500 I-net, $5,000 PCI scans, $67,500 GIS database administration, $15,000 miscellaneous, $75,000 in 2015 for website re-design.

(2) Cisco $5,000, Microsoft Enterprise agreement. $44,000, CRW System $31,000, firewall/antivirus, email $30,000, ESRI $38,000, asset management $20,000, repair/service $15,000.

(3) E-Gov Alliance $58,000 2015 and $76,000 2016, $39,000 My Building Permit (mbp.com) in 2015 and $40,000 in 2016, MBP enhancements $9,000 2015 and $18,000 2016.

(4) Equipment purchases-server replacement, back up HVAC server, Springbrook HR module, Room 129 AV upgrade.

2015 Equipment

Server replacement $30,000
Backup HVAC-server room $36,000
Springbrook HR module $17,000

2016 Equipment

Server replacement $30,000
Room 129 AV upgrade $15,000

Exhibit 4

City of Sammamish

Risk Management Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
	Beginning Fund Balance	$ 720,762	$ 397,825	$ 153,831
503-000-349-91-00-01	Interfund - General Fund	$ 360,000	$ 360,000	$ 687,150
503-000-349-91-04-08	Interfund - Storm Oper Fund	56,000	56,000	108,650
	TOTAL CHARGES FOR SERVICES	**$ 416,000**	**$ 416,000**	**$ 795,800**
503-000-361-11-00-00	Interest Income	$ 3,331	$ 2,800	$ 1,000
	TOTAL MISCELLANEOUS	**$ 3,331**	**$ 2,800**	**$ 1,000**
	TOTAL REVENUES	**$ 419,331**	**$ 418,800**	**$ 796,800**
	TOTAL FUND	**$ 1,140,093**	**$ 816,625**	**$ 950,631**

Exhibit 4

City of Sammamish

Risk Management Fund

2015/2016 Budget Process

Account Number	Description	2011-2012 Actuals	2013-2014 Budget	2015-2016 Budget
503-000-517-70-22-00	Unemployment Benefits	$ 105,888	$ 40,000	$ 60,000
	TOTAL PERSONNEL	**$ 105,888**	**$ 40,000**	**$ 60,000**
503-000-518-90-41-00	Professional Services	$ 17,441	$ -	$ -
503-000-518-90-46-00	Insurance (1)	616,029	660,000	770,325
503-000-518-90-49-00	Program Preventative Actions (2)	2,909	6,000	6,000
	TOTAL SERVICES & CHARGES	**$ 636,379**	**$ 666,000**	**$ 776,325**
	TOTAL EXPENSES	**$ 742,268**	**$ 706,000**	**$ 836,325**
	Ending Fund Balance	$ 397,825	$ 110,625	$ 114,306
	TOTAL FUND	**$ 1,140,093**	**$ 816,625**	**$ 950,631**

(1) 2015-2016 Property rates increased $60,000 for the Community Center in 2016.
(2) Flu shot coverage for immediate families of employees and City Council.

