



City Council, Regular Meeting

AGENDA

July 6, 2010

6:30 pm – 9:30 pm
Council Chambers

Call to Order

Roll Call/Pledge of Allegiance

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

Approval of Agenda

Presentations/Proclamations

- **Red Head Day**
- **Financial Update**

Public Comment

Consent Agenda

- Payroll for pay period ending June 15, 2010 for pay date June 18, 2010 in the amount of \$266,065.96
- 1. Approval: Claims for period ending July 6, 2010 in the amount of \$1,834,571.37 for Check No.26748 through No.26897
- 2. Resolution: Authorizing The City Manager, Manager's Designee, Or The Administering Agency For Arch To Execute All Documents Necessary To Enter Into Agreements For The Funding Of Affordable Housing Projects, As Recommended By The Arch Executive Board, Utilizing Budget Funds Designated For Affordable Housing.
- 3. Bid Award: 2010 Chipseal Program in Tree Farm Neighborhood/Doolittle Construction
- 4. Contract: 2010 Pavement Projects Testing Services/HWA
- 5. Approval: Minutes for the May 4, 2010 Regular Meeting

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.

6. Approval: Notes for June 8, 2010 Study Session
7. Approval: Notes for June 14, 2010 Regular Meeting
8. Approval: Minutes for June 15, 2010 Regular Meeting

Public Hearings

9. Ordinance: Third Reading, Adopting The Town Center Development Regulations As Title 21B Of The Sammamish Municipal Code; Adopting Zoning Map Amendments For The Town Center Subarea; And Adopting The Town Center Infrastructure Plan

Unfinished Business - None

New Business - None

Council Reports

City Manager Report

Executive Session – Personnel pursuant to RCW42.30.110(1)(g)

Adjournment

AGENDA CALENDAR

July 2010			
Tues 07/06	6:30 pm	Regular Council Meeting	Proclamation: Redhead Day Continued Public Hearing: Third Reading Town Center Development Regulations Resolution: ARCH Housing Trust Fund Bid Award: 2010 Chip Seal Program – Tree Farm/Doolittle Contract: 2010 Pavement Projects Testing services/HWA (consent) Finance Update Executive Session – Personnel
Tues 07/13	6:30 pm	Special Joint Meeting with Planning Commission	Continue and Close Public Hearing for Town Center Development Regulations and Complementary Street and Stormwater Standards (with Planning Commission) Critical Areas Ordinance Public Input and discussion on Scope Wireless Code Amendments – Handoff from Planning Commission
Mon 07/19	6:30 pm	Study Session	Discussion: Draft Basin Plans for Inglewood and Thompson Basins
Tues 07/20	6:30 pm	Regular Meeting	Proclamation: Camp Fire USA Recognition: Sgt. Baxter Ordinance: First Reading Right of Way Permitting (ROW)
Tues 07/27	6:30 pm	Special Meeting	Council Questions/Discussion – Town Center Development Regulations Ordinance: Second Reading ROW Permitting Contract Award: 2010 Sidewalk Repair Contract Award: 2010 Neighborhood Traffic Management Program Phase II Contract Award: 2010 Pavement Restoration Contract Award: 2010 Asphalt Patching Contract: Sammamish Commons Park Lot 30% Design Agreement Contract: Home Energy Reports (consent) Critical Areas Ordinance Review and discussion on Scope (if needed)
Sept. 2010			
Tues 09/07	6:30 pm	Regular Council Meeting	Deliberation/Adoption – Town Center Development Regulations Public Hearing: Ordinance: First Reading Wireless Contract: Street Sweeping
Tues 09/14	6:30 pm	Study Session	Biennial Budget Next non-motorized project selection following 244 th Avenue NE
Mon 09/20	6:30 pm	Study Session	Biennial Budget Presentation: Stormwater Management Program
Tues 09/21	6:30 pm	Regular Meeting	Deliberation/Adoption – Town Center Development Regulations (if needed) Presentation: Waste Management (Susan Robinson) Ordinance: Second Reading Wireless Code Amendments Ordinance: Second Reading Amending SCM 21A.25.155 (consent) Resolution: Final Acceptance ELSP Phase 1A
Oct. 2010			
Tues 10/5	6:30 pm	Regular Council Meeting	
Tues 10/12	6:30 pm	Joint Meeting/Planning Commission	Sustainability Strategy Briefing
Mon 10/18	6:30 pm	Study Session	Biennial Budget (if necessary) East Lake Sammamish Parkway pedestrian crossing plan Franchise: Cable TV

Tues 10/19	6:30 pm	Regular Meeting	Public Hearing: First Reading Adopting 2011/2012 Budget Public Hearing: First Reading Setting the Tax Levy Rate for 2011 Ordinance: First Reading Franchise- Cable TV Final Acceptance: 244 th Avenue Improvement Project Final Acceptance: SE 20 th Street Non-motorized Improvement Project
Nov. 2010			
Tues 11/2	6:30 pm	Regular Council Meeting	Ordinance: Second Reading Adopting 2011/2012 Budget Ordinance: Second Reading Setting Tax Levy Rate 2011 Ordinance: Second Reading Franchise- Cable TV Resolution: 2011 Salary Schedule Resolution: 2011 Fee Schedule (if necessary)
Tues 11/09	6:30 pm	Study Session	Parks Commission Applicant Interviews Update: Connectivity
Mon 11/15	6:30 pm	Study Session	Planning Commission Applicant Interviews Public Works Standards
Tues 11/16	6:30 pm	Regular Meeting	Final Acceptance: 2010 Neighborhood Traffic Management Program Project (NE 14 th and 19 th Streets) Final Acceptance: 236 th Avenue NE/NE 22 nd Street Intersection School Crossing Improvements
Dec. 2010			
Tues 12/07	6:30 pm	Regular Council Meeting	Parks/Planning Commission Appointments Award: 2011/2012 Humans Services Grants Contract: On-Call Development Review Services
Tues 12/14	6:30 pm	Study Session	Public Works Standards
Mon 12/20	6:30 pm	Study Session	
Tues 12/21	6:30 pm	Regular Meeting	
Jan. 2011			
Tues. 1/4	6:30 pm	Regular Meeting	
Tues. 1/11	6:30 pm	Study Session	
Mon. 1/17	6:30 pm	Study Session	
Tues. 1/18	6:30 pm	Regular Meeting	
Feb. 2011			
Tues. 2/1	6:30 pm	Regular Meeting	
Tues. 2/8	6:30 pm	Study Session	
Mon. 2/14	6:30 pm	Study Session	
Tues. 2/15	6:30 pm	Regular Meeting	
Mon. 2/21	Closed	Holiday	President's Day – City Offices Closed
To Be Scheduled		To Be Scheduled	Parked Items
Code Enforcement Code Amendments (2011) Ordinance: Second Reading Puget Sound Energy Franchise Contract: On-Call Pavement Patching(tentative)		Contract: Multi-Project Wetland Mitigation Monitoring and Inspection (244 th Avenue and ELSP) Contract: Wetland Mitigation Landscape Maintenance and Replanting Contract: 228 th /SE 24 th and 228th/SE 8 th Southbound Left-turn Pocket extensions (2011)	BLA and non-conforming uses Future use of existing M & O facility on 228 th Ave SE @ SE 20 th Street

<< June

July 2010

August >>

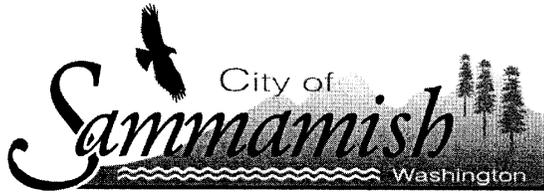
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 6:30 p.m. Planning Commission Meeting	2	3
4 5 p.m. 4th of July Fireworks Celebration!	5 8 a.m. Independence Day City offices closed	6 5 p.m. Finance Committee Meeting Canceled 6:30 p.m. City Council Meeting	7 4 p.m. Sammamish Farmers Market 5:30 p.m. City Council Office Hours	8 6:30 p.m. Summer Concert	9	10
11	12	13 6:30 p.m. Special Joint Council Meeting with Planning Commission	14 4 p.m. Sammamish Farmers Market 6:30 p.m. Parks and Recreation Commission Meeting	15 6:30 p.m. Planning Commission Meeting 6:30 p.m. Summer Concert	16	17 7 p.m. Wooden O Shakespeare Play
18	19 6:30 p.m. City Council Study Session 6:30 p.m. Arts Commission Meeting	20 6:30 p.m. City Council Meeting	21 4 p.m. Sammamish Farmers Market 5:30 p.m. City Council Office Hours	22 4 p.m. Public Safety Committee Meeting 6:30 p.m. Summer Concert	23	24 7 p.m. Wooden O Shakespeare Play
25	26	27 12 p.m. Kids First Noontime Performance 6:30 p.m. City Council Special Meeting	28 4 p.m. Sammamish Farmers Market	29 6:30 p.m. Planning Commission Meeting 6:30 p.m. Summer Concert	30	31

<< July

August 2010

September >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 10 a.m. National Night Out 5 p.m. Finance Committee Meeting	4	5 6:30 p.m. Summer Concert	6	7
8	9	10	11 6:30 p.m. Parks and Recreation Commission Meeting	12 6:30 p.m. Summer Concert	13	14
15	16 6:30 p.m. Arts Commission Meeting Canceled	17 12 p.m. Kids First Noontime Performance	18	19 6:30 p.m. Summer Concert	20	21 10 a.m. Sammamish Walks - Photography Tour 10 a.m. Sammamish Days
22	23	24	25	26 6:30 p.m. Summer Concert	27	28
29	30	31				



MEMORANDUM

TO: Melonie Anderson/City Clerk
FROM: Marlene/Finance Department
DATE: July 1, 2010
RE: Claims for July 6, 2010

0.00 *

	\$	47,127.19
		9,054.41
		1,402,859.60
47,127.19	+	235,736.36
9,054.41	+	139,793.81
1,402,859.60	+	
235,736.36	+	
139,793.81	+	
1,834,571.37	*	

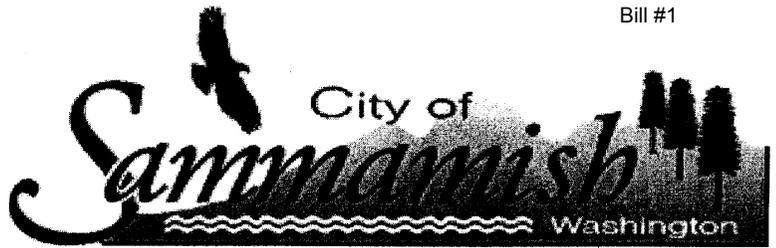
TOTAL \$ 1,834,571.37

Check # 26748 through # 26897

Accounts Payable
Computer Check Register

Bill #1

User: mdunham
Printed: 06/14/2010 - 3:42PM
Bank Account: APPR
Batch: 004.06.2010



Check	Vendor No	Vendor Name	Date	Invoice No	Amount
26748	SCI	SCI Infrastructures, LLC	6/15/2010		
				2	77,856.46
				2	2,847.00
				2	-26,082.16
				2	441,186.66
					<hr/>
					Check 26748 Total: 495,807.96
					<hr/>
					Report Total: 495,807.96
					<hr/>

Reported on 6/15/2010
CHECK # 26740
CHECK VOID + REDONE w/CORRECTED CODING
SAME \$ AMT. DIFFERENT CHECK #

DOESN'T COUNT
ONLY
RECORDING
CHECK #

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 6/18/2010 - 10:01 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
26749	06/18/2010	ANI	ANI Administrators NW Inc	1,797.66	0
26750	06/18/2010	ICMA401	ICMA 401	30,645.23	0
26751	06/18/2010	ICMA401x	ICMA401	4,855.79	0
26752	06/18/2010	ICMA457	ICMA457	9,828.51	0
				47,127.19	
Check Total:				47,127.19	

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 6/25/2010 - 8:30 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
26753	06/25/2010	LEXIS	Lexis Nexis Risk Data Mgmt	109.50	0
26754	06/25/2010	US BANK	U. S. Bank Corp Payment System	8,944.91	0
Check Total:				9,054.41	

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 6/30/2010 - 5:00 PM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
26755	07/06/2010	AADAMS	AAdams Tree Service	2,080.51	0
26756	07/06/2010	ADVANTAG	Advantage Building Services	5,417.90	0
26757	07/06/2010	AHBL	AHBL Inc	1,840.00	0
26758	07/06/2010	ALDORTH	Kurt Aldworth	35.00	0
26759	07/06/2010	ALPINE	Alpine Products, Inc.	808.33	0
26760	07/06/2010	APS	Applied Professional Svs, Inc.	80.00	0
26761	07/06/2010	ARATANI	Mark Aratani	217.52	0
26762	07/06/2010	ATTLONG	AT&T	65.22	0
26763	07/06/2010	AT&TMOBI	AT&T Mobility	271.28	0
26764	07/06/2010	BACKGROU	Background Source Intl	56.00	0
26765	07/06/2010	BAGNALL	Lily Bagnall	250.00	0
26766	07/06/2010	BEACONAT	Beacon Athletics	372.04	0
26767	07/06/2010	AUDIOAM	Eddie Bishop	1,095.00	0
26768	07/06/2010	BMC	BMC Select	2,066.92	0
26769	07/06/2010	BRAVO	Bravo Environmental	4,671.54	0
26770	07/06/2010	BUILDERS	Builders Exchange of WA	45.00	0
26771	07/06/2010	CADMAN	Cadman, Inc.	3,001.23	0
26772	07/06/2010	CARPER	William Carper	90.00	0
26773	07/06/2010	CARSON	Carson Construction, Inc	30,570.54	0
26774	07/06/2010	CASEPOWE	Case Power & Equipment	139.62	0
26775	07/06/2010	CECCANTI	Ceccanti, Inc	504,275.21	0
26776	07/06/2010	CERTIFIE	Certified Backflow Testing,Inc	160.00	0
26777	07/06/2010	CHANEY	Rebecca Chaney	957.00	0
26778	07/06/2010	SILHOUET	Daniel Chapman, Sr.	600.00	0
26779	07/06/2010	CHICAGO	Chicago Title Insurance Co	219.00	0
26780	07/06/2010	ISSCITY	City Of Issaquah	1,100.00	0
26781	07/06/2010	CLAIMSCO	c/o Scott Johnston Claims consulting	60.00	0
26782	07/06/2010	CLYDEWES	Clyde West	117.68	0
26783	07/06/2010	CNI	CNI Locates LTD	262.50	0
26784	07/06/2010	CNR	CNR Inc	328.73	0
26785	07/06/2010	COMCAST2	COMCAST	99.95	0
26786	07/06/2010	CREMETAN	Creme Tangerine/MSWG LLC	1,000.00	0
26787	07/06/2010	DAWKINS	S. Loi Dawkins	231.12	0
26788	07/06/2010	DELL	Dell Marketing L.P.	394.30	0
26789	07/06/2010	DeLUCIA	Carol DeLucia	40.00	0
26790	07/06/2010	DOTSON	Rose Dotson	23.52	0
26791	07/06/2010	EAENGINE	EA Engineering, Science & Technolog	2,521.72	0
26792	07/06/2010	EASTFIRE	Eastside Fire & Rescue	442,677.10	0
26793	07/06/2010	EVERFORD	Evergreen Ford	109.50	0
26794	07/06/2010	EWINGIRR	Ewing Irrigation	3,057.23	0
26795	07/06/2010	EXCAL	Excal Visual LLP	508.75	0
26796	07/06/2010	FARDIG	Fardig Development Inc	18,326.30	0
26797	07/06/2010	GARWOOD	Rob Garwood	27.54	0
26798	07/06/2010	HDFOWL	H. D. Fowler Company	449.00	0
26799	07/06/2010	HARRISM	Mark Harris	250.00	0
26800	07/06/2010	HILL	John Hill	250.00	0
26801	07/06/2010	HOWARD	Lyman Howard	177.50	0
26802	07/06/2010	HUARD	Huard Septic Design & Monitoring LI	1,250.00	0
26803	07/06/2010	IPS	Integrated Print Solutions, Inc	4,621.94	0
26804	07/06/2010	ISSAQ1	Issaquah Press, Inc.	802.50	0