Exhibit 4

2015-2016 AUTHORIZED POSITIONS

FUND Department	2013 Actual	2014 Actual	2015 Budget	2016 Budget	Grade	2015 - Annual Salary Range Minimum	 Maximum
GENERAL FUND							
Mayor (Part-time)	1	1	1	1			
Councilmember (Part-time)	6	6	6	6			
City Manager	0.4711	0.4711	0.4711	0.4711		*per contract	
Executive Assistant	1	1	1	1	K	$57,111	$78,160
Deputy City Manager	1	1	1	1	U/V/W/X	$110,263	$183,827
Communications Manager	1	1	1	1	O	$74,302	$101,688
Finance							
Finance Dir./Asst. City Manager	1	1	1	1	U/V/W	$110,263	$172,123
Deputy Finance Director	1	1	1	1	S	$96,669	$132,298
Accounting Manager	1	1	1	1	Q	$84,751	$115,988
Finance Specialist I	1	1	1	1	I	$50,070	$68,524
Finance Specialist II	1	1	1	1	K	$57,111	$78,160
Administrative Assistant	1	1	1	1	I	$50,070	$68,524
Administrative Services							
City Clerk	1	1	1	1	N	$69,571	$95,213
Deputy City Clerk	0	0	1	1	K	$57,111	$78,160
Admin. Svcs. Director	1	1	1	1	U/V	$110,263	$161,164
Administrative Assistant	1.5	1.5	0.5	0.5	I	$50,070	$68,524
Volunteer Coordinator	0	0	0.5	0.5	I	$50,070	$68,524
Facilities							
Project Manager	1	1	1	1	O	$74,302	$101,688
Public Works							
Public Works Dir./Asst City Mgr.	0.3	0.3	0.3	0.3	U/V/W	$110,263	$172,123
Deputy Public Works Director	0	0.3	0.3	0.3	S	$96,669	$132,298
Administrative Assistant	0.3	0.3	0.3	0.3	I	$50,070	$68,524
City Engineer	0.3	0.3	0.3	0.3	R	$90,514	$123,875
Sr. Project Engineer	0.6	0.6	0.6	0.6	P	$79,355	$108,603
Project Eng - Dev. Review	0.25	0.25	0.25	0.25	N	$69,571	$95,213
Project Engineer	0	0	0.3	0.3	N	$69,571	$95,213
Traffic Engineer	0.5	0.5	0.5	0.5	P	$79,355	$108,603
Construction Inspector	1	1	2	2	K	$57,111	$78,160
GIS Coordinator	0.3	0.3	0.3	0.3	K	$57,111	$78,160
Office Assistant	0.15	0.15	0.15	0.15	E	$38,485	$52,669
Community Development							
City Manager	0.5289	0.5289	0.5289	0.5289		*per contract	
Community Dev Director	1	1	1	1	U/V	$110,263	$161,164
Deputy Community Dev Dir	1	1	1	1	S	$96,669	$132,298
Senior Planner	4	4	4	4	M	$65,142	$89,151
Associate Planner	0	1	1	1	L	$60,994	$83,475
Code Compliance Officer	1	1	1	1	K	$57,111	$78,160
Code Compliance Coordinator	0	0.5	0.5	0.5	J	$53,474	$73,183
Administrative Assistant	1	1	1	1	I	$50,070	$68,524
Office Assistant	2	2	1.5	1.5	E	$38,485	$52,669
Building Official	1	1	1	1	Q	$84,751	$115,988
Plans Examiner	1	2	2	2	M	$65,142	$89,151
Sr. Building Inspector	1	1	1	1	L	$60,994	$83,475
Building Inspector	1	1	2	2	K	$57,111	$78,160
Permit Technician	1	1	2	2	I	$50,070	$68,524
Permit Manager	1	1	1	1	M	$65,142	$89,151
Wetland Biologist	1	1	1	1	M	$65,142	$89,151
Police							
Administrative Assistant	1	1	1	1	I	$50,070	$68,524
Parks							
Parks Director	1	1	1	1	U/V	$110,263	$161,164

Exhibit 4

Deputy Prks Director	1	1	1	1	S	$96,669	$132,298
Parks/Rec Supervisor	0	1	1	1	L	$60,994	$83,475
Parks Resource Supervisor	1	1	1	1	L	$60,994	$83,475
Parks Project Manager	2	2	2	2	N	$69,571	$95,213
Recreation Coordinator	1	1	1	1	I	$50,070	$68,524
Lead Maintenance Worker	1.2	1.2	1.2	1.2	J	$53,474	$73,183
Parks Maintenance Worker II	4	4	4	4	I	$50,070	$68,524
Parks Maintenance Worker I	1	1	1	1	C	$33,740	$46,176
Administrative Assistant	1	1	1	1	I	$50,070	$68,524
Facilities Coordinator	1	0	0	0	I	$50,070	$68,524
Volunteer Coordinator	1	1	1	1	I	$50,070	$68,524
General Fund Totals (less Council)	51.40	54.20	57.50	57.50			
STREET FUND							
Infrastructure Op & Maint Mgr	0.5	0.5	0.5	0.5	O	$74,302	$101,688
Lead Maintenance Worker	0.4	0.4	0.4	0.4	J	$53,474	$73,183
Maintenance Worker II	2	2	2	2	I	$50,070	$68,524
Public Works Dir./Asst City Mgr.	0.35	0.35	0.35	0.35	U/V/W	$110,263	$172,123
Deputy Public Works Director	0	0.35	0.35	0.35	S	$96,669	$132,298
Administrative Assistant	0.35	0.35	0.35	0.35	I	$50,070	$68,524
City Engineer	0.35	0.35	0.35	0.35	R	$90,514	$123,875
Sr. Project Engineer	0.7	0.7	0.7	0.7	P	$79,355	$108,603
Project Eng - Dev. Review	0.25	0.25	0.25	0.25	N	$69,571	$95,213
Associate Engineer	0.5	0	0	0	O	$74,302	$101,688
Project Engineer	0	0	0.35	0.35	N	$69,571	$95,213
Traffic Engineer	0	0.5	0.5	0.5	P	$79,355	$108,603
GIS Coordinator	0.35	0.35	0.35	0.35	K	$57,111	$78,160
Streets Maintenance Worker I	1	1	1	1	C	$33,740	$46,176
Office Assistant	0.68	0.68	0.68	0.68	E	$38,485	$52,669
Total Street Fund	7.43	7.78	8.13	8.13			
SURFACE WATER MANAGEMENT							
Public Works Dir./Asst City Mgr.	0.35	0.35	0.35	0.35	U/V/W	$110,263	$172,123
Deputy Public Works Director	0	0.35	0.35	0.35	S	$96,669	$132,298
Administrative Assistant	0.35	0.35	0.35	0.35	I	$50,070	$68,524
City Engineer	0.35	0.35	0.35	0.35	R	$90,514	$123,875
Sr. Project Engineer	0.7	0.7	0.7	0.7	P	$79,355	$108,603
Project Eng - Dev. Review	0.5	0.5	0.5	0.5	N	$69,571	$95,213
Stormwater Program Manager	1	1	1	1	Q	$84,751	$115,988
Project Engineer	0	0	0.35	0.35	N	$69,571	$95,213
Stormwater Technician	1	1	1	1	J	$53,474	$73,183
Inspector	1	1	1	1	K	$57,111	$78,160
GIS Coordinator	0.35	0.35	0.35	0.35	K	$57,111	$78,160
Office Assistant	0.68	0.68	0.68	0.68	E	$38,485	$52,669
Infrastructure Op & Maint Mgr	0.5	0.5	0.5	0.5	O	$74,302	$101,688
Lead Maintenance Worker	1.4	1.4	1.4	1.4	J	$53,474	$73,183
Maintenance Worker II	2	2	2	2	I	$50,070	$68,524
Total Surface Water Mgmt	10.18	10.53	10.88	10.88			
TECHNOLOGY REPLACEMENT							
IS Manager	1	1	1	1	Q	$84,751	$115,988
IT Support Specialist	1	1	1	1	M	$65,142	$89,151
Network Administrator	0	0	1	1	O	$74,302	$101,688
Web Master	1	1	1	1	M	$65,142	$89,151
Total Technology Replacement	3	3	4	4			
Total FTE for City	**72.00**	**75.50**	**80.50**	**80.50**			

City Council Agenda Bill

Meeting Date: **November 4, 2014** Date Submitted: October 29, 2014

Originating Department: Finance IT

Clearances:

- ☒ City Manager
- ☒ Attorney
- ☐ Admin Services
- ☐ Community Development
- ☒ Finance & IT
- ☐ Fire
- ☐ Parks & Recreation
- ☐ Police
- ☐ Public Works

Subject: 2015 Property Tax Levy Ordinance

Action Required: None required at this time, this is the 1st Reading of the Ordinance

Exhibits:

1. Ordinance
2. Property Tax: Levy Rate and Revenue History
3. Assessed Valuation History

Budget: $22,855,000 Budgeted in General Fund Property Tax Revenue for 2015

Summary Statement:

This ordinance sets the 2015 property tax levy amount at a maximum of $22,950,000. The final rate will be adjusted based on the final assessed valuation of property within Sammamish. The King County Assessor's Office anticipates providing this information near the end of November.

This ordinance also preserves the City's ability to bank an additional $183,634 for future levies. The city's total banked capacity for the years 2010 through 2015 is $1,097,615, which is the difference in the 2015 levy amount and the amount allowed under state law.

Background:

The 2015 property tax levy is estimated to be $22.95 million. Under current law the increase from the prior highest allowable regular levy is limited to the lesser of 101% or 100% plus inflation where inflation is measured by the percentage change in the Implicit Price Deflator. The Implicit Price Deflator change for establishing the 2015 property tax levy limit is 1.591%.

City Council Agenda Bill

The 2015 property tax levy foregoes the 1% increase allowable under state law for the sixth year. Increases based on new construction are estimated to add an additional $578,418, increases related to refunds and state-assessed property (e.g. telephone, electric, and natural gas companies) are estimated at $56,490 for a total estimated allowable levy of $22.95 million.

2014 Property Tax Levy	**$22,315,092**
Plus: New Construction Levy	578,418
Plus: Estimated Refunds	22,188
Plus: Estimated State Utility Values	34,302
2015 Estimated Property Tax Levy	**$22,950,000**

The assessed valuation of taxable property in 2014 increased $1.9 billion of which $241.3 million is for new construction. The total 2014 assessed valuation is $11.2 billion. The changes in assessed valuation and the decision to forego the 1% increase results in the proposed 2015 levy rate calculation of $2.05 per $1,000 of assessed valuation. The 2014 levy rate is $2.41 per $1,000 of assessed value.

	2014	2015	$ Change
Assessed Valuation (in Billion $)	$9.3	$11.2	$1.9
Property Tax Levy Rate	$2.41	$2.05	($0.36)

A public hearing on this proposed property tax levy for 2015 is scheduled on November 4th, 2014. This public hearing has been properly noticed as required by State law.