Check	Date	Vendor No	Vendor Name	Amount	Bill #1 Voucher
26805	07/06/2010	ISSIGNS	Issaquah Signs	3,179.34	0
26806	07/06/2010	JACOBSON	Jacobson Law Group PLLC	200.00	0
26807	07/06/2010	JERMSTAD	Taylor A. Jernstad	181.28	0
26808	07/06/2010	JIRSA	Barbara Jirsa	100.31	0
26809	07/06/2010	DEERE	John Deere Landscapes	1,704.59	0
26810	07/06/2010	KENYON2	Kenyon Disend PLLC	17,220.96	0
26811	07/06/2010	KINGFI	King County Finance A/R	5,692.36	0
26812	07/06/2010	KCRADIO	King Cty Radio Comm Svcs	206.49	0
26813	07/06/2010	KIRTLEY	Kirtley Cole	167,407.96	0
26814	07/06/2010	LAKESIDE	Lakeside Industries	66.80	0
26815	07/06/2010	LEYTON	Kimberly Leyton	757.50	0
26816	07/06/2010	LIVESOUN	Live Sound & Recording Co, LLC	1,036.83	0
26817	07/06/2010	LPD	LPD Engineering PLLC	3,361.50	0
26818	07/06/2010	MAKERS	Makers Architecture & Urban	3,185.00	0
26819	07/06/2010	MATTHIAS	Michael Matthias	27.50	0
26820	07/06/2010	MIKOLAJE	Kim Mikolajewski	775.00	0
26821	07/06/2010	MILLERPA	Pam Miller	500.00	0
26822	07/06/2010	MILLETT	Kristine Millett	250.00	0
26823	07/06/2010	MINUTE	Minuteman Press	886.25	0
26824	07/06/2010	NWCASC	Northwest Cascade, Inc.	1,560.72	0
26825	07/06/2010	NWNUISAN	NW Nuisance Wildlife Control	600.00	0
26826	07/06/2010	OBRIENCO	O'Brien & Company LLC	983.75	0
26827	07/06/2010	ONEILL	Bonnie O'Neill	622.50	0
26828	07/06/2010	OSS	On Site Security Services LLC	492.75	0
26829	07/06/2010	ORENDORF	Mark William Orendorff	181.28	0
26830	07/06/2010	POA	Pacific Office Automation	711.39	0
26831	07/06/2010	PARAME	Parametrix, Inc.	2,824.46	0
26832	07/06/2010	PENBERTH	Penberthy	250.00	0
26833	07/06/2010	LaGow	Peter	50.00	0
26834	07/06/2010	PSE	Puget Sound Energy	10,773.40	0
26835	07/06/2010	QWEST	QWEST	615.19	0
26836	07/06/2010	BECK	R. W. Beck	2,507.24	0
26837	07/06/2010	RAINIER	Rainier Wood Recyclers Inc	627.31	0
26838	07/06/2010	REALCHEM	RealChem Northwest	273.75	0
26839	07/06/2010	RENTME	Rent Me Storage, LLC	284.70	0
26840	07/06/2010	RH2	RH2 Engineering Inc	4,362.80	0
26841	07/06/2010	RICHARDS	Jessi Richardson	96.00	0
26842	07/06/2010	ROBINAND	Andrew Boyd Robinson	271.90	0
26843	07/06/2010	ROTH	Roth Hill LLC	5,215.70	0
26844	07/06/2010	SAMCHAMB	Sammamish Chamber of Commerce	25.00	0
26845	07/06/2010	SAMHERIT	Sammamish Heritage Society	1,250.00	0
26846	07/06/2010	SAM	Sammamish Plateau Water Sewer	2,197.88	0
26847	07/06/2010	SEASHAKE	Seattle Shakespeare Company	1,700.00	0
26848	07/06/2010	SEATIM	Seattle Times	1,495.12	0
26849	07/06/2010	SNYDER	Snyder Roofing of WA LLC	889.14	0
26850	07/06/2010	SONITROL	Sonitrol Pacific	1,087.80	0
26851	07/06/2010	SPITZER	Desiree Spitzer	421.50	0
26852	07/06/2010	SPRINT	Sprint	50.00	0
26853	07/06/2010	SB&MAC	Stewart Beall & MacNichols	4,120.00	0
26854	07/06/2010	STOECKL	Jane C. Stoeklin	110.00	0
26855	07/06/2010	SULTAN	Sultan Post & Pole	79.93	0
26856	07/06/2010	SUNBELT	Sunbelt Rentals	87.15	0
26857	07/06/2010	SWIFT	David Swift	271.90	0
26858	07/06/2010	TAGS	Tags Awards & Specialties	187.16	0
26859	07/06/2010	TCF	TCF Architecture	19,968.79	0
26860	07/06/2010	WATERSH	The Watershed Company	464.50	0
26861	07/06/2010	TLC	Total Landscape Corp	7,679.64	0
26862	07/06/2010	TRANSP	Transpo Group, Inc	12,265.00	0
26863	07/06/2010	UPROAR	Uproar, Inc.	5,101.20	0

Check	Date	Vendor No	Vendor Name	Amount	
26864	07/06/2010	VAHEDI	Rose Vahedi	100.00	0
26865	07/06/2010	WAPOL	Wa Assoc Sherriffs & Pol Chief	300.00	0
26866	07/06/2010	WAAUDIT	Wa State Auditor's Office	23,923.90	0
26867	07/06/2010	WAPAT	Wa State Patrol	290.00	0
26868	07/06/2010	NELSONCO	Walter E. Nelson Company	537.37	0
26869	07/06/2010	WAWORK	Washington Workwear Stores Inc	236.50	0
26870	07/06/2010	WATSONSE	Watson Security	1,045.44	0
26871	07/06/2010	WESTEQ	Western Equipment	119.28	0
26872	07/06/2010	WED	Western Equipment Distributors	1,053.01	0
26873	07/06/2010	WOLVERIN	Wolverine West, LLC	25,000.00	0
26874	07/06/2010	WYATTR	Rochelle Wyatt	306.83	0
26875	07/06/2010	PETITTI	Michele Petitti	713.89	0
26876	07/06/2010	PIEDMONT	Piedmont Directional Signs	525.00	0
26877	07/06/2010	PLATEAU	Plateau Motors	389.02	0
26878	07/06/2010	PSF	PSF Mechanical Inc	2,741.45	0
26879	07/06/2010	PUGETSOU	Puget Sound Bank	8,009.95	0
				1,402,859.60	

Check Total:

1,402,859.60

*PRINTED OUT OF ORDER
DUPLICATE HAD TO REPRINT*

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 7/1/2010 - 9:02 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
26880	07/06/2010	AECOM	AECOM	81,093.15	0
26881	07/06/2010	FEDEX	Federal Express Corp	171.00	0
26882	07/06/2010	ICLEI	ICLEI USA Membership	600.00	0
26883	07/06/2010	ISSCITY	City Of Issaquah	7,098.86	0
26884	07/06/2010	LIVESOUN	Live Sound & Recording Co, LLC	1,036.83	0
26885	07/06/2010	LOCHNER	Lochner, Inc.	28,214.34	0
26886	07/06/2010	PREMIUM	Premium Construction Group	114,302.54	0
26887	07/06/2010	PSE	Puget Sound Energy	409.84	0
26888	07/06/2010	PURDY	Michael E. Purdy Associates	1,500.00	0
26889	07/06/2010	SAMHERIT	Sammamish Heritage Society	1,250.00	0
26890	07/06/2010	SEATIM	Seattle Times	59.80	0
Check Total:				235,736.36	

Accounts Payable

Check Register Totals Only

User: mdunham
 Printed: 7/1/2010 - 11:00 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
26891	07/02/2010	ANI	ANI Administrators NW Inc	1,797.66	0
26892	07/02/2010	AWCMED	AWC Employee BenefitsTrust	91,700.80	0
26893	07/02/2010	CHAP13	Chapter 13 Trustee	185.00	0
26894	07/02/2010	ICMA401	ICMA 401	31,169.73	0
26895	07/02/2010	ICMA401x	ICMA401	4,940.41	0
26896	07/02/2010	ICMA457	ICMA457	9,814.91	0
26897	07/02/2010	PREPAIDL	Pre-Paid Legal Services, Inc	185.30	0
Check Total:				139,793.81	



City Council Agenda Bill

Meeting Date: July 6, 2010

Date Submitted: MAY 21, 2010

Originating Department: City Manager

Clearances:

City Manager
 Attorney
 Admin Services

Community Development
 Finance & IT
 Fire

Parks & Rec
 Police
 Public Works

Subject: Resolution to transfer Housing Trust Funds (A Regional Coalition for Housing, ARCH)

Action Required: Motion to pass Resolution

Exhibits: (1) DRAFT Resolution (2) ARCH memo of December 22, 2009 (3) Sammamish Resolution 2009-383

Budget: Budgeted 2009-2010 biennium, \$200,000

Summary Statement:

With the completion of the ARCH re-authorization process via an Interlocal Intergovernmental Agreement (Sammamish City Council approval on April 20, 2010) it is time to make the financial transfers to the Housing Trust Fund for specific projects authorized previously by the Sammamish city Council.

Background:

As a part of the Interlocal agreement, an account has been established with the City of Bellevue, as the ARCH administrative partner, that removes from the local governments who are ARCH members the need to frequently re-appropriate funds across an annual or biennial budget period. Now, all funds will go to Bellevue and they are managed under the standards of the State Auditor and when a project needs the funds, they are then moved to the project. All of this eliminates the cost individual project accounting by the member partners of ARCH. Now, the accounting will occur just once, with the City of Bellevue.

Financial Impact:

Budgeted 2009-2010 funds in the amount of \$200,000.

Recommended Motion:

Approve Resolution as presented.

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2010-___**

**A RESOLUTION AUTHORIZING THE CITY MANAGER, MANAGER'S
DESIGNEE, OR THE ADMINISTERING AGENCY FOR ARCH TO
EXECUTE ALL DOCUMENTS NECESSARY TO ENTER INTO
AGREEMENTS FOR THE FUNDING OF AFFORDABLE HOUSING
PROJECTS, AS RECOMMENDED BY THE ARCH EXECUTIVE
BOARD, UTILIZING BUDGET FUNDS DESIGNATED FOR
AFFORDABLE HOUSING.**

WHEREAS, A Regional Coalition for Housing (ARCH) was created by interlocal agreement to help coordinate the efforts of Eastside cities to provide affordable housing; and

WHEREAS, the ARCH Executive Board has recommended that the City of Sammamish participate in the funding of certain affordable housing projects and programs hereinafter described; and

WHEREAS, the ARCH Executive Board has developed a number of recommended conditions to ensure that the City's affordable housing funds are used for their intended purpose and that projects maintain their affordability over time; and

WHEREAS, the investment of such funds meets the purposes set under the State Constitution for the aid to the poor and infirm under Article 8, Section 7 of the Washington State Constitution or for purposes set forth under the State Growth Management Act; and

WHEREAS, the City Council by motion on April 20, 2010, approved the Amended and Restated Interlocal Agreement for ARCH; and

WHEREAS, the City Council desires to use \$200,000 from City funds budgeted in the 2009-2010 biennium as designated below to finance the projects recommended by the ARCH Executive Board for 2009 and 2010; now, therefore,

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF SAMMAMISH, WASHINGTON:**

Section 1. The City Manager or designee, or alternatively the duly-appointed administering agency of ARCH pursuant to the Amended and Restated Interlocal Agreement for ARCH is authorized to execute all documents and take all necessary actions to enter into Agreements on behalf of the City to fund the St. Andrews Housing Group Totem Lake Apartments in an amount not to exceed \$75,000 and to fund the Housekey Plus ARCH Down Payment assistance program in an amount not to exceed \$25,000.

Section 2. The Agreements entered into pursuant to Section 1 of this resolution shall be funded from the City's budgeted funds in a combined amount not to exceed that set forth in Section 1. Such Agreements shall include terms and conditions to ensure that the City's funds are used for their intended purpose and that the project maintains its affordability over time. In determining what conditions should be included in the Agreements, the City Manager, manager's designee, or the administering agency of ARCH shall be guided by the recommendations set forth in the ARCH Executive Board's memorandum of December 22, 2009, a copy of which is attached

Section 3 On September 15, 2009 per Resolution R2009-383 the City Council approved funding for the Issaquah Highlands YWCA Family Village Project Phase II in the amount of \$100,000. The City Council authorizes the duly-appointed administering agency of ARCH pursuant to the Amended and Restated Interlocal Agreement for ARCH to execute all documents and take all necessary actions to enter into the Agreements on behalf of the City. In determining what conditions should be included in the Agreements, the duly-appointed administering agency of ARCH shall be guided by the recommendations set forth in the ARCH Executive Board's memorandum of September 10, 2009, a copy of which is attached.

Section 4. Pursuant to Section 12 of the Amended and Restated Interlocal Agreement, City Council approves transmitting all Affordable Housing funds approved by Council and not previously expended for projects for deposit into the City's Individual Account within the Housing Trust Fund Account, which funds may be released only upon, and in accordance with, the written direction of the City Council. Pursuant to Section 12.e of the Amended and Restated Interlocal Agreement funds shall be invested by the Administering Agency in investments permitted by state law for investment of public funds. Investment earnings shall be credited to each Individual Account and Subaccount on a pro rata basis.