Financial Impact:

$22,950,000 in General Fund Revenue for 2015.

Recommended Motion:

None required at this time, this is the 1st Reading of the Ordinance.

CITY OF SAMMAMISH
WASHINGTON
ORDINANCE No. O2014-_____

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, RELATING TO THE LEVYING OF REGULAR PROPERTY TAXES AND ESTABLISHING THE AMOUNT TO BE LEVIED IN 2015 ON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE CITY.

WHEREAS, the population of the City of Sammamish is estimated to be 49,260, and the City's actual levy amount from the 2014 tax year was $22,315,092; and

WHEREAS, the Sammamish City Council has properly given notice of, and conducted, a public hearing on November 4th, 2014 to consider the budget for the 2015-2016 biennial budget period, pursuant to RCW 84.55.120; and

WHEREAS, the Sammamish City Council, after hearing and after duly considering all relevant evidence and testimony presented and having considered its 2015-2016 budget for the 2015 calendar year, has determined that it is in the best interests of the City of Sammamish to forego the allowable 1% increase in the regular property tax levy to be collected in the 2015 tax year; and

WHEREAS, the Sammamish City Council desires to bank for the future the difference between 100 percent of the 2014 allowable regular property tax levy and the levy limit factor of 101 percent of the 2014 allowable regular property tax levy; and

WHEREAS, banking for the future the otherwise permissible 1% increase in the property tax levy for 2015 will add $183,634 to the city's previously banked capacity of $913,981 for a total banked capacity of $1,097,615;

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

Section 1. The regular property tax levy is hereby authorized to be collected in the 2015 tax year in the estimated amount of $22,950,000 representing a $0, 0% increase from the 2014 regular property tax levy. This levy amount includes the re-levy of prior year refunds of $22,188 plus the estimated increase resulting from the addition of new construction and improvements to property, the estimated increase in the value of state assessed property, and the estimated increase resulting from annexations. The expected rate is $2.05 per $1,000 of assessed value.

Section 2. **Effective Date.** This ordinance shall be in full force and effect five (5) days from and after its passage, approval, and publication as provided by law.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___ DAY OF NOVEMBER 2014.

CITY OF SAMMAMISH

_____

Mayor Thomas E. Vance

Attest:

_____

Melonie Anderson, City Clerk

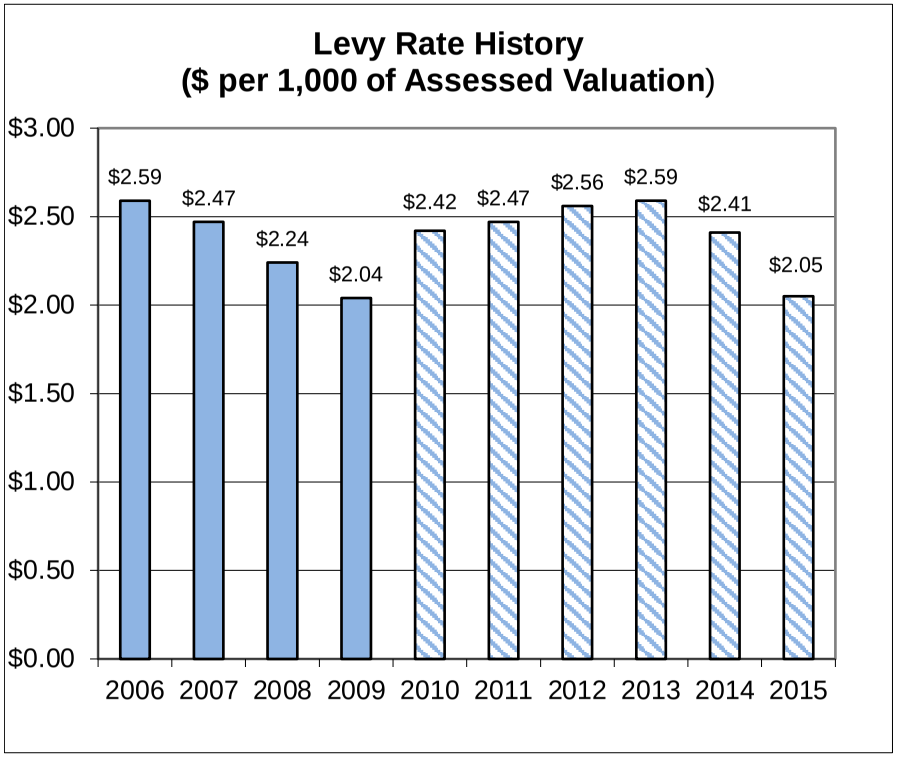
Approved as to form:

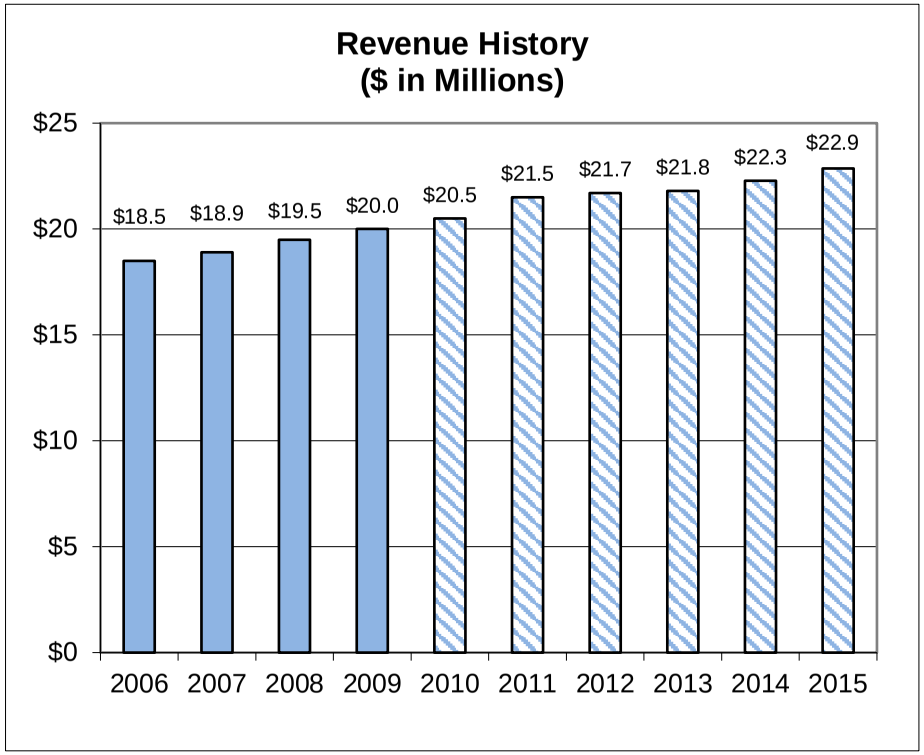
_____

Michael R. Kenyon, City Attorney

Filed with the Clerk:	October 29, 2014
Public Hearing:	November 4, 2014
First Reading:	November 4, 2014
Second Reading:	
Passed by the City Council:	
Date of Publication:	
Effective Date:	

Exhibit 2
Property Tax: Levy Rate and Revenue History
(November 4, 2014)





Note:
The 1% property tax levy increase allowed by State law has not been taken by the City in 2010, 2011, 2012, 2013, 2014, and 2015.

Exhibit 2

Exhibit 3

Exhibit 3
Assessed Valuation History
(November 4, 2014)