Section 5. Pursuant to Section 12.f(v) of the Amended and Restated Interlocal Agreement, the Council authorizes the Administering Agency to administer housing project agreements entered into prior to the effective date of the Amended and Restated Interlocal Agreement, upon terms consistent with the Amended and Restated Interlocal Agreement, including repayments (if any) shall be applied *pro rata* to the funding Parties' Individual Accounts based on the ratio of funding contributed to the project by each Party, unless the funding Parties otherwise agree.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF
ON THE _____ DAY OF JULY, 2010.**

CITY OF SAMMAMISH

Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: June 21, 2010

Passed by the City Council:

Resolution No.: R2010-



Family Resource Center Campus
 16225 NE 87th Street, Suite A-3 ♦ Redmond, Washington 98052
 (425) 861-3677 ♦ Fax: (425) 861-4553 ♦ WEBSITE: www.archhousing.org

MEMORANDUM

TO: City of Bellevue Council Members
 City of Clyde Hill Council Members
 City of Issaquah Council Members
 City of Kenmore Council Members
 City of Kirkland Council Members
 City of Mercer Island Council Members
 City of Newcastle Council Members
 City of Redmond Council Members
 City of Sammamish Council Members
 City of Woodinville Council Members

FROM: Steve Anderson, Chair, and ARCH Executive Board

DATE: December 22, 2009

RE: Fall 2009 Housing Trust Fund (HTF) Recommendation

The ARCH Executive Board (EB) has completed its review of the three applications applicable to the Fall funding round of the 2009 Housing Trust Fund. The ARCH Executive Board recommends funding for all three projects. Recommendations total \$2,000,000 as summarized in the attached table, Proposed Funding Sources.

Following is a summary of the applications, the ARCH Executive Board recommendation and rationale, and proposed contract conditions for the three proposals recommended for funding at this time. Also enclosed is an evaluation matrix for each proposal, an economic summary for the two projects recommended for funding, leveraging charts, project summary table, and a summary of funded projects to date.

1. St. Andrew's Housing Group (SAHG) – Totem Lake Family Apartments

Funding Request: \$1,500,000 (Contingent Loan)
 60 affordable rental units

EB Recommendation: \$1,500,000 (Contingent Loan)
 See attached Funding Chart for distribution of City Funds

Project Summary:

Exhibit 2

SAHG is proposing to build 60 affordable family rental housing units located in the Totem Lake area of Kirkland. This proposal may be part of a larger two phase development of the site being done by the SAHG that will have a total of approximately 165 residential units, the balance targeting seniors. That phase would likely not be funded for several years.

The first phase, family rental project, will have approximately 22% of its units targeting households with incomes at or below 30% AMI, 55% targeting those at or below 40% and 23% at or below 60%. The 30% and 40% units are being set aside for those coming out of homelessness. The unit mix includes 13% studio, 54% 1 bedroom and 33% 2 bedroom units. In addition there will be a non-income restricted 61st unit for an onsite manager.

Services to homeless residents will be provided by referring agencies. The operating budget does not include services delivery, however SAHG will provide certain resident services funded outside of the operating budget.

Construction of the first phase is projected for Spring 2010, and finishing in late 2011.

Funding Rationale:

The EB supported the intent of this application for the following reasons:

- There would be 60 units of affordable housing serving a range of income levels, including a large set aside for homeless households.
- The site is centrally located and located close to transit, retail and employment.
- Is a project the City of Kirkland has shown support for, including grandfathering impact fees, extending the building permit, and Council action to remove the land use requirement for non-residential first floor use for affordable housing.
- The project would be a pioneer project for the rezoned Totem Lake area.
- SAHG has a strong track record.
- The amount of ARCH funding in the sources is within normal proportions.

Potential Conditions:

Special / Revised Conditions:

1. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to City Staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date, and expected schedule for start of construction and project completion. City Staff will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant will demonstrate that all capital funding has been secured or is likely to be secured within a reasonable period of time. City Staff will grant up to a 12 month extension. If necessary a second extension of up to 6 months may be requested by following the same procedures as the first extension.

2. Funds will be in the form of a deferred, contingent loan. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Final loan terms shall be determined prior to release of funds and must be approved by City Staff. Based on the preliminary development budget, it is anticipated that loan payments will be based on a set repayment schedule, and

Exhibit 2

begin after repayment of deferred developer fee (approximately year 10), with 1% interest. The terms will also include a provision for SAHG (“the Agency”) to request a deferment of a payment if certain conditions are met (e.g. low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by City Staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

3. Until such time as the deferred developer fee is fully repaid, all cash flow after payment of operating expenses and debt service, shall be used to repay the deferred developer fee.

4. A covenant is recorded ensuring affordability for at least 50 years, with affordability as shown in the following table. Affordability levels will be defined using the requirements for tax credits, and utility costs will be based on King County Housing Authority allowances, unless otherwise approved by City Staff.

Median Income Level	Studio	1 Bedrm	2 Bedrm	Total
Very Low Income 30% AMI	4	8	1	13
Low Income 31-40% AMI	4	22	7	33
Moderate Income 40-60% AMI	0	2	12	14
Total	8	32	20	60

- **The manager’s unit will not be income restricted**

5. Based on the availability of adequate support services, up to 75% of the units will be set-aside for homeless, unless otherwise approved by City Staff. In the event a coordinated/centralized screening and referral system is adopted by the County, St Andrew’s Housing Group will participate in that program as a source for identifying homeless households for residency

6. Submit documentation of the City’s approval of the provision of parking for residents. Submit a copy of a parking management plan for City review and approval which will address issues such as: number of spaces (tenant and guest) likely required for proposed unit mix and affordability of development; if there will be leasing of surplus spaces, then a proposal of how parking will be managed.

7. Submit evidence of the Agency’s ability to access the funds necessary to complete this project, and any other projects in their pipeline.

8. Half of the project contingency will be funded through ARCH or other public funds. Prior to any use of the contingency funds, the Agency shall obtain approval for such use from the City. If any unused funds remain in this line item, up to the amount of City funds reserved for this line item, those funds will be returned to the City.

9. The Contractor selection process shall be by RFQ process acceptable to the County.

Exhibit 2

10. In order to assure that land acquisition is not above market, the Agency shall provide a revised appraisal in a format acceptable to ARCH prior to release of funds. The appraisal should assess the value of the entitlements coming with the property; consider a “highest and best use for number of residential units that can be developed and the market range for land on a per unit basis; and selecting from good comparables.

11. As a condition for funding, Agency shall provide a final development and operating budget for review and approval by the CAB at or prior to its March 2010 meeting.

12. The project shall include the resident amenities as represented in the funding application proposal such as arts and crafts room, exercise facilities, computer lab room, communal kitchen and dining room, and roof top garden.

Standard Conditions:

13. Funds shall be used by the Agency toward project, acquisition, construction contingency, appraisal, architecture and engineering design fees, permits, fees and hookups, bridge loan interest, as approved by City Staff. Funds may not be used for any other purpose unless City Staff has given written authorization for the alternate use.

14. The Agency shall submit evidence of funding commitments from all proposed public and private sources. In the event commitment of funds identified in the application cannot be secured in the time frame identified in the application, the Agency shall immediately notify City Staff, and describe the actions it will undertake to secure alternative funding and the timing of those actions subject to City Staff's review and approval. Prior to initiating construction, the Agency shall submit evidence of all public and private resources needed to complete the project.

15. The Agency shall provide a revised development budget based upon actual funding commitments, which must be approved by City Staff. If the Agency is unable to adhere to the budget, City Staff must be immediately notified and a new budget shall be submitted by the Agency for the City Staff's approval. The City shall not unreasonably withhold its approval to a revised budget, so long as such new budget does not materially adversely change the Project. This shall be a continuing obligation of the Agency. Failure to adhere to the budgets, either original, or as amended, may result in withdrawal of the City's commitment of funds.

16. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; and Endangered Species Act (ESA) requirements.

17. Submit monitoring reports quarterly through completion of the project, and annually thereafter. Submit a final budget upon project completion. If applicable, submit initial tenant information as required by the City.

2. Foundation for the Challenged (FFC) – 2 Group Homes for Developmentally Disabled

Funding Request: \$300,000 (Grant)

EB Recommendation: \$300,000 (Grant)

Exhibit 2

See attached Funding Chart for distribution of City Funds

Project Summary:

The proposed project essentially replaces the Tessera project recommended in the Spring 2009 Round. Tessera withdrew their application in the late summer.

FFC is proposing to acquire and remodel 2 four-bedroom houses that will serve up to eight (8) low-income individuals with developmental disabilities. Specific homes will be identified once all funding is committed and will be located in the northern area of east King County within the ARCH sphere of influence. Tenants will be referred by the Division of Developmental Disabilities (DDD).

The residents will live in a shared living arrangement, and each of the tenants will have their own bedroom. All the tenants will receive 24/7 support services to ensure their health and safety. The support services are funded by and contracted through DDD. FFC will be the owner of the homes, and will use Scioto Management as property manager.

There currently is no site control but each house will be remodeled to include accessibility features necessary for the initial tenants and for future tenants. FFC will be looking to acquire rambler-style houses with a level lot and an open floor plan or a floor plan that can easily be modified for accessibility.

Funding Rationale:

The EB supported this application for the following reasons:

- Serves a special needs population, an area in which we have not been achieving our long term goals.
- Provides housing for developmentally disabled in an underserved area of the County.
- Serves neediest developmentally disabled residents by relying on referrals from the State DDD for new residents.
- Utilizes existing housing.
- Applicant has a strong track record of working with the State and County.

Special Conditions:

1. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to City Staff no later than sixty (60) days prior to the expiration date. City Staff will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion.
2. Funds shall be used by FFC (“the Agency”) toward the acquisition and closing costs, construction, architectural design, developer fee, development period utilities. Funds may not be used for any other purpose unless City Staff has given written authorization for the alternate use.
3. Unless otherwise approved by City Staff the development budget shall include:
 - The development budget will include a minimum of \$12,500 of private sources provided by the applicant.

Exhibit 2

- \$432,500 per home combined for acquisition and construction cost. In the event that total acquisition and rehab costs, including contingency, for either home exceeds \$432,500, additional costs shall be covered by private sources from the applicant.
 - Developer fee shall not exceed \$90,000 for both homes combined (\$45,000 per home).
4. Reserves will be funded out of operations at \$1,000 per home for the first year with an annual increase of 2.5% per year for replacement reserves and \$1,000 per home for the first year with an annual increase of 2.5% per year for operating reserves.
 5. Funds will be in the form of a **secured grant** with no repayment, so long as affordability and target population is maintained, and the service/care providers have a contract with DDD for funds necessary to provide services to this population.
 6. For each home, a covenant is recorded ensuring affordability for four (4) beds of special needs single family housing for at least fifty (50) years. The beds shall be affordable to tenants at the time of occupancy with incomes at or below 30% of median income, adjusted for household size, and including an appropriate utility allowance.
 7. Residents referred from DDD will not receive Section 8 assistance.
 8. All cash flow after payment of operating expenses, including payment of off-site management fees of up to \$4,800 annually for both homes combined (adjusted for CPI) shall be placed into a project reserve account that can be used by the applicant for project related operating, maintenance or services expenses. Any other use of these reserves funds must be approved by City Staff.
 9. In the event that any operating support funding levels will be reduced, the Agency shall inform City Staff about the impacts the proposed reduction will have on the budget and plan for services to the DD clients, and what steps shall be taken to address the impacts. A new budget or services plan must be approved by City Staff.
 10. The applicant shall conduct their search for the homes within the northern area of east King County within the ARCH sphere of influence. The Agency will notify City Staff when they enter into an option or purchase and sale agreement for any home, providing information on the location of the home and terms for acquiring the home. The Agency will indicate if the property is large enough to be subdivided into more than one lot pursuant to existing zoning. No home considered for acquisition will be within two blocks of another home owned by Agency unless otherwise approved by City Staff.
 11. Prior to closing on a home, an individualized outreach plan will be submitted to City Staff for review and approval. The outreach plan will include provisions such as:
 - Provide written notification to neighbors upon mutual acceptance of the P&S Agreement to include FFC's intention to purchase the house, description of the project, and information regarding FFC and the service provider that will include the website and contact number;
 - Provide an opportunity for neighbors to individually and/or as a group to meet with FCC and the service provider regarding the project; such as having an Open House after the tenants move-in and include invitations to the neighbors.

Exhibit 2

12. Once each home is selected the Agency shall include City Staff in the inspection of the property and development of the final scope of work for the rehab. The final scope of work for the basic construction budget shall include, at a minimum, all work necessary for licensing of the home and correction of substandard health and safety conditions. Prior to start of construction, the Agency shall submit the final scope of work for City Staff approval, along with evidence that construction costs have been confirmed by a qualified contractor and are within the basic construction budget. All uses of construction contingency funds must be approved by City Staff prior to authorization to proceed with such work.
13. Prior to release of funds, the Agency shall submit to City Staff for review and approval drafts of all documents related to the provision of services to residents and management of the property, including the Memorandum of Understanding with the service provider, form of lease agreement with residents, and services agreement between DDD and the Service Provider. These documents shall at a minimum address: tenant selection procedures through DDD; management procedures to address tenant needs; services provided for or required of tenants; management and operation of the premises; community and neighbor relations procedures; a summary of City's affordability requirements as well as annual monitoring procedure requirements.

Standard Conditions

14. The Agency shall provide revised development and operating budgets based upon actual funding commitments, which must be approved by City Staff. If the Agency is unable to adhere to the budgets, City Staff must be immediately notified and (a) new budget(s) shall be submitted by the Agency for the City's approval. The City shall not unreasonably withhold its approval to (a) revised budget(s), so long as such new budget(s) does not materially adversely change the Project. This shall be a continuing obligation of the Agency. Failure to adhere to the budgets, either original or as amended may result in withdrawal of the City's commitment of funds.
15. The Agency shall submit evidence of funding commitments from all proposed public sources. In the event commitment of funds identified in the application cannot be secured in the time frame identified in the application, the Agency shall immediately notify City Staff, and describe the actions it will undertake to secure alternative funding and the timing of those actions subject to City Staff's review and approval.
16. For each home, and prior to acquisition, the Agency shall submit an appraisal by a qualified appraiser. The appraisal shall be equal to or greater than the purchase price.
17. The Agency shall only purchase unoccupied homes or owner occupied homes in order to not trigger local and federal relocation regulations.
18. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; and Endangered Species Act (ESA) requirements. CDBG funds may not be used to repay (bridge) acquisition finance costs.
19. The Agency shall maintain documentation of any necessary land use approvals and permits required by the city where the homes are located.

Exhibit 2

Submit monitoring reports quarterly through completion of the project, and annually thereafter. Submit a final budget upon project completion.

3. A Regional Coalition for Housing (ARCH) –House Key Plus ARCH (down payment assistance)

Funding Request: \$200,000 (Grant)

EB Recommendation: \$200,000 (Grant)
See attached Funding Chart for distribution of City Funds

Project Summary:

The House Key Plus ARCH/Eastside Homebuyer Assistance Program is a continuation of a program launched in late 2005, to provide a program of down-payment assistance for potential homebuyers who are up to 80% of median income in East King County. Its main components are:

Eligible Homebuyers

- First time homebuyer (has not owned a home during the past 3 yrs)
- Household Income at or below 80% of median income
- Household must have a demonstrated need for down payment assistance
- Home will be the buyers principal residence

Down Payment Assistance Terms

Downpayment assistance provides second mortgages of up to \$30,000 per home. Actual amount is based on need and availability of funds. Funds are used for down payment, closing costs, and pre-pays. The second mortgages have a deferred 4% interest rate. There are no monthly payments on the second mortgage. Balance is due when the owners sells, refinances or pays off the first mortgage. When the second mortgages are repaid, the funds return to the revolving loan pool, to fund new second mortgages on homeownership units. There are no resale restrictions for homes that are purchased, unless homes already have resale restrictions.