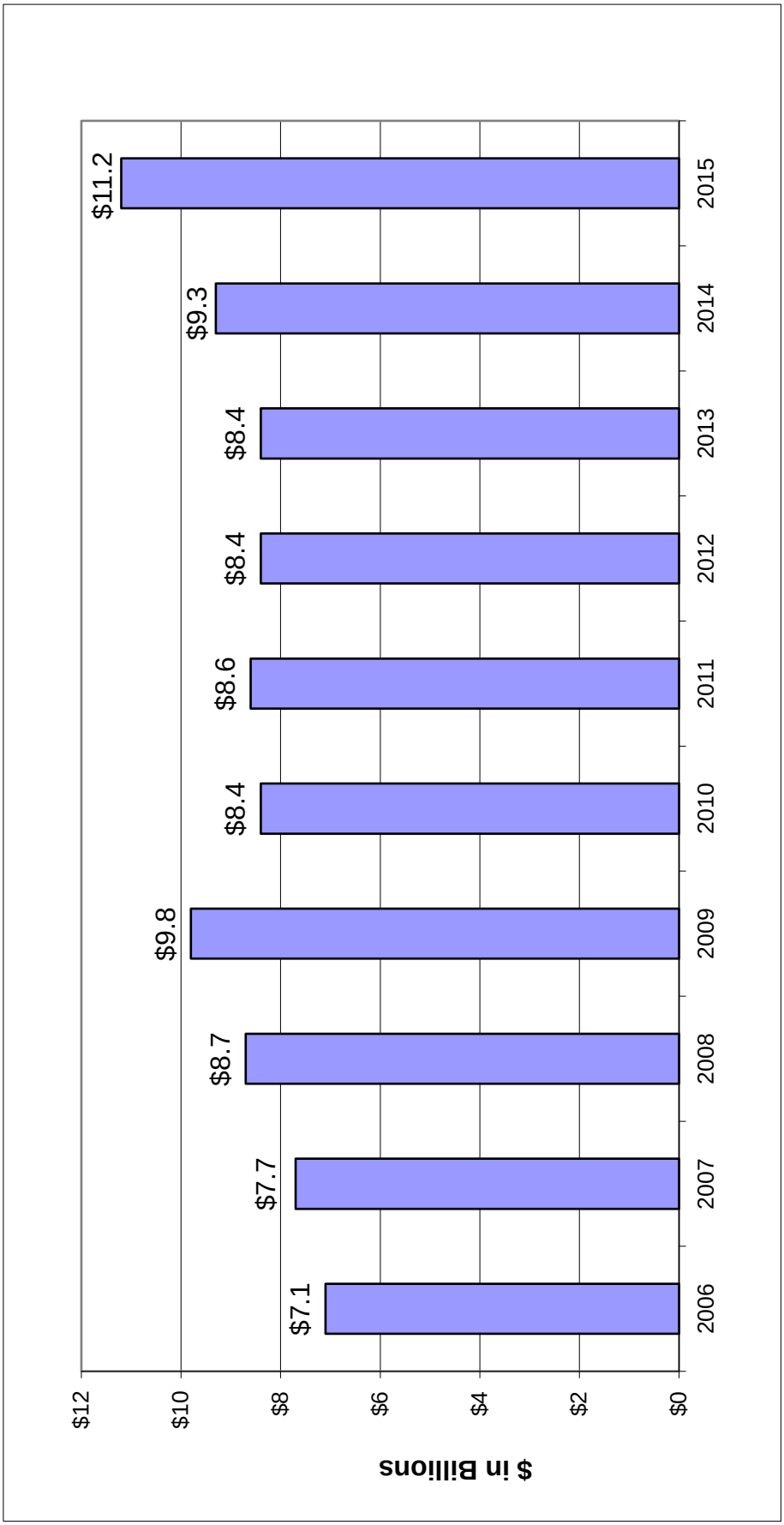


Exhibit 3

City Council Agenda Bill

Meeting Date: **November 4, 2014** Date Submitted: October 29, 2014

Originating Department: Finance IT

Clearances:

- ☒ City Manager
- ☒ Attorney
- ☒ Admin Services
- ☒ Community Development
- ☒ Finance & IT
- ☐ Fire
- ☒ Parks & Rec
- ☐ Police
- ☒ Public Works

Subject: An Ordinance amending Sammamish Municipal Code 16.20.350 enabling migration to the International Code Council Building Valuation Data Table.

Action Required: None required at this time, this is the 1st Reading of the Ordinance.

Exhibits: 1. Ordinance

Budget: Fees form the basis of revenue projections included in the 2015-2016 Budget.

Summary Statement:

This ordinance amends SMC 16.20.350 (established in Ordinance O2010-283) to allow the migration from the International Council of Building Officials (ICBO) building valuation data (BVD) table, which is currently used to determine the value of a project, to the BVD table published by the International Code Council (ICC).

The corresponding 2015 Fee Schedule Resolution, incorporating the BVD Table change, will be presented for Council's consideration on November 17th.

Background:

On October 7, 2014, during the Department of Community Development budget presentation, staff proposed changing from the ICBO BVD table, which is currently used to determine the value of a project, to the BVD table published by the ICC.

Valuation-based fees for building review and inspection services are based on two variables: (1) the estimated value of the building and (2) the fee applied to that value from the permit fee table. The method to determine the building project value is established in Ordinance O2010-283, codified at SMC 16.20.350:

> *The April 2002 "Building Standards Magazine" published by the International Council of Building Officials shall be used to determine building valuations for the various building types and occupancies noted in that table, with a regional modifier reflective of construction costs within the City of Sammamish.*

The City of Sammamish has historically used a BVD table published by the ICBO. The ICBO table provides specific square foot construction values for various building uses and construction types (e.g. new single-family homes, commercial structures, wood frame, concrete). The ICBO BVD table was updated quarterly. In 2003 ICBO stopped publishing the BVD table following their merger into the ICC. Sammamish continued to use the outdated 2003 ICBO BVD table to establish construction value and building permit fees because there was no other widely accepted substitute.

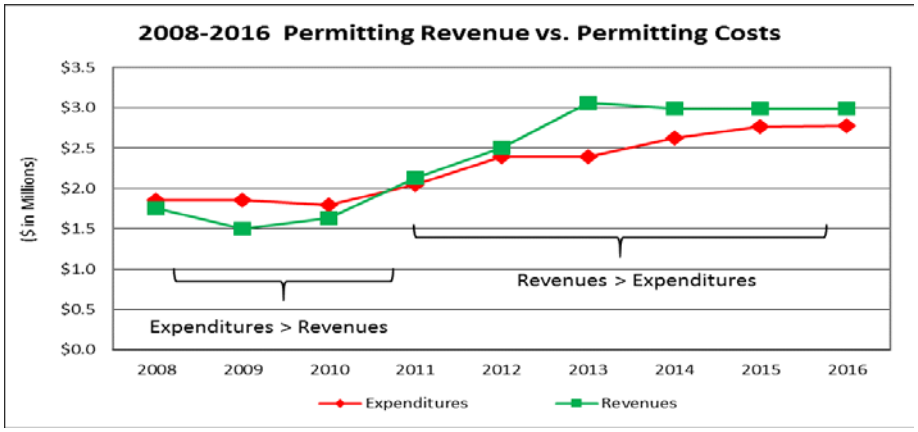
Late in 2003, the ICC began publishing a BVD table to serve as a replacement that is updated semi-annually and is based on national residential and commercial construction data published by Marshall & Swift. Virtually all of the cities in the Puget Sound region, including Seattle, Tacoma and Bellevue, have now adopted the ICC BVD table for use in establishing building permit fees. It serves the same purpose as the BVD table formerly published by the ICBO and is recognized throughout the country as an industry standard.

Cost Recovery

Building plan check and building permit fees comprise approximately 55% of permit processing fees collected by the City. These fees are set in conjunction with other permitting fees (e.g. site plan review, right of way, plumbing permits, etc.) to ensure that permitting revenues, in total, are set to cover operating costs over the development continuum.

Fees are set to ensure that (1) a consistent level of service is sustained throughout development cycles and (2) fluctuations in fee increases/decreases are minimized. During periods of significant growth, fund balances accumulate faster than expenditures, creating an increase in reserve balance. During contraction periods, reserve levels will shrink with expenditures needed to address prepaid work and to sustain core staffing levels required to maintain critical skills and service levels.

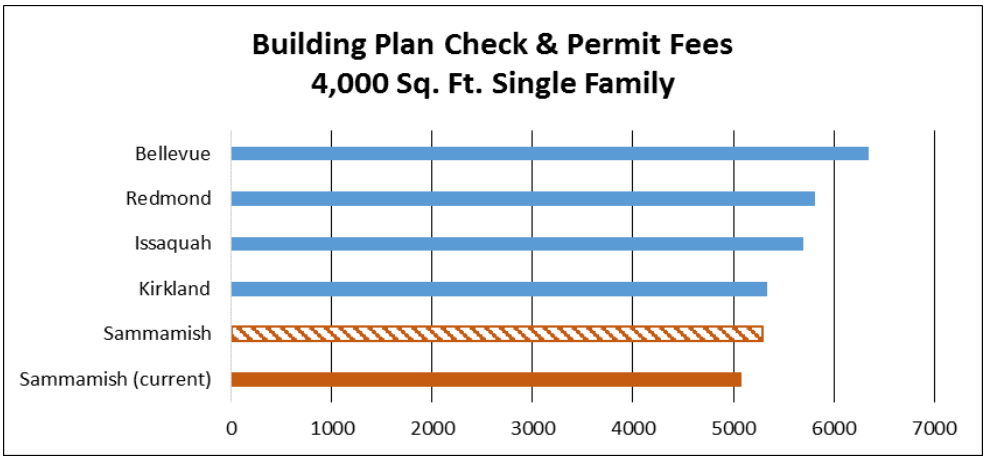
The chart below provides a comparison of permitting revenues and expenditures from 2008 through the end of 2016. In the earlier years of the illustration, expenditures exceeded revenues and a cumulative deficit grew. Beginning in 2011, permitting revenues exceed costs and result in a projected surplus of approximately $1.0 million by the end of the 2015-2016 biennium. This surplus will remain intact until the next downturn in development activity when it will be utilized to support the permitting system operations.