Marketing / Education:

Marketing is targeted to households working or living in East King County through locally distributed fliers, information distributed through City web-sites and newsletters, contacting residents of affordable rental housing and manufactured housing. All homebuyers must complete a general home ownership education program and a counseling session regarding the Downpayment Assistance Program.

Administration:

The program is administered by the Washington State Housing Finance Commission. The program is mated with the Commission's House Key First Mortgage Program. In operating the program, the Commission uses its existing community of lenders and its current marketing and outreach strategies. All first mortgages will be issued under the House Key program.

Exhibit 2

In the first two rounds of funding of the Downpayment Assistance Program, included ARCH, County and State Housing Finance Commission funds, totaling \$1,640,000, which funded approximately 53 loans. The proposed recapitalization by ARCH, County and State Housing Finance Commission would add another \$800,000 bringing the total funds in the program to \$2.4 million, plus any recycling of existing loans.

Funding Rationale:

The EB supported this application for the following reasons:

- Funds are exhausted; Housing Finance Commission is currently taking reservations.
- Would fill a housing need not currently met in East King County, but identified by the community as an important issue. An evaluation of the first two rounds of the program indicates that overall it is achieving the original objectives of the program.
- It has been one of few ways that the Trust Fund has been able to be used to address ownership housing at this income level. At the proposed level, seems like a good balance for the overall Trust Fund Program
- Makes homeownership a viable option for households who would otherwise not have the resources to purchase a home. This could be even more important at this time because of changes in the broader ownership financing market which limits low/no downpayment programs.
- Strong leverage of other public funding.

Potential Conditions:

1. Funds shall be used by A Regional Coalition for Housing for down payment assistance, made available through the existing 'House Key Plus ARCH' program, administered by the Washington State Housing Finance Commission. Funds may not be used for any other purpose unless City Staff have given written authorization for the alternate use.
2. Provide annual monitoring reports that include: the number of households receiving down-payment assistance during the year, the jurisdictions homes were purchased within, the amount of down-payment assistance issued during the year, and the amount of education funds used during the year. The annual report shall include the total of repayments to the revolving loan fund during the year.
3. Update the education program in order to respond to the issues identified in the program evaluation. The primary update to consider is to complete the one on one counseling session earlier in the buying process.
4. Revisit the marketing program. Provide written marketing plan based on evaluating and seeking input from local groups serving the targeted population.
5. The Agency shall submit evidence of funding commitments from proposed public sources. City funds shall be released upon receipt of funding commitment from the Washington State Housing Finance Commission. In the event funds are not awarded by King County from 2009 fund sources, ARCH will reapply for County funds in 2010. It must be noted that it is likely that in the current round, given available funding, the County will not be able to commit to providing additional funding at this time, but that the County has committed to the House Key Plus ARCH program being the number one contingency

Exhibit 2

project in 2010 for under-expended or recaptured HOME funds, and very high priority in the 2010 funding round if the program is not able to be funded with under-expended or recaptured funds earlier in the year.

6. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; and Endangered Species Act (ESA) requirements.

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2009 - 383**

**A RESOLUTION OF THE CITY OF SAMMAMISH CITY
COUNCIL APPROVING CERTAIN EXPENDITURES FROM
THE REGIONAL COALITION FOR HOUSING TRUST
FUND FOR 2009/2010.**

WHEREAS, the City of Sammamish has adopted a comprehensive plan containing a housing element which meets the requirements of the State Growth Management Act (GMA); and

WHEREAS, the King County Regional Coalition for Housing (ARCH) has assisted the City in meeting its GMA objectives in the development and implementation of the housing element of the comprehensive plan; and

WHEREAS, the City of Sammamish, has entered into an Interlocal Agreement with ARCH to be a member of the coalition and receive the benefits of membership; and

WHEREAS, ARCH has submitted to the City Council a work-program and budget for 2009/2010 which required and received the City's concurrence; and

WHEREAS, ARCH seeks authorization for the use of Housing Trust Funds in order to provide affordable housing as described in the attached documents;

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

The City of Sammamish City Council hereby:

1. Approves the use of ARCH Housing Trust Funds in order to provide affordable housing as described in the attached documents. The City Manager will execute the necessary documents.

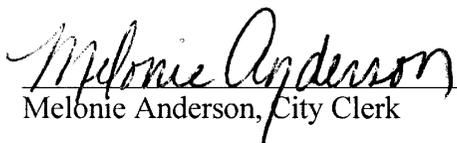
**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON
THE 15th DAY OF SEPTEMBER, 2009.**

CITY OF SAMMAMISH



Mayor Donald J. Berend

ATTEST/AUTHENTICATED:



Melonie Anderson, City Clerk

Approved as to form:



Bruce L. Disend, City Attorney

Filed with the City Clerk: September 10, 2009
Passed by the City Council: September 15, 2009
Resolution No: R2009 - 383



Family Resource Center Campus
 16225 NE 87th Street, Suite A-3 ♦ Redmond, Washington 98052
 (425) 861-3677 ♦ Fax: (425) 861-4553 ♦ E-MAIL: arch-housing@ci.bellevue.wa.us

TO: City of Bellevue Council Members
 City of Issaquah Council Members
 City of Kirkland Council Members
 City of Mercer Island Council Members
 City of Redmond Council Members
 City of Newcastle Council Members
 City of Kenmore Council Members
 City of Sammamish Council Members
 City of Woodinville Council Members
 City of Clyde Hill Council Members
 City of Medina Council Members
 Town of Yarrow Point Council Members
 Town of Hunts Point Council Members

FROM: Steve Anderson, Chair, and ARCH Executive Board

DATE: September 10, 2009

RE: Spring 2009 Housing Trust Fund (HTF) Recommendation

The ARCH Executive Board has completed its review of the three applications applicable to the Spring funding round of the 2009 Housing Trust Fund. The original recommendations total \$1,050,000 of local funding, though one project is not proceeding at this time, so formal approvals are currently only being sought for \$750,000. The proposed levels of funding from each City are summarized in the attached chart. . The actual amount will depend on final action by the City Councils.

Following is a summary of the application, the recommendation and rationale, and recommended contract conditions. Also enclosed is an economic summary for the two project seeking funding, leveraging charts, project summary table, and a summary of funded projects to date.

1. YWCA – Corner of Highlands Drive and NE High Street, Issaquah

Funding Request: \$750,000 (Loan)

Executive Board Recommendation: \$750,000
 Contingent Loan

Project Summary:

YWCA is proposing to build a 47-unit development located in Issaquah on a site donated by the City of Issaquah for the purpose of providing affordable housing. The City of Issaquah has taken significant steps to show its local support and encourage additional public support, including providing donated land and fee waivers that, combined, approximate an \$8 million dollar development cost savings. They have spent years planning for this development. This project would be integrated with Phase I, a 98 unit project previously approved for funding from the ARCH Housing Trust Fund.

The project will include 47 units of affordable housing, one manager's unit, and a 3,500 square foot community building with management offices and community space. The project's unit mix will include approximately 18% 1 bedroom, 78% 2 bedroom, and 4% 3 bedroom units. The project will provide housing affordable at 50% and 60% of median income.

While these units are intended to be for permanent affordable housing, and residents who do not have need for any explicit support services, due to the property's location within the larger Family Village at Issaquah, residents will have access to services provided through the YWCA Eastside Regional Services Center. The services center includes community meeting space and community kitchen and will offer a variety of services such as employment services, training, parenting classes, domestic violence support, and mental health programs. In addition, the Family Village is planned to include a child care center operated by Bright Horizons that will include a number of spaces at subsidized rates.

In addition to typical public funding, the YWCA includes a campaign to raise \$12 million, approximately \$3.5 million of which will be used to help pay costs related to Phase II.

Construction of the first phase is projected to start in late 2009, and finishing in mid 2011. Phase II would start several months after Phase I and be completed in mid-late 2011.

Funding Rationale:

The CAB supported the intent of this application for the following reasons:

- There would be 47 units of affordable housing serving a range of income levels.
- The site is centrally located and located close to transit, retail and employment.
- Is a project the City has been planning for affordable housing, and city has strongly supported by providing land at no cost, and significant reductions in building and impact fees. Creates opportunity for increasing housing diversity in this new community.
- Part of larger effort that incorporates YWCA regional services, child care and community space.
- The YWCA has a strong track record
- The proportionately low ARCH funding versus other funders provides a good opportunity when considering the number of units provided.

Proposed Conditions:

1. The funding commitment shall continue for twelve (12) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to City staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date, and expected schedule for start of construction and project completion. City staff will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant will demonstrate that all capital funding has been secured or is likely to be secured within a reasonable period of time. City staff will grant up to a 12 month extension. If necessary a second extension of up to 6 months may be requested by following the same procedures as the first extension.
2. Funds will be in the form of a contingent loan. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Final loan terms shall be determined prior to release of funds and must be approved by City Staff. Based on the preliminary development budget, it is anticipated that loan payments will be based on a set repayment schedule, and begin in the year after repayment of the deferred developer fee, with 1% interest. The terms will also include a provision for the Agency to request a deferment of a payment if certain conditions are met (e.g. low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by City Staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.
3. Until such time as the deferred developer fee is fully repaid, all cash flow after payment of operating expenses and debt service, shall be used to repay the deferred developer fee.
4. A covenant is recorded ensuring affordability for at least 50 years, with affordability as shown in the following table. There will be no set-aside units for particular populations, unless otherwise approved by City Staff. Affordability levels will be defined using the requirements for tax credits, and utility costs will be based on King County Housing Authority allowances, unless otherwise approved by City Staff.

Median Income Level	Studio	1 BD	2 BD	3 BD	Total
Low Income 31-50% AMI	0	7	27	2	36
Moderate Income 51-60% AMI	0	1	10	0	11
Total	0	8	37	2	47

- **The manager's unit will not be income restricted**

5. Submit documentation of the City's approval of the provision of parking for residents. If required, submit a copy of the parking management plan for City review and approval.

6. Submit evidence of the Agency's ability to access the funds necessary to complete the project, which is expected to include funds raised through the organization's capital campaign and/or a corporate guarantee prior to ARCH funding. Provide update on status of capital campaign on a quarterly basis. Additionally, submit evidence of the YWCA's endowment or other form of commitment to provide the necessary operating support for the regional YWCA office to be located in Issaquah Highlands prior to occupancy of the affordable units.

7. The Agency shall submit a property management plan prior to release of funds for review by City staff for consistency with funding conditions. At a minimum, the property management plan will address:

- Resident selection procedures including marketing and outreach process, including local targeted marketing outreach to local business and community organizations such as community centers and churches;
- A short and long term strategy for covering operating expenses.
- Use of community space for residents, YWCA programs, and Issaquah Highlands community-wide use;
- A description of the duties of the resident services coordinator;
- Management procedures to address resident needs, a description of the relationship of residents to the program and services; and
- A description of services available to residents include services available through the regional headquarters,
- Ongoing communication with the broader Issaquah Highlands community,
- Overall transportation program (e.g. transit education, bus passes) including explicitly management policies related to parking for residents, on-site staff, day care and community members.
- A summary of the City affordability requirements and annual monitoring procedures,

Also include a description of the facilitated process used for establishing a management structure including results of discussion related to need for a resident association or other approaches to engage residents into the community.

8. Funds shall be used by the Agency toward project construction, appraisal, architecture and engineering design fees, construction project management, construction technical assistance, and construction monitoring, or other development costs, as approved by City Staff. Funds may not be used for any other purpose unless city staff has given written authorization for the alternate use.

9. The Agency shall submit evidence of funding commitments from all proposed public and private sources. In the event commitment of funds identified in the application cannot be secured in the time frame identified in the application, the Agency shall immediately notify city staff, and describe the actions it will undertake to secure alternative funding and the timing of those actions

subject to city staff's review and approval. Prior to initiating construction, the Agency shall submit evidence of all public and private resources needed to complete the project.

10. The Agency shall provide a revised development budget based upon actual funding commitments, which must be approved by City staff. If the Agency is unable to adhere to the budget, City staff must be immediately notified and a new budget shall be submitted by the Agency for the City's approval. The City shall not unreasonably withhold its approval to a revised budget, so long as such new budget does not materially adversely change the Project. This shall be a continuing obligation of the Agency. Failure to adhere to the budgets, either original or as amended, may result in withdrawal of the City's commitment of funds.

11. The Agency shall maintain documentation of any necessary land use approvals and permits required by the City. Unless otherwise approved by the City of Issaquah, the plans shall include a community center.

12. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; and Endangered Species Act (ESA) requirements. The Agency shall also provide evidence that the project is subject to Davis Bacon Residential Rates.

13. Submit monitoring reports quarterly through completion of the project, and annually thereafter. Submit a final budget upon project completion. If applicable, submit initial tenant information as required by the City.

**ARCH HOUSING TRUST FUND (HTF) APPLICATIONS
SPRING 2009**

Applicant	Funds Requested (Grant/Loan) / Recommendation	Housing Type/ # of units/ bdrms	Income Served	Project Location	Duration of benefit	Total cost per unit	HTF cost per aff. unit	Project completion
YWCA - Family Village at Issaquah Phase II	Request \$750,000 (Deferred Loan) <u>Recommendation</u> \$750,000 Deferred Loan	New Construction 48 Total 1 Mgr Unit Community, Room Property Management Office	36 at 50% 11 at 60% Within complete project of 146 units there will be 10 units dedicated to those transitioning out of homelessness	Corner of Highlands Drive and NE High Street Issaquah	50 Years	\$344,145	\$15,950	June 2011
Tessera (formerly NW Academy) – Tessera Homes I	Request \$330,000 Not proceeding at this time	2 Existing Homes – 6 beds total	6 @ < 30% AMI, developmental disabilities	Woodinville / nearby cities	50 Years	\$214,600	\$55,000	Acquisitions in late 2009/ early 2010. Occupancy 6 months later.

ARCH HOUSING TRUST FUND, SPRING 2009

Leveraging Funds - -

	YWCA Family Village Phase II	
ARCH	\$ 750,000	4%
Local Public Loan Repayment - Historic	\$3,503,497	19%
King County HOF/HOME/CDBG 2060/2163 Veterans/Human Services Other	\$1,500,000	
KC TOTAL	\$ 1,500,000	8%
WA HAP WA HTF WA HFC (Equity Fund) WA Homeownership	\$2,000,000	
WA TOTAL	\$ 2,000,000	11%
Federal/HUD Section 811 McKinney Other (VA Per Diem)		
FEDERAL TOTAL	\$	0%
Tax Credits	\$4,401,881	23%
TCAP		0%
Bonds	\$2,800,000	15%
Bank Loans		0%
Deferred Developer Fee		0%
Private	\$3,559,521	19%
Other	\$250,000	1%
TOTAL COST	\$ 18,764,899	100%

SPRING 2008 HOUSING TRUST FUND: PROPOSED FUNDING SOURCES

SOURCE	PROJECT
	YWCA Family Village Phase 2
Request	\$ 750,000
CAB Recommendation	
Current Funding	\$ 750,000
Current Funding	
Sub-Regional CDBG	
Bellevue	
CDBG	
General Fund	\$ 190,070
Issaquah	
General Fund	\$ 150,000
Kirkland	
General Fund	
Mercer Is.	
General Fund	\$ 40,000
Redmond	
General Fund	\$ 150,000
Newcastle	
General Fund	\$ 70,000
Kenmore	
General Fund	
Sammamish	
General Fund	\$ 100,000
Woodinville	
General Fund	
Clyde Hill	
General Fund	\$ 30,000
Medina	
General Fund	\$ 15,000
Yarrow Point	
General Fund	\$ 2,430
Hunts Point	
General Fund	\$ 2,500
TOTAL	\$ 750,000
CDBG	\$ -
General Fund	\$ 750,000

FIGURE 1
ARCH: EAST KING COUNTY TRUST FUND SUMMARY
 LIST OF PROJECTS FUNDED (1993 - Fall 2008)

Project	Location	Owner	# Units/Beds	Funding	% of Total Allocation	Distribution Target
1. Family Housing						
Andrews Heights Apartments	Bellevue	St. Andrews	24	\$400,000		
Garden Grove Apartments	Bellevue	DASH	18	\$180,000		
Ovenlake Townhomes	Bellevue	Habitat of EKC	10	\$120,000		
Glendale Apartments	Bellevue	DASH	82	\$300,000		
Wildwood Apartments	Bellevue	DASH	36	\$270,000		
Somerset Gardens (Kona)	Bellevue	KC Housing Authority	198	\$700,000		
Pacific Inn	Bellevue *	Pacific Inn Assoc.	118	\$600,000		
Eastwood Square	Bellevue	Parq Villa LLC	48	\$600,000		
Chalet Apts	Bellevue	St. Andrews	14	\$163,333		
St. Margarets	Bellevue	St. Andrews	10 /11	\$387,500		
YWCA Family Apartments	Bellevue	YWCA	12	\$100,000		
Highland Gardens (Klahanie)	K.C. (Bellevue Sphere)	St. Andrews	54	\$291,281		
Cresline Apartments	K.C. (Issaquah Sphere)	St. Andrews	22	\$195,000		
Parkway Apartments	K.C. (Kirkland Sphere)	Shelter Resources	41	\$100,000		
Habitat - Patterson	Redmond	KC Housing Authority	24	\$446,629		
Avon Villa Mobile Home Park	Redmond **	Habitat of EKC	93	\$525,000		
Terrace Hills	Redmond	MHCP	18	\$442,000		
Village at Overlake Station	Redmond **	St. Andrews	308	\$1,645,375		
Summerwood	Redmond	KC Housing Authority	166	\$1,198,034		
Habitat - Bothell Site	Bothell	DASH	8	\$170,000		
RoseCrest (Talus)	Newcastle **	Habitat of EKC	12	\$240,837		
Mine Hill	Issaquah	Habitat of EKC	40	\$918,846		
Clark Street	Issaquah	St. Andrews	28	\$450,000		
Lauren Heights (Iss Highlands)	Issaquah	St. Andrews	30	\$355,000		
Habitat Issaquah Highlands	Issaquah ***	SAHG/SRI	45	\$657,343		
Issaquah Family Village	Issaquah ***	Habitat of EKC	10	\$200,000		
Greenbrier Family Apts	Issaquah ***	YWCA	90	\$4,646,700		
Plum Court	Woodinville **	DASH	50	\$286,892		
Kenmore Court	Kirkland	DASH	61 /66	\$1,000,000		
Homeowner Downpayment Loan	Kenmore **	LHl	33	\$452,321		
	Various	KC/MSHFC/ARCH	60 est	\$415,000		
SUB-TOTAL			1763	\$18,457,092	61.6% (56%)	
2. Senior Housing						
Cambridge Court	Bellevue	Resurrection Housing	20	\$160,000		
Ashwood Court	Bellevue *	DASH/Shelter Resources	50	\$1,070,000		
Evergreen Court (Assisted Living)	Bellevue	DASH/Shelter Resources	64 /84	\$1,280,000		
Vasa Creek	K.C. (Bellevue Sphere)	Shelter Resources	50	\$190,000		
Riverside Landing	Bothell **	Shelter Resources	50	\$225,000		
Kirkland Plaza	Kirkland	St. Andrews	24	\$610,000		
Heron Landing	Kenmore	DASH/Shelter Resources	50	\$65,000		
Elisworth House Apts	Mercer Island	St. Andrews	59	\$900,000		
Greenbrier Sr Apts	Woodinville **	DASH/Shelter Resources	50	\$131,192		
SUB-TOTAL			417	\$4,631,192	15.4% (19%)	

FIGURE 1
ARCH: EAST KING COUNTY TRUST FUND SUMMARY
 LIST OF PROJECTS FUNDED (1993 - Fall 2008)

Project	Location	Owner	# Units/Beds	Funding	% of Total Allocation	Distribution Target
3. Homeless/Transitional Housing						
Hopelink Place	Bellevue	Hopelink	20	\$500,000		
Chalet	Bellevue	St Andrews	4	\$46,667		
Kensington Square	Bellevue	Housing at Crossroads	6	\$250,000		
St Margarets	Bellevue	St Andrews	30	\$1,162,500		
Dixie Price Transitional Housing	Redmond	Hopelink	4	\$71,750		
Avondale Park	Redmond	Springboard (EHA)	18	\$280,000		
Avondale Park Redevelopment	Redmond	Springboard (EHA)	60	\$1,502,469		
Petter Court	Kirkland	KITH	4	\$100,000		
Rose Crest (Talus)	Issaquah	St Andrews	10	\$229,712		
Lauren Heights (Iss Highlands)	Issaquah	SAHG/SRI	5	\$73,038		
Issaquah Family Village	Issaquah	YWCA	10	\$516,300		
Kenmore Village	Kenmore	HRG	10	\$280,000		
SUB-TOTAL			163	\$5,012,435	16.7% (13%)	
4. Special Needs Housing						
My Friends Place	K.C.	EDVP	6 Beds	\$65,000		
Stillwater	Redmond	Eastside Mental Health	19 Beds	\$187,787		
Foster Care Home	Kirkland	Friends of Youth	4 Beds	\$35,000		
FOY New Ground	Kirkland	Friends of Youth	6 Units	\$250,000		
DD Group Home 4	Redmond	Community Living	5 Beds	\$111,261		
DD Group Homes 5 & 6	Redmond/KC (Bothell)	Community Living	10 Beds	\$250,000		
United Cerebral Palsy	Bellevue/Redmond	UCP	9 Beds	\$25,000		
DD Group Home	Bellevue	Residence East	5 Beds	\$40,000		
AIDS Housing	Bellevue/Kirkland	Aids Housing of WA.	10 Units	\$130,000		
Harrington House	Bellevue	AHA/CCS	8 Beds	\$290,209		
DD Group Home 3	Bellevue	Community Living	5 Beds	\$21,000		
Parkview DD Condos III	Bellevue	Parkview	4	\$200,000		
IERR DD Home	Issaquah	IERR	6 Beds	\$50,209		
Oxford House	Bothell	Oxford/Compass Ctr.	8 Beds	\$80,000		
Parkview DD Homes VI	Bothell/Bellevue	Parkview	6 Beds	\$150,000		
SUB-TOTAL			111 Beds/Units	\$1,885,466	6.3% (12%)	
TOTAL			2454	\$29,986,185	100.0%	

* Funded through Bellevue Downtown Program
 ** Also, includes in-kind contributions (e.g. land, fee waivers, infrastructure improvements)
 *** Amount of Fee Waiver still to be determined

ECONOMIC SUMMARY: YWCA Issaquah Highlands Phase II

1. Applicant/Description: Issaquah Highlands / New construction of 47 affordable rental units.
 2. Project Location: Corner of Highlands Drive and NE High Street, Issaquah

3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$ 750,000	Applied for Spring 2009
King County	\$ 1,500,000	Apply for 2009
State HTF	\$ 2,000,000	Committed
State Building Community Fund	\$ 250,000	Pending
Tax Credits	\$ 4,401,881	Apply for in 2009
Private Debt	\$ 2,800,000	Pending
YWCA	\$ 3,559,521	Committed
City of Issaquah Land Donation	\$ 2,590,000	Committed
City of Issaquah Fee Waivers	\$ 913,497	Committed
TOTAL	\$ 18,764,899	

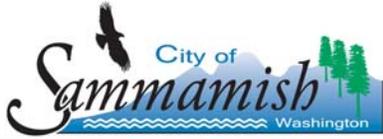
4. Development Budget:

ITEM	TOTAL	PER UNIT	HTF
Acquisition	\$2,603,655	\$54,243	
Construction	\$11,233,494	\$234,031	\$750,000
Design	\$1,241,856	\$25,872	
Consultants	\$378,000	\$7,875	
Developer fee	\$1,020,000	\$21,250	
Finance costs	\$664,363	\$13,841	
Reserves	\$300,000	\$6,250	
Permits/Fees/Other	\$1,323,531	\$27,574	
TOTAL	\$18,764,899	\$390,935	\$750,000

5. Debt Service Coverage: Debt service payments will be finalized upon commitment. Basic terms will include a 50 year amortization, deferral of payments for a period of between 10 and 15 years, 1% interest, and ability to request a deferral of annual payment to preserve economic integrity of property.

6. Security for City Funds:

- A recorded covenant to ensure affordability and use for targeted population for 50 years.
- A promissory note secured by a deed of trust. The promissory note will require repayment of the loan amount upon non-compliance with any of the loan conditions.



City Council Agenda Bill

Meeting Date: July 6, 2010

Date Submitted: June 30, 2010

Originating Department: Public Works

Clearances:

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

Subject: 2010 Pavement Program – Chipseal contract award

Action Required: Authorize the City Manager to award and execute a contract with the lowest responsible bidder for installation of chipseal on local streets

Exhibits: 1) 2010 Pavement Program – Chipseal bid opening results

Budget: Pavement Management Program (340-119-542-30-48-00)
2010 Approved Adjusted Budget (with carry forwards): \$2,215,000. This contract is anticipated to use approximately 8% of the total program budget.

Summary Statement:

The Public Works Department recommends that the City Council authorize the City Manager to award and execute a contract with the lowest responsive & responsible bidder for construction of the 2010 Pavement Program – Chipseal for the amount of \$180,997.00.

Doolittle Construction is the lowest responsive & responsible bidder for the project. Staff has reviewed references for the contractor and has found no reasons to warrant disqualification of their bid.

Background:

This contract provides for the improvement of streets located in the Tree Farms Neighborhood by placing two layers of chip seal covered by a fog seal (a thin layer of asphalt emulsion). Chip seals are a cost effective and common preventative maintenance treatment used to prolong the life of aging pavement.

In 2009, staff worked with the Tree Farm Home Owners Association on a project that would improve the streets in the Tree Farm subdivision through use of this chipseal method. This would be a demonstration project to help us determine if the use of chipseal is an appropriate and acceptable pavement restoration method for other Sammamish neighborhood streets. The 2009 pavement management project repaired a number of locations of failed pavement within the Tree Farm subdivision in preparation for this year's placement of chipseal on these streets.

Financial Impact:

This work will be performed within the approved pavement management program budget:

Program Budget (340-119-542-30-48-00)	\$ 2,215,000
Chipseal Contract Costs	\$ -180,997
5% Contingency	\$ -9,050
Other Approved Contracts (2010 Overlays) ⁽¹⁾	\$ -811,952
Remaining Program Budget	\$ \$1,213,001

(1) The 2010 Overlay contract was awarded in the amount of \$773,288 plus a 5% contingency of \$38,664 equaling a total project budget "setaside" of \$811,952.

The remaining program budget of \$1,213,001 is reserved for use for material testing & inspection costs and other planned contracts for local road reconstruction, crack sealing, pavement patching and overlay work.

Recommended Motion:

Move to authorize the City Manager to award and execute a contract for the 2010 Pavement Program - Chipseal project with the lowest responsible bidder for the amount of the contractor's bid price of \$180,997.00 (plus applicable sales tax) and administer a five percent (5%) construction contingency.

City of Sammamish
Public Works

BID OPENING

11:00 am (local time)
Page 1

**2010 Pavement Program
Chip Seal
June 15, 2010**

BIDDER	SIGNED PROPOSAL	SCHEDULE OF PRICES	ADDENDUM	SUBCONTRACTOR LIST	NON-COLLUSION AFFIDAVIT	MINIMUM WAGES AFFIDAVIT	RESPONSIBLE BIDDER CRITERIA	SUPP. BIDDER RESP. CRITERIA	Bid
Sierra Santa Fe	X	X	X	X	X	X	X	X	\$229,499.90
Doolittle Construction	X	X	X	X	X	X	X	X	\$180,997.00

Apparent Low Bidder Doolittle Construction Engineer's Estimate \$177,000



City Council Agenda Bill

Meeting Date: July 6, 2010

Date Submitted: June 30, 2010

Originating Department: Public Works

Clearances:

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

Subject: Inspection and Quality Assurance testing related to the 2010 Pavement Preservation Program projects.

Action Required: Authorize the City Manager to execute a Contract Agreement with HWA GeoSciences, Inc. for Inspection and Quality Assurance testing related to the 2010 Pavement Preservation Program projects in an amount not to exceed \$20,600.

Exhibits: 1) Agreement for Services

Budget: Pavement Management Program (340-119-542-30-48-00)
2010 Approved Adjusted Budget (with carry forwards): \$2,215,000. This contract is anticipated to use less than 1% of the total program budget.

Summary Statement:

Construction inspection and quality assurance testing is necessary to help ensure proper placement and quality of construction materials related to the 2010 Pavement Preservation projects. The Public Works Department recommends that the City Council authorize the City Manager to enter into an Agreement for Services with HWA Geosciences, Inc. to provide assistance with these construction projects.

Background:

Material testing and compaction testing is necessary for paving projects to help ensure that quality requirements are met during construction. The testing processes require equipment and expertise that city staff cannot provide. HWA GeoSciences, Inc. is a geotechnical engineering firm that is qualified and capable of providing such support to the City.

Financial Impact:

Staff anticipates that this work will be performed within budget.

Program Budget (340-119-542-30-48-00)	\$ 2,215,000
Contract Costs	\$ -20,600
Other Budgeted Contracts (overlay/chip seal)	\$ -954,285
Remaining Program Budget	\$ \$1,240,115

The remaining program budget is reserved for use for other planned contracts for local road reconstruction, crack sealing, pavement patching and overlay work.