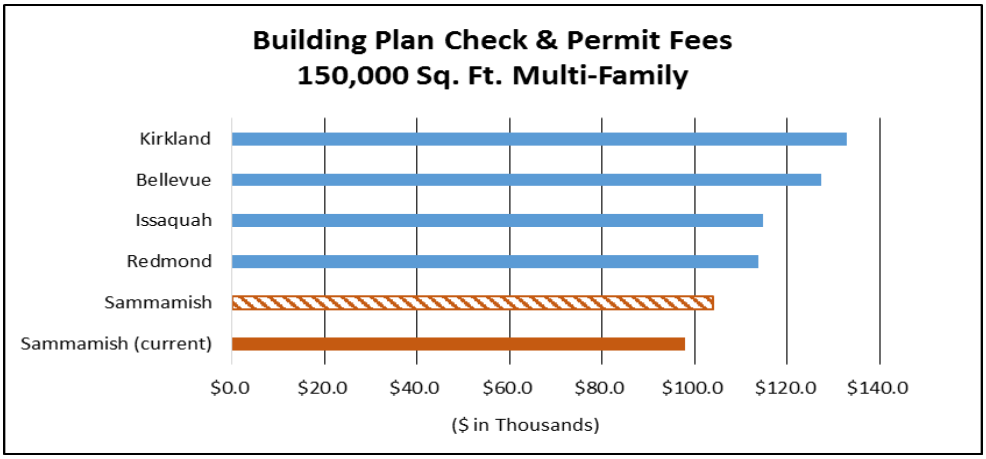


Regional Fee Comparison

The change in BVD tables, coupled with the proposed increase in fees, allows the City of Sammamish to remain regionally competitive while allowing for timely, high-quality services. Staff routinely monitors permitting costs in other jurisdictions to ensure the City's costs are not an impediment to developing in Sammamish. Although permitting costs are only one factor of the overall desirability of locating in Sammamish, containing costs and maintaining a competitive fee structure continue to be key principles the City adheres to.

Information from other jurisdictions is sometimes difficult to compile and assess (ensuring an "apples-to-apples" comparison); however, sufficient data is available to determine the City's relative position in the region. The charts below illustrate a comparison of the City of Sammamish's Building Plan Check and Building Permit fees with other jurisdictions in the region. These comparisons include permitting costs for a 4,000 square foot single-family structure, as well as a 150,000 square foot multi-family structure adjusted for the change in BVD tables and inflation.





City Council Agenda Bill

Financial Impact:

The change in the BVD table results in approximately $100,000 of additional revenue to be receipted in the General Fund for the 2015-2016 Biennium.

Recommended Motion:

None required at this time, this is the 1st Reading of the Ordinance.

The corresponding 2015 Fee Schedule Resolution, incorporating the BVD Table change, will be presented for Council's consideration on November 17th.

Exhibit 1

CITY OF SAMMAMISH
WASHINGTON
ORDINANCE No. O2014-XXX

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, AMENDING SECTION 16.20.350, BUILDING PERMIT VALUATIONS, TO DELETE THE REFERENCE TO THE OUTDATED TABLE PUBLISHED BY THE INTERNATIONAL COUNCIL OF BUILDING OFFICIALS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Sammamish adopted the building valuation data table published by the International Council of Building Officials ("ICBO") to establish construction value and to set building permit fees; and

WHEREAS, whereas the ICBO building valuation data table is now outdated and has been widely replaced in other local jurisdictions with the building valuation table published by the International Code Council ("ICC"), which is now recognized throughout the country as an industry standard; and

WHEREAS, the Sammamish City Council wishes to delete the reference in Sammamish Municipal Code Section 16.20.350 to the outdated building valuation data table and to implement use of the updated ICC building valuation table for building valuation and permitting purposes;

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

Section 1. SMC 16.20.350 Amended. Section 16.20.350 of the Sammamish Municipal Code, "Building Permit Violations," is hereby amended to include the following changes indicated below in underline/strikeout and to read as follows, which is hereby incorporated by this reference:

> **16.20.350 Building permit valuations.**
> The applicant for a permit shall provide an estimated building valuation at the time of application. The final determination of value or valuation under any of the provisions of this code and Chapter 16.05 SMC shall be made by the permit center based on building valuation data published by a nationally recognized code organization, and may include a regional modifier from a nationally recognized organization. ~~The April 2002 "Building Standards Magazine" published by the International Council of Building Officials shall be used to determine building valuations for the various building types and occupancies noted in that table,~~

~~with a regional modifier reflective of construction costs within the City of Sammamish.~~ When a specific building type or occupancy is not noted in the valuation table, the permit center is authorized to use the classification type noted in the table that most closely resembles the proposed type of building or determine a valuation type independently. (Ord. O2013-345 § 1 (Att. A); Ord. O2010-283 § 1 (Att. A); Ord. O2004-148 § 3)

Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section sentence, clause or phase of this ordinance.

Section 3. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage, approval, and publication as provided by law.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF NOVEMBER 2014.

CITY OF SAMMAMISH

_____
Mayor Thomas E. Vance

Attest:

_____
Melonie Anderson, City Clerk

Approved as to form:

_____
Michael R. Kenyon, City Attorney

First Reading: November 4, 2014
Second Reading: November 17, 2014
Passed by the City Council:
Date of Publication:
Effective Date:

Exhibit 1

Attachment A

16.20.350 Building Permit Valuations

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Exhibit 1