Recommended Motion:

Move to authorize the City Manager to execute an Agreement for Services with HWA GeoSciences, Inc. for an amount not to exceed \$20,600 for construction inspection and quality assurance testing for the 2010 Pavement Preservation Program projects.

**CITY OF SAMMAMISH
AGREEMENT FOR SERVICES**

Consultant: HWA GeoSciences Inc.

This Agreement is entered into by and between the City of Sammamish, Washington, a municipal corporation, hereinafter referred to as the "City," and HWA GeoSciences Inc., hereinafter referred to as the "Consultant."

WHEREAS, the City desires to have certain services performed for its citizens; and

WHEREAS, the City has selected the Consultant to perform such services pursuant to certain terms and conditions;

NOW, THEREFORE, in consideration of the mutual benefits and conditions set forth below, the parties hereto agree as follows:

1. **Scope of Services to be Performed by Consultant.** The Consultant shall perform those services described in Exhibit "A" of this agreement. In performing such services, the Consultant shall comply with all federal, state, and local laws and regulations applicable to the performance of such services. The Consultant shall perform services diligently and completely and in accordance with professional standards of conduct and performance.

2. **Compensation and Method of Payment.** The Consultant shall submit invoices for work performed using the form set forth in Exhibit "B".

The City shall pay Consultant:

[Check applicable method of payment]

According to the rates set forth in Exhibit "A"

A sum not to exceed \$20,600.00

Other (describe): _____

The Consultant shall complete and return to the City Exhibit "C," Taxpayer Identification Number, prior to or along with the first invoice submittal. The City shall pay the Consultant for services rendered within ten days after City Council approval.

3. **Duration of Agreement.** This Agreement shall be in full force and effect for a period commencing upon execution and ending December 31, 2010, unless sooner terminated under the provisions of the Agreement. Time is of the essence of this Agreement in each and all of its provisions in which performance is required.

4. **Ownership and Use of Documents.** Any records, files, documents, drawings, specifications, data or information, regardless of form or format, and all other materials produced by the Consultant in connection with the services provided to the City, shall be the property of the City whether the project for which they were created is executed or not

5. **Independent Contractor.** The Consultant and the City agree that the Consultant is an independent contractor with respect to the services provided pursuant to this Agreement. The Consultant will solely be responsible for its acts and for the acts of its agents, employees, subconsultants, or representatives during the performance of this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.

6. **Indemnification.** The Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the negligent acts, errors or omissions of the Consultant, in performance of this Agreement, except for injuries and damage caused by the sole negligence of the City.

7. Insurance.

A. The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

Minimum Scope of Insurance

Consultant shall obtain insurance of the types described below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the City.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
4. Professional Liability insurance appropriate to the Consultant's profession.

Minimum Amounts of Insurance

Consultant shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions for Automobile Liability, Professional Liability and Commercial General Liability insurance:

1. The Consultant's insurance shall not be cancelled by either party except after thirty (30) days prior written notice has been given to the City

Verification of Coverage

Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.

8. Record Keeping and Reporting.

A. The Consultant shall maintain accounts and records, including personnel, property, financial, and programmatic records, which sufficiently and properly reflect all direct and indirect costs of any nature expended

and services performed pursuant to this Agreement. The Consultant shall also maintain such other records as may be deemed necessary by the City to ensure proper accounting of all funds contributed by the City to the performance of this Agreement.

B. The foregoing records shall be maintained for a period of seven years after termination of this Agreement unless permission to destroy them is granted by the Office of the Archivist in accordance with RCW Chapter 40.14 and by the City.

9. **Audits and Inspections.** The records and documents with respect to all matters covered by this Agreement shall be subject at all times to inspection, review, or audit by the City during the performance of this Agreement.

10. **Termination.**

A. This City reserves the right to terminate or suspend this Agreement at any time, with or without cause, upon seven days prior written notice. In the event of termination or suspension, all finished or unfinished documents, data, studies, worksheets, models, reports or other materials prepared by the Consultant pursuant to this Agreement shall promptly be submitted to the City

B. In the event this Agreement is terminated or suspended, the Consultant shall be entitled to payment for all services performed and reimbursable expenses incurred to the date of termination.

C. This Agreement may be cancelled immediately if the Consultant's insurance coverage is canceled for any reason, or if the Consultant is unable to perform the services called for by this Agreement.

D. The Consultant reserves the right to terminate this Agreement with not less than fourteen days written notice, or in the event that outstanding invoices are not paid within sixty days.

E. This provision shall not prevent the City from seeking any legal remedies it may otherwise have for the violation or nonperformance of any provisions of this Agreement.

11. **Discrimination Prohibited.** The Consultant shall not discriminate against any employee, applicant for employment, or any person seeking the services of the Consultant under this Agreement, on the basis of race, color, religion, creed, sex, age, national origin, marital status, or presence of any sensory, mental, or physical handicap.

12. **Assignment and Subcontract.** The Consultant shall not assign or subcontract any portion of the services contemplated by this Agreement without the prior written consent of the City.

13. **Conflict of Interest.** The City insists on the highest level of professional ethics from its consultants. Consultant warrants that it has performed a due diligence conflicts check, and that there are no professional conflicts with the City. Consultant warrants that none of its officers, agents or employees is now working on a project for any entity engaged in litigation with the City. Consultant will not disclose any information obtained through the course of their work for the City to any third party, without written consent of the "City". It is the Consultant's duty and obligation to constantly update its due diligence with respect to conflicts, and not the City's obligation to inquire as to potential conflicts. This provision shall survive termination of this Agreement.

14. **Confidentiality.** All information regarding the City obtained by the Consultant in performance of this Agreement shall be considered confidential. Breach of confidentiality by the Consultant shall be grounds for immediate termination.

15. **Non-appropriation of funds.** If sufficient funds are not appropriated or allocated for payment under this Agreement for any future fiscal period, the City will so notify the Consultant and shall not be obligated to make payments for services or amounts incurred after the end of the current fiscal period. This Agreement will terminate upon the completion of all remaining services for which funds are allocated. No penalty or expense shall accrue to the City in the event that the terms of the provision are effectuated.

16. **Entire Agreement.** This Agreement contains the entire agreement between the parties, and no other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or bind either

of the parties. Either party may request changes to the Agreement. Changes which are mutually agreed upon shall be incorporated by written amendments to this Agreement.

17. **Notices.** Notices to the City of Sammamish shall be sent to the following address:

City of Sammamish
801 228th Avenue SE
Sammamish, WA 98075
Phone number: (425) 295-0500

Notices to the Consultant shall be sent to the following address:

Company Name HWA GeoSciences Inc.
Contact Name Tony Martin
Street Address 21312 30th Drive SE Suite 110
City, State Zip Bothell, WA 98021-7010
Phone Number (425) 774-0106
Email t.martin@hwageo.com

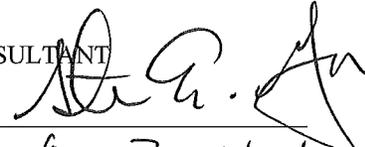
18. **Applicable Law; Venue; Attorneys' Fees.** This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Agreement, the parties specifically understand and agree that venue shall be exclusively in King County, Washington. The prevailing party in any such action shall be entitled to its attorneys' fees and costs of suit, which shall be fixed by the judge hearing the case and such fee, shall be included in the judgment.

19. **Severability.** Any provision or part of this Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the City and the Consultant, who agree that the Agreement shall be reformed to replace such stricken provision or part with a valid and enforceable provision that comes as close as reasonably possible to expressing the intent of the stricken provision.

CITY OF SAMMAMISH, WASHINGTON

CONSULTANT

By: _____

By: 

Title: City Manager

Title: Vice-President

Date: _____

Date: 6/25/2010

Attest/Authenticated:

Approved As To Form:

City Clerk

City Attorney

Exhibit A

Project Cost Estimate
 Inspection and Quality Assurance Testing
 2010 Street Overlay Program
 Sammamish, Washington



HWA GEOSCIENCES INC.

HWA Ref: P6569C

Date: 6/21/10

Revised:

Prepared By: GM

PROPOSED SCOPE:

1. Inspection and testing of Subgrade and CSBC (assumes 2 trips per site, one for 216th Ave NE and one for 212th Ave NE)
2. Testing of concrete including slump, air and compressive strength (assume four test cylinders per set)
3. Inspection and testing of HMA paving only (does include pre-level HMA)
4. Written field reports will be prepared for all inspections.

NOT INCLUDED IN HWA WORK SCOPE:

Assessment of safety or environmental issues.

ESTIMATED HWA LABOR:

WORK TASK	PERSONNEL & 2010 HOURLY RATES				TOTAL HOURS	TOTAL AMOUNT
	Mat'l Eng \$45.43	Proj. Mgr. \$36.06	Inspector \$25.00	Clerical \$20.43		
Pre-Construction Meeting and Project Setup		6			6	\$216
216th Ave NE and 212th Ave SE Overlay						
- Compaction inspection subgrade and CSBC			16		16	\$400
- HMA Inspection and Testing			80		80	\$2,000
- Concrete testing for curb & gutter and sidewalk.			9		9	\$225
- Sampling import materials for acceptance testing			30		30	\$750
Chip Seals						
- Sampling Import materials for conformance testing			6		6	\$150
NE 19th Street Overlay						
- HMA Inspection and Testing			20		20	\$500
- Sampling import materials for conformance testing			16		16	\$400
Testing Management, Review, Reporting	1	6		1	8	\$282
TOTAL LABOR:	1	12	177	1	191	\$4,924

LABORATORY TESTING ESTIMATE:

TEST	Min. 1 Test Per	Est. No. Tests	Unit Test Cost	Total Cost
Sand Equivalent	as req'd	2	\$70	\$140
Grain Size Analyses	as req'd	4	\$85	\$340
Modified Proctor	as req'd	2	\$180	\$360
Fracture Face	as req'd	2	\$40	\$80
Concrete compressive strength test	as req'd	12	\$20	\$240
Bitumen Content with Gradation plus Rice Density	as req'd	13	\$235	\$3,055
Ignition Oven Correction Factor	as req'd	3	\$90	\$270
TOTAL LABORATORY:				\$4,485

ESTIMATED DIRECT EXPENSES:

Mileage (at \$0.50/mile, includes trips to Plant/Quarry)	\$763
Nuclear Gauge Rental (at \$25/day)	\$325
TOTAL DIRECT EXPENSES:	\$1,088

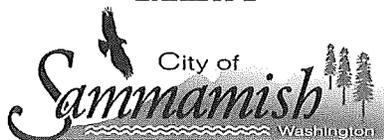
HWA LABOR COSTS

Direct Salary Cost (DSC)	\$4,924
Overhead @ 165.17% of DSC	\$8,132
Fixed Fee @ 15% of DSC+OH	\$1,958
LABOR TOTAL	\$15,014

ESTIMATED PROJECT TOTALS AND SUMMARY:

Total Labor Cost	\$15,014
Laboratory Testing	\$4,485
Direct Expenses	\$1,088
ESTIMATED TOTAL:	\$20,587
ROUNDED ESTIMATED:	\$20,600

EXHIBIT B



REQUEST FOR CONSULTANT PAYMENT

To: City of Sammamish
 801 228th Avenue SE
 Sammamish, WA 98075
 Phone: (425) 295-0500
 FAX: (425) 295-0600

Invoice Number: _____ Date of Invoice: _____

Consultant: _____

Mailing Address: _____

Telephone: _____

Email Address: _____

Contract Period: _____ Reporting Period: _____

Amount requested this invoice: \$ _____

Specific Program: _____

 Authorized signature

ATTACH ITEMIZED DESCRIPTION OF SERVICES PROVIDED

For Department Use Only

Total contract amount	
Previous payments	
Current request	
Balance remaining	

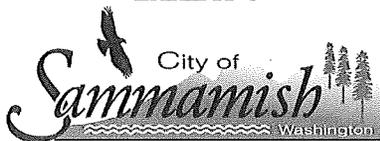
Authorization to Consultant: \$
Account Number:
Date:

Approved for Payment by: _____ Date: _____

Finance Dept.

Check # _____ Check Date: _____

EXHIBIT C



TAX IDENTIFICATION NUMBER

In order for you to receive payment from the City of Sammamish, the must have either a Tax Identification Number or a Social Security Number. The Internal Revenue Service Code requires a Form 1099 for payments to every person or organization other than a corporation for services performed in the course of trade or business. Further, the law requires the City to withhold 20% on reportable amounts paid to unincorporated persons who have not supplied us with their correct Tax Identification Number or Social Security Number.

Please complete the following information request form and return it to the City of Sammamish prior to or along with the submittal of the first billing invoice.

Please check the appropriate category:

- Corporation Partnership Government Consultant
- Individual/Proprietor Other (explain)

TIN No.: 91-1142610

Social Security No.: _____

Print Name: Steven E. Green

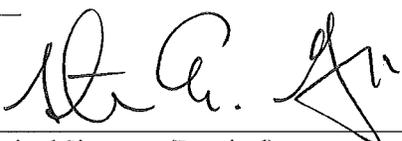
Title: Vice President

Business Name: HWA Geosciences Inc.

Business Address: 21312 30th Dr SE, Ste 110, Bothell, WA 98021-7010

Business Phone: 425-774-0106

6/25/2010
Date


Authorized Signature (Required)

COUNCIL MINUTES

Regular Meeting May 4, 2010

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

Councilmembers present: Mayor Don Gerend, Deputy Mayor Nancy Whitten, Councilmembers Mark Cross, John Curley, John James, Tom Odell, and Michele Petitti.

Staff present: City Manager Ben Yazici, Deputy City Manager Pete Butkus, Public Works Director John Cunningham, Community Development Director Kamuron Gurol, Parks & Recreation Director Jessi Richardson, Administrative Services Director Mike Sauerwein, City Attorney Bruce Disend, and Deputy City Clerk Stacy Herman.

Roll Call/Pledge of Allegiance

Roll was called. Councilmember Cross led the pledge.

Approval of Agenda

MOTION: Deputy Mayor Whitten moved to approve the agenda. Councilmember James seconded. Motion carried unanimously 7-0.

Proclamations/Presentations – None.

Public Comment

Mike Collins 2841 E. Lake Sammamish Parkway NE : He spoke on behalf of the Sammamish Homeowners (SHO) with regards to the Shoreline Management Plan and recommendations made by the SHO group (White Papers). Please see copies of Mr. Collin's presentation and comments. They are available in the City Clerk's Office by written request.

Peter Scontrino 21832 SE 28th Street : He commented on the white papers submitted by the SHO group, echoed Mike Collins comments, and urged Council to look at the recommendations that were made part of the white papers submitted by Mike Collins. He submitted comments into the record. A copy may be obtained by contacting the City Clerk's office.

Deb Sogge: Carla Benson, Robert Tumie, John T. James: They spoke on behalf of the Chamber of Commerce. Parking at Marymoor Park during the US Open Golf Tournament and shuttling in the patrons was a concern, as they feel that this could be an opportunity to highlight the City and businesses located here in Sammamish. They would like to see spectators parking in the Sammamish area. Carla Benson suggested a shuttle from Eastlake High School.

Councilmember John James pointed out that the US Senior Open information will be presented to Council next week at the study session, and the next regular meeting.

Deb Sogge: She commented on the Farmer's Market. A sustainability booth will be set up in September. She announced that there will be several new vendors this year. May 19, 2010 is the opening day of the market.

Mayor Gerend announced that Council Hours have been revised to take place the first and third Wednesday from 5:30 – 6:30 p.m. to synchronize with the Farmer's Market.

Scott Moore: Joint owner of Moore's Music. He commented on the impacts of the US Open. He suggested additional parking throughout Sammamish, rather than parking at Marymoor Park.

Jim Creevy: He spoke in support of the white paper submitted to the City Council by Mike Collins. He commented on safety concerns at the intersection of Inglewood and Eastlake Sammamish Parkway. He requested Council to look at Inglewood Hill Road, specifically the bicycle lane.

Will Knedlik P.O. Box 99 Kirkland, WA: He is the Chairman of the State Route 520 Users Alliance. He commented on the East King County Transit grant money. He encourages Council Members to lobby Eastside Transportation Partnership (ETP) for additional transit services and grant funding. Mr. Knedlik submitted his comments into the record. A copy of his presentation is available in the City Clerk's office upon request.

Consent Calendar

- **Payroll for pay period ending April 15, 2010 for pay date April 20, 2010 in the amount of \$253,543.55**
- **Approval: Claims for period ending May 4, 2010 in the amount of \$1,004,710.39 for Check No.26348 through No.26432**
- ~~Contract: Stormwater Education/Triangle Associates~~
- ~~Contract: Parks and Recreation Survey and Community Survey/Hebert Research~~
- ~~Contract: Evans Creek Preserve Phase I Design/LPD Engineering~~
- **Contract: 4th on the Plateau Fireworks Display/Wolverine West Fireworks**
- ~~Resolution: A Resolution Of The City Of Sammamish, Washington, Ratifying 2010 Amendments To The King County Countywide Planning Policies~~
- **Resolution: A Resolution Of The City Of Sammamish City Council Declaring A Vehicle As Surplus (R2010-414)**
- **Interlocal: Amendment to Interlocal Agreement Between King County and the City of Sammamish for Jail Services**

MOTION: Councilmember James moved to amend the consent calendar by removing the Hebert Research contract, Triangle Associates contract, Resolution Ratifying the 2010 Amendments to the King County Countywide Planning Policies and the Evans Creek Design contract with LPD and place as the first items of new business. Councilmember Odell seconded. Motion carried 7-0.

MOTION: to approve the consent calendar as amended. Motion carried 7-0.

New Business

Parks and Community Survey Contract with LPD

Mr. Hebert, who represents and owns Hebert Research, made a presentation on the Parks and Recreation /Community survey contract. He explained that the survey is typically a 10-12 minute survey. For the surveys to be statistically valid, a sample of 400 residents per survey is recommended (minimum) and is specified in the scope of work. The sample will be stratified by age of respondents to accurately reflect the opinions of the general population of the City. Once the quota is reached for each age bracket, further results from that age bracket will be dismissed to preserve the stratification. The call list, which would be purchased, will combine cell phone and land line numbers for an integrated phone line sample within the City of Sammamish.

Councilmember Curley had concerns with the survey and how many people actually have land lines in their homes.

Councilmember Cross is supportive of the contract related to what parks/recreation facilities and specific amenities the citizens want to see in the City of Sammamish. He is not in support of generalized questions.

Councilmember Odell is concerned with the survey and how to formulate the questionnaire.

Councilmember James commented on a survey for a proposed parks bond. He suggested using the same survey from four years ago.

Deputy Mayor Whitten prefers round tables and charettes. She does not endorse excluding a big percentage of the City from the survey.

Mr. Hebert suggests an opportunity to complete a paper questionnaire, or a web-based survey. This could be compared to the telephone survey. He would not charge anymore to complete the additional survey.

Deputy Mayor Whitten had questions regarding how the lists are compiled, age distribution, samples, and phone lists.

MOTION: Councilmember Odell moved to reschedule the Hebert Research Survey Contract and Evans Creek Preserve Design contract with LPD Engineering to the next study session. Councilmember Whitten seconded. Motion carried 6-1 with Councilmember Petitti dissenting.

Contract: Stormwater Education/Triangle Associates

Eric LaFrance gave the staff report on the contract with Triangle Associates. Stormwater education is a requirement of the NPDES permit. Young children are a positive target for implementation of new ideas and teaching them to keep our lakes and stormwater clean. This contract is 100% funded from King Conservation District grant.

Councilmember Petitti is in favor of the education program. She understands that the NPDES permit is an unfunded mandate and realizes that there will be several requirements coming before the Council that will be required by the permit.

Councilmember James is not in favor of targeting children and suggests educating pet owners to pick up their animals waste.

MOTION: Councilmember Petitti moved to authorize the City Manager to execute a contract Triangle Associates in an amount not to exceed \$23,217. Motion carried 5-2 with Councilmember Curley and Odell dissenting.

Resolution: A Resolution Of The City Of Sammamish, Washington, Ratifying 2010 Amendments To The King County Countywide Planning Policies

Community Development Director/Assistant City Manager Kamuron Gurol gave the staff report. The amendments reflect a year-long process working with the Growth Management Planning Council. The amendments includes: language to work with the CPP's with Vision 2040 and focuses on growth targets.

MOTION: Councilmember Petitti moved to approve the Resolution (**R2010-413**) Ratifying 2010 Amendments to the King County Countywide Planning Policies. Councilmember James seconded. Motion carried unanimously 7-0

Agreement: Fall City Fire Department

Administrative Services Director Mike Sauerwein gave the staff report. Because of the current annexation of Aldarra/Montaine neighborhoods, it is necessary to negotiate an agreement with Eastside Fire and Rescue and the Fall City Fire District in an amount not to exceed \$125,000. A PowerPoint Presentation outlining the report on fire services is available on City's website at www.ci.sammamish.wa.us The City will continue discussions about contracting and how to minimize impacts with Eastside Fire and Rescue and Fall City fire services.

Council Reports

Councilmember Cross: He reported on Growth Management Planning Council.

Councilmember Odell: Is very interested in finding additional locations for the shuttle to pick up residents/attendees within the City to and from the US Open. He would like to look at some options of what could be done with the trunks of the trees that remain in front of the Starbucks on 228th NE.

Mayor Gerend: is supporting removing maybe all but one of the stumps. He is supportive of the Arts Commission researching some options and making a recommendation to the City Council.

Deputy Mayor Whitten: She commented on the PRO plan and desire for a community center. She suggested some ideas for a community /aquatic center to be discussed at a future study session.

Councilmember Petitti: She reported on the ribbon cutting at the Sween House and announced that the Friends of Youth will be moving in soon. She was impressed with the outcome of the remodel.

Councilmember Curley: He commended staff for responding to citizen inquiries so quickly. He attended Citizens for Sammamish meeting with Councilmember Odell and Whitten last week. A non-profit group will be at City Hall on May 15th gathering donated bikes that will be shipped to Ghana.

Deputy Mayor Whitten: Publicly commended Jeff Brauns for his wonderful work on the Parkway and reiterated how impressed the public has been with his work on this project.

Ordinary High Water Mark Study/Citizen Advisory Group (CAG)

City Manager Yazici and Community Development Director reported to the City Council about organizing a Citizen Advisory Group (CAG), complete a transparent review and study of the Ordinary High Water Mark, along the shores of Lake Sammamish. He suggested consensus from the Council to recruit Planning Commission Vice-Chair, Parks Commissioner, a property owner or someone with building experience and an individual with a background in environmental/natural resources. He is looking for a balance to serve on the CAG. Additional information will come back at a future meeting. This would not be a voting group. A recommendation will be made to staff and the final decision and administrative adoption by City Manager Yazici.

Councilmember Cross suggested Brent Jones, who has a background in complex ordinances and codes related to geology/science.

There were questions about the Bellevue study. Community Development Director reminded Councilmember Odell that direction given to staff was for the City to complete our own study.

Mayor Gerend is supportive of the study and reminded the Council members that was the Council direction given to staff.

Councilmember James suggested a group of five to serve on the advisory group.

Councilmember Whitten suggested Dwight Martin.

City Manager explained the reasoning picking Vice Chair from the Parks and Planning Commission.

City Manager Report

City Manager Yazici requested Council's top three priorities for Community Development and the Planning Commission to work on, since there is quite a list of projects for the Planning Commission to work on. City Council is in agreement top three priorities are working on the Wireless Communication Facilities, Critical Areas Ordinance and the Transfer of Development Rights.

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

City Council retired to executive session at 9:30 P.M. There will be no action. The session is estimated to last 30-40 minutes.

MOTION: to adjourn. Motion carried 7-0

Meeting adjourned at 10:10 pm

Stacy Herman, Deputy City Clerk

Donald J. Gerend, Mayor



STUDY SESSION NOTES

Joint Meeting with Redmond City Council Study Session June 8, 2010

Mayor Donald J. Gerend opened the Joint study session of the Sammamish City Council at 6:30 p.m.

Call to Order

- **WELCOME AND INTRODUCTION**
(Mayors Gerend and Marchione)

Topics

- **Parks District**
- **Sammamish Park Plan Update**
- **Transit/Transportation Issues**

Adjourn Meeting 8:30 pm

Open Study Session 8:40 pm

Public Comment

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

- 1. Street Light Standards**
- 2. Parks Survey Questions**
- 3. Additional Topics**

Council Reports

City Manager Report

Executive Session – Potential Property Acquisition pursuant to RCW 42.30110(1)(B)

Adjournment 10:00 pm



STUDY SESSION NOTES

Study Session June 14, 2010

Open Study Session

6:30 pm

Mayor Donald J. Gerend opened the study session of the Sammamish City Council at 6:30 p.m.

Public Comment

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

Topics

- **Sustainability Strategy Briefing**
- **Connectivity – Next Steps**
- **Neighborhood Traffic Management Plan (NTMP) Phase II Project Petition Approvals**
- **2011-2016 Six Year Transportation Improvement Plan (TIP)**
- **Stormwater Manual 101**
- **Non-Motorized Transportation Plan**

Council Reports

City Manager Report

Executive Session – Potential Property Acquisition pursuant to RCW 42.30110(1)(B)

Adjournment

10:00 pm

COUNCIL MINUTES

Regular Meeting June 15, 2010

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

Councilmembers present: Mayor Don Gerend, Deputy Mayor Nancy Whitten, Councilmembers Mark Cross (arrived 8:45 pm) John Curley, Tom Odell, and Michele Petitti.

Councilmembers absent: Councilmembers John James.

MOTION: Councilmember Curley moved to excuse Councilmember James. Councilmember Petitti seconded. Motion carried unanimously 5-0.

Staff present: City Manager Ben Yazici, Deputy City Manager Pete Butkus, Public Works Director John Cunningham, Community Development Director Kamuron Gurol, Parks & Recreation Director Jessi Richardson, Administrative Services Director Mike Sauerwein, City Attorney Bruce Disend, and City Clerk Melonie Anderson.

Roll Call/Pledge of Allegiance

Roll was called. Councilmember Curley led the pledge.

Approval of Agenda

MOTION: Councilmember Petitti moved to approve the agenda. Councilmember Curley seconded. Motion carried unanimously 5-0.

Proclamations/Presentations

- **Mountains to Sound Greenway Days**
Mayor Gerend presented the proclamation to Cynthia Weltie, Executive Director for the Mountains to Sound Greenway organization. She explained the activities that will occur on June 19 and 20 for Greenway Days.
- **Eastside Catholic High School Girls Lacrosse State Champions**
Mayor Gerend presented the Eastside Catholic HS Girls LaCrosse team with an achievement award. Coach Colette Forman showed a clip of the championship game.
- **Permit Process Improvement**
Building Official Kurt Aldworth and Customer Service and Permit Center Manager Darci Donovan gave a demonstration on the new On-Line Building Inspection Request form.

Public Comment

Gongxing Cheng, 23006 SE 13th Place, He spoke against the amendment to the Interlocal agreement with Issaquah School District to extend the length of time the lights are on the athletic fields at Skyline. His wife goes to bed early and the lights will affect her rest.

Nilesh Ranjan, 22910 SE 13th, He expressed the same concern as the first speaker. He says the fields are noisy, and the players often kick balls into their yards. They don't want that happening at 10:00 pm. He explained that the fields are very close to the surrounding homes and when the fields were built, the Council assured residents the lights would not be intrusive. He would like the lights off at 9:00 pm.

Mary Moore, 7804 Issaquah-Pine Lake Road, She explained that BOLA, the architect the city originally hired to inspect the Freed House has produced a report on the structural integrity of the house. She offered to submit a copy of this report to the Council for their information.

Dipen Patel, 22917 SE 13th Place, President of the Redhawk Homeowners Association. He questioned why only the homeowners on the north side of the field were contacted regarding this lighting extension. He was in opposition to the extension of the lights on the field.

Zongmao Zhang, 23016 SE 13th Place, He expressed the same concern over the noise and the light pollution caused by the Skyline field lights.

Jack Mu, 22934 SE 13th Place, He also spoke in opposition of extending the time of the lights on the field.

AkihitoTanaka, 22902 SE 13th Place, He expressed the same concerns as the other speakers. His property is located adjacent to the fields. He already has people trespassing on his property.

Consent Calendar

Payroll for pay period ending May 31, 2010 for pay date June 4, 2010 in the amount of \$262,538.83

Approval: Claims for period ending June 15, 2010 in the amount of \$1,886,150.47 for Check No.26635 through No.26747

Ordinance: Amending Title 16, Buildings And Construction, Of The Sammamish Municipal Code By Amending Chapter 16.05, Construction Codes; 16.20, Construction Administrative Code; And 16.25, Sammamish Building And Property Maintenance Code (O2010-283)

Resolution: Accepting The Pine Lake Park Restroom Roof Replacement Project As Complete (R2010-418)

Resolution: Accepting The Sammamish Commons Park - Phase IIB Trail Improvements Project As Complete (R2010-419)

Resolution: Authorizing Application For Funding Assistance For A Washington Wildlife And Recreation Program (WWRP) Project To The Recreation And Conservation Office (RCO) As Provided In Chapter 79A.15 RCW, Acquisition Of Habitat Conservation And Outdoor Recreation Lands For Evans Creek Preserve - Upper Parking Lot And Meadow Trail System (R2010-420)

Interlocal: Animal Control Service/King County

MOTION: Councilmember Odell moved to approve the consent calendar. Councilmember Petitti seconded. Motion carried unanimously 5-0.

Public Hearing

Ordinance: Second Reading. Replacing Title 19 (Subdivisions) Of The Sammamish Municipal Code With A Revised Title 19A (Land Division) (O2010-284)

Senior Planner Mona Davis gave the staff report and a short PowerPoint presentation (*available on the city's website at www.ci.sammamish.wa.us*)

Public Hearing

Public Hearing opened at 7:08 and closed with no public comment.

MOTION: Councilmember Pettit moved to approve the ordinance replacing SMC Title 19 with SMC 19A. Councilmember Curley seconded. Motion carried unanimously 5-0.

Resolution: Adopting An Updated Six-Year Transportation Improvement Plan For 2011-2016 (R2010-421)

Senior Transportation Program Engineer Jeff Brauns gave a PowerPoint presentation (*available on the city's website at www.ci.sammamish.wa.us*) and updated Council on changes that were made based on yesterday's Study Session discussion.

Public Hearing

Public Hearing opened at 7:19 pm and closed with no public comment

MOTION: Councilmember Curley moved to approve the resolution. Councilmember Petitti seconded. Motion carried unanimously 5-0.

AMENDMENT: Councilmember Odell moved to remove Project #1 from the list. ELSP NE from NE 26th to 196th Avenue NE. Councilmember Curley seconded. Motion failed 1-4 with Councilmember Odell voting in favor.

Councilmember Odell explained that he thinks the money could be better spent on improving Sahalee Way or 244th Avenue SE. Councilmember Whitten thinks it should be retained as a place holder until the level of service/concurrency work has been completed. She is supportive of removing the project if the numbers show this to be reasonable.

City Manager Yazici explained that there are no funds allocated for this project. There is no need to remove it until the other work has been completed.

Ordinance: Second Reading, Adopting The Town Center Development Regulations As Title 21B Of The Sammamish Municipal Code; Adopting Zoning Map Amendments For The Town Center Subarea; And Adopting The Town Center Infrastructure Plan

Assistant City Manager/Director of Community Development Kamuron Gurol gave a PowerPoint presentation (*available on the city's website at www.ci.sammamish.wa.us*) and an update on the progress of the plan.

Public Comment

Public Hearing opened at 7:33 pm.

Denise Stiffarm, Attorney for K & L Gates representing the LakeWashington School District: We have concerns regarding impacts on possible future construction decisions on school district property. We appreciate the A2 zoning that Council adopted for this property. We compliment the staff for being professional and courteous. We are submitting a copy of the details of our concerns for clarification. 1) We are concerned that the proposed regulations don't appear to recognize that square footage associated with school facilities is to be considered separate from commercial square footage. We think this could lead to varying future interpretations. We would like an amendment to make this clear and consistent with the adopted plan. 2) The proposed regulations only permit public school development in the A2 zone. We ask that public schools be allowed throughout the town center.

Radim Blazej, 900 N 34th Street Seattle, We are interested in developing a sports facility in the Town Center and have concerns regarding the proposed Town Center Plan. We are submitting a paper copy of the details of our concerns and ask that they be addressed

John Potter, Consultant and advisor to the Liu family. We have concerns regarding the coordination of land assemblage in regard to possible changes addressing taxes on land in the Town Center. Property owner goals need to be incorporated into the structure of the plan. As written, we believe the Unified Zone Development (UZD) process allows property owners who have tax issues to transfer the development rights to other property owners in the area. If this occurs, the developer can potentially assign those development rights back to the property owner in the future when they choose to develop. We have no issues in respect to the UZD process. Our compliments to staff, Makers and the Council. We feel the plan will be useable and executable

John Galvin, 432 228th Avenue SE, He thinks educational uses should be permitted in all A zones and perhaps even B zones. It makes sense to promote education and it is not always clear what constitutes an educational use. We should also allow all non-profit organizations in the

space. Thanks to Kamuron Gurol for clarification regarding the UZDP. The Town Center Plan will impact all property owners including those who have not been involved in the process and may not be planning to be involved in this process. I continue to be concerned that the critical mass that supports walkability and structured parking is not necessarily present in all the areas of Town Center.

Tom Grainer, Executive Director for Habitat for Humanity, We will have concerns if there is a reduction of the 10% affordable housing requirement. This is not a large amount - only 10% of 80% of median income. The hardworking families that qualify for this housing are valuable to our community and should have the opportunity to live in this community. This is likely the only way this type of housing will be available to Sammamish. I encourage the Council to use this process to provide the balance that will make this housing possible.

Scott Hamilton 19727 SE 19th Street, He has several items to note: 1) he is surprised about the tax information given by Lloyd Harra's (King County Assessor) office. Earlier we were told there was nothing that could be done. If this has changed it is very encouraging. 2) He believes the city should provide financial support for infrastructure such as parking and stormwater management (with the city's money being the last money in) within the A and possibly the B zones. 3) Prior comment submissions include concerns regarding the 50 ft setbacks and whether tree growth might uproot the sidewalk. Looking at this photo, you can see that mature trees with enough space are possible additions to streetscapes.

Public Hearing was continued to July 6, 2010 at 7:55 pm.

Councilmember Curley requested staff look into the concerns from the school district representative.

Councilmember Whitten question whether the Council will receive summaries of the comments we've been getting? Preferably, she would like a list of compiled amendments for July 6 hearing so that we can start reviewing them as early as possible. Council members will need an opportunity to submit their comments and amendments addressing public concerns.

Mr. Gurol explained that all comments and amendments will be carefully reviewed. Specific comments and all amendments will be compiled for council review. Additionally, council is encouraged to submit their concerns.

Unfinished Business - None

New Business

Resolution: Providing For Temporary Speed Limit Changes And Parking Restrictions To Enhance Public Safety During The 2010 USGA Senior Open Golf Tournament (R2010-422)

Deputy City Manager Pete Butkus gave the staff report.

MOTION: Councilmember Petitti moved to approve the resolution. Councilmember Odell seconded. Motion carried unanimously 5-0.

Resolution: Recognizing The Importance Of The Freed House To The City Of Sammamish (R2010-424)

Mr. Gurol gave the staff report. He reported the Freed House probably would qualify as a Community Landmark. Mr. Gurol explained that there are no future restrictions that would be placed on the house by designating it a Community Landmark. There is no commitment for funding any future improvements to the house.

MOTION: Councilmember Petitti moved to approve the resolution. Councilmember Cross seconded. Motion carried unanimously 6-0.

Councilmember Odell is supportive of this resolution so long as it does not require any significant financial commitment from the City and Councilmember Whitten agreed.

Resolution: Authorizing the City Manager to Appoint One Special Member To The Sammamish Landmark Commission (R2010-423)

Ella Moore. She explained the 4Culture group is very flexible in accepting applications for grants. She feels there would be a window of time for the application. She was not sure how much the grants amounts were.

MOTION: Councilmember Petitti moved to approve the resolution. Councilmember Curley seconded. Motion carried unanimously 6-0.

Council recessed from 8:55 to 9:05 pm

Amendment: Interlocal Agreement for Joint Use of Sports Fields/Issaquah School District

Parks and Recreation Director Jessi Richardson gave the staff report. The modification of the sports lights would be for six months of the year. The school district is proposing this change to accommodate approximately 300 additional youth athletes.

Jake Cooper CFO for Issaquah School District, He explained that Skyline HS was built prior to the surrounding home development. The extended lighted practice time will accommodate the additional students.

Council had much discussion regarding increasing the lighted field time. They were not supportive of increasing the length of time the lights were on to 10 pm and offered the compromise of reducing the city time by ½ hour and increasing the school time by ½ hour. The lights would be turned off at 9:00 pm.

MOTION: Councilmember Cross moved to authorize the City Manager to sign the interlocal agreement with the amendment that the school district time would be increased to 5:30 pm and the lights would turn off at 9:00 pm. Councilmember Petitti seconded. Motion carried 6-0.

Council Reports

Councilmember Cross asked Council to consider not scheduling back to back study session/regular meeting schedule. He would like to see more time between meetings.

Councilmember Whitten reported on the meeting with King County Assessor's Office. Councilmembers asked if there would be a possibility of delaying any tax increase for up-zoned property in the Town Center area. She said that staff will research to see if it will be possible to delay any tax increase until an application for a particular piece of property is submitted.

City Manager Report - No report

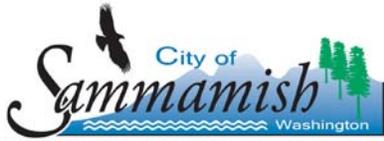
Executive Session – Potential Property Acquisition pursuant to RCW 42.30.110(1)(B)

Council adjourned to Executive Session at 10:02 pm and returned at 10:45 pm. No action was taken.

Meeting adjourned at 10:45 pm.

Melonie Anderson, City Clerk

Donald J. Gerend, Mayor



City Council Agenda Bill

Meeting Date: July 6, 2010

Date Submitted: June 29, 2010

Originating Department: Community Development

Clearances:

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

Subject: Town Center Development Regulations, Zoning Map and Infrastructure Plan

Action Required: Third Reading, Continued Public Hearing

Exhibits: 1. Proposed Ordinance with Attachments A, B and C *(available for viewing on the city website at <https://www.ci.sammamish.wa.us/departments/communitydevelopment/TownCenter>)*

Budget: N/A

Summary Statement:

To implement the adopted Town Center Subarea Plan, this ordinance would adopt Town Center Development Regulations, Zoning Map amendments, and the Town Center Infrastructure Plan to implement the adopted Town Center Subarea Plan. The Development Regulations would be codified in the Sammamish Municipal Code as Title 21B, specific to Town Center development.

Background:

The Town Center plan was unanimously adopted by City Council in June, 2008. The Town Center Plan was developed after City Council had decided upon a Preferred Alternative. The Preferred Alternative identified policies incorporated into the Town Center Plan. Throughout the process of plan and code development, there were multiple opportunities for public comment, workshops, preference surveys, and extensive review by the Planning Commission leading to final adoption by the City Council.

The Planning Commission provided to the City Council their recommended Town Center Development Regulations in January, 2010. The Planning Commission focused on providing a document that emphasized a balance between prescriptive requirements and flexible options. The Town Center Development Regulations are intended to complement existing Sammamish Municipal Code requirements, while including requirements specific to the Town Center. The Zoning Map implements the adopted Town Center Plan Land Use Map and is for adoption with the regulations. The Infrastructure Plan incorporates development principles for implementing the regulations on specific sites.



City Council Agenda Bill

On June 1, 2010 the City Council opened the Public Hearing and held a first reading on this ordinance. The public hearing was continued to June 15, 2010 and then continued to July 6, 2010 providing the opportunity for additional comments to be taken.

Financial Impact: N/A

Recommended Motion: Continue Hearing, take testimony and continue Public Hearing to July 13, 2010.

Note: The timeline for review and adoption of the Town Center development regulations has been modified as follows:

July 6, 2010 third reading of the ordinance and continue Public Hearing.

July 13, 2010 fourth reading of the ordinance, close Public Hearing. Joint meeting with the Planning Commission specifically to review proposed Low Impact Development standards for Town Center and street standards for Town Center.

July 15, 2010 Planning Commission meeting to make recommendations on the LID and Street standards to the City Council.

July 27, 2010 Planning Commission recommendations forwarded to the City Council. Opportunity for City Council to make any comments and requests in regard to the Town Center Development regulations prior to deliberations/adoption.

City Council will also receive a comprehensive packet for this meeting including all the Public Hearing inputs and a detailed summary of outstanding items to be reviewed during City Council deliberations on Town Center.

September 7, 2010 City Council begins the deliberation/adoption process.

September 14, 2010 Deliberation/adoption process continued to this meeting date if necessary.

**CITY OF SAMMAMISH
WASHINGTON**

ORDINANCE NO. O2010 - ____

**AN ORDINANCE OF THE CITY OF SAMMAMISH,
WASHINGTON, ADOPTING THE TOWN CENTER
DEVELOPMENT REGULATIONS AS TITLE 21B OF THE
SAMMAMISH MUNICIPAL CODE; ADOPTING ZONING MAP
AMENDMENTS FOR THE TOWN CENTER SUBAREA; AND
ADOPTING THE TOWN CENTER INFRASTRUCTURE PLAN**

WHEREAS, the City Council adopted the Sammamish Comprehensive Plan on September 16, 2003, consistent with the state Growth Management Act and applicable Countywide Planning Policies; and

WHEREAS, the City Council adopted the Sammamish Municipal Code on October 7, 2003, and subsequent revisions have been made since that time; and

WHEREAS, the City Council adopted the Town Center Subarea Plan on June 9, 2008, as an amendment to and element of the Sammamish Comprehensive Plan; and

WHEREAS, the Town Center Subarea Plan established the policy basis for the development of the Town Center Development Regulations, Zoning Map amendments, and the Town Center Infrastructure Plan; and

WHEREAS, the Town Center Development Regulations will authorize development consistent with the policy direction of the adopted Town Center Plan and specific regulatory provisions; and

WHEREAS, the Zoning Map amendments will designate zoning for properties within the Town Center Subarea to implement the Town Center Plan and the Town Center Development Regulations; and

WHEREAS, the Town Center Infrastructure Plan will assist in guiding infrastructure development within the Town Center Subarea Plan; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance for the proposed Town Center Regulations, Zoning Map amendments, and Town Center Infrastructure Plan was issued on May 12, 2010; and

WHEREAS, in accordance with RCW 36.70A, a request for expedited review was received by the State of Washington Department of Commerce on March 10, 2010 and was granted expedited review on March 25, 2010; and

WHEREAS, the public process for the proposed amendments has provided for extensive public participation opportunities at public meetings and hearings before the Planning Commission and City Council between June of 2008 and June of 2010; and

WHEREAS, the Planning Commission held public meetings and public hearings in 2008 and 2009 and forwarded recommended Town Center Development Regulations, Zoning Map, and Town Center Infrastructure Plan to the City Council on January 12, 2010; and

WHEREAS, the City Council received and considered public comment at City Council public hearings on June 1, 2010 and June 15, 2010;

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

Section 1. Adoption of the Town Center Development Regulations. The Town Center Regulations, as set forth in Attachment “A” to this Ordinance, are hereby adopted.

Section 2. Adoption of the Zoning Map Amendments. The Zoning Map amendments, as set forth in Attachment “B” to this Ordinance, are hereby adopted.

Section 3. Adoption of the Town Center Infrastructure Plan. The Town Center Infrastructure plan, as set forth in Attachment “C” to this Ordinance, is hereby adopted.

Section 4. Codification of the Town Center Regulations. The City Council authorizes the Community Development Director and City Clerk to codify the regulatory provisions of the Town Center Regulations into the Sammamish Municipal Code for ease of use and reference. As part of the codification process, the Community Development Director is authorized to make any non-substantive changes to the regulatory provisions as may be necessary in order to transfer the regulations, as set forth in this ordinance, into the format used by the City’s codifier, Code Publishing Company.

Section 5. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF
ON THE _____ DAY OF _____, 2010.**

CITY OF SAMMAMISH

Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: May 27, 2010
Public Hearing: June 1, 2010
First Reading: June 1, 2010
Public Hearing: June 15, 2010
Second Reading: June 15, 2010
Passed by the City Council:
Date of Publication:
Effective Date: