



LAKESWOOD CITY COUNCIL AGENDA

Monday, November 18, 2019

7:00 P.M.

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Page No.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS AND PRESENTATIONS

1. Business Showcase. – *Steeped in Comfort, Ms. Heather Todd and Mr. Benjamin Todd, Owners*
- (4) 2. Proclamation recognizing November as American Indian Heritage month. – *Mr. Hanford McCloud and Ms. Jackie Whittington, Nisqually Tribal Council*
- (5) 3. Proclamation declaring November 30, 2019 as Small Business Saturday. – *Ms. Linda Smith, Lakewood Chamber of Commerce*

PUBLIC COMMENTS

C O N S E N T A G E N D A

- (6) A. Approval of the minutes of the City Council study session of October 28, 2019.
- (11) B. Approval of the minutes of the City Council meeting of November 4, 2019.
- (16) C. Motion No. 2019-73

Authorizing the execution of an amendment to the agreement with DP Excavation, increasing spending in the amount of \$30,332.40, for the demolition of properties at Springbrook Park.

The Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

<http://www.cityoflakewood.us>

City Hall will be closed 15 minutes after adjournment of the meeting.

(31) D. Motion No. 2019-74

Approving the 2020 Human Services funding recommendations.

(33) E. Motion No. 2019-75

Approving the 2020 Lodging Tax funding recommendations.

(45) F. Motion No. 2019-76

Approving the 2019 Accounts Receivable write-offs.

(47) G. Resolution No. 2019-20

Setting a public hearing on January 6, 2020, to consider the vacation of the eastern seventy (70) feet of Walnut Street SW right-of-way east of the intersection with Langlow Street SW.

(51) H. Resolution No. 2019-21

Setting the City of Lakewood 2020 Fee Schedule.

(100) I. Ordinance No. 720

Relating to ad valorem property taxes; establishing the amount to be raised in 2020 by taxation on the assessed valuation of the property of the City; and setting the property tax levy rate for 2020.

(105) J. Ordinance No. 721

Amending the 2019-2020 Biennial Budget.

(134) K. Ordinance No. 722

Approving and confirming the assessment roll certified to the City Council on September 16, 2019, for the cost of the improvement in Local Improvement District 1109 (Panattoni Woodbrook Development) in the City of Lakewood, pursuant to Ordinance No. 717, adopted on September 16, 2019; and levying and assessing the amount thereof against the lots, tracts, parcels of land and other property shown on the assessment roll; providing the prepayment of assessments; and providing for the disposition of the moneys collected upon said assessment.

The Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

(230) L. Ordinance No. 723

Authorizing the issuance of its Local Improvement District No. 1109 (Panattoni Woodbrook Development) bond in a principal amount of not to exceed \$922,757.02 to finance and/or reimburse the city for costs of certain improvements within Local Improvement District No. 1109 (Panattoni Woodbrook Development); delegating the authority to select the initial purchaser of the bond; and delegating the authority to approve the final terms of the bond.

R E G U L A R A G E N D A**UNFINISHED BUSINESS****NEW BUSINESS****REPORTS BY THE CITY MANAGER****CITY COUNCIL COMMENTS****ADJOURNMENT**

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CITY OF LAKEWOOD



PROCLAMATION

WHEREAS, the Nisqually and Steilacoom people were the first inhabitants of what is now the City of Lakewood, using the prairie lands as a ready source of food and a gathering place; and

WHEREAS, Native American contributions are woven deeply into our City's rich tapestry; and

WHEREAS, Native Americans have influenced every stage of our City's development; and

WHEREAS, Native Americans have played a vital role in our community and their contributions have enhanced the prosperity and greatness of the City today; and

WHEREAS, Native people have participated in every major U.S. military encounter from the Revolutionary War to today's conflicts in the Middle East, serving at a higher rate in proportion to their population than any other ethnic group; and

WHEREAS, Native Americans are a testament to the deep importance of culture and vibrancy of traditions, passed down throughout generations; and

WHEREAS, our community reaffirms its commitment to respect and preserve the traditions and culture and to honor the unique heritage of our first inhabitants;

NOW, THEREFORE, BE IT RESOLVED that the Lakewood City Council does hereby proclaim November, 2019 as

American Indian Heritage Month

in the City of Lakewood and calls upon all citizens to commemorate this month with appropriate programs and activities.

PROCLAIMED this 18th day of November, 2019.

Don Anderson, Mayor

ATTEST:

Briana Schumacher, City Clerk

CITY OF LAKEWOOD



PROCLAMATION

WHEREAS, the City of Lakewood, Washington, recognizes and values the dedication and entrepreneurial spirit of small businesses that keep the State and American economy growing stronger; and

WHEREAS, there are 150,000 small businesses with employees in Washington alone with an additional 400,000 small businesses comprised of sole owners; and

WHEREAS, there are over 4,000 small businesses in the City of Lakewood, that account for a significant share of the city's economic production and hiring; and

WHEREAS, it is the collaborative mission of the City working in partnership with the Lakewood Chamber of Commerce to help our businesses grow and create new jobs within the City of Lakewood by providing exemplary programs, referrals, resources, counseling and championing on behalf of the small business community; and

WHEREAS, the City of Lakewood appreciates the support provided to our small businesses by the Lakewood Chamber of Commerce; and

WHEREAS, on November 30, 2019, the Lakewood Chamber of Commerce is recognizing and celebrating Small Business Saturday and the Shop Local Campaign.

NOW, THEREFORE, the Lakewood City Council hereby proclaims November 30, 2019, as

SMALL BUSINESS SATURDAY

and urge all citizens to acknowledge and celebrate the achievements made by small business both locally and nationally.

PROCLAIMED this 18th day of November, 2019.

Don Anderson, Mayor

ATTEST:

Briana Schumacher, City Clerk



LAKEWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, October 28, 2019
City of Lakewood
City Council Chambers
6000 Main Street SW
Lakewood, WA 98499

CALL TO ORDER

Mayor Anderson called the meeting to order at 7:01 p.m.

ROLL CALL

Councilmembers Present: 7 – Mayor Don Anderson; Deputy Mayor Jason Whalen; Councilmembers Mary Moss, Mike Brandstetter, John Simpson, Marie Barth and Paul Bocchi.

Lakewood's Promise Advisory Boardmembers Present: 5 - Chair Ellie Wilson, Vice-Chair Joyce Loveday, Andie Gernon, Brian Humphreys and Youth Councilmember Abel Alvarado.

ITEMS FOR DISCUSSION:

Joint Lakewood's Promise Advisory Board meeting.

Chair Wilson introduced herself and members of the Lakewood's Promise Advisory Board. Ms. Loveday highlighted the 2019 work plan items and significant accomplishments. Ms. Gernon provided an overview of the community needs assessment survey of which results will be used when preparing the 2020-2022 human services priorities. Discussion ensued.

Review of 3rd Quarter 2019 Police Report.

Chief Zaro reported that overall calls for service have increased since the second quarter. He shared a comparison of crimes by district from 2017-2019, crimes against population, shots fired and shootings. He then shared activity in census blocks 265, 266 and 267 in District 01 and blocks 263 and 264 in District 02 as well as the adult family homes calls for service. He provided an overview of a speed emphasis that was conducted in the month of August and reviewed total accidents by month and quarter. He then shared the calls for service related to fireworks from both Lakewood Police, West Pierce Fire & Rescue and video footage of fireworks in the surrounding area.

He reported that a parks emphasis was conducted on September 13th with a goal to enforce trespassing within the park during closure hours, the department participated in several special events which included National Night Out, the Colonial Plaza grand opening ceremony and that the Special Response Team participated in one pre-planned incident and completed 55 hours of team training. Discussion ensued.

Review of Land Use and Development Code Update.

Assistant City Manager for Development Services Bugher shared that an update to the development code is necessary to remain consistent with statutory and regulatory changes, streamline the application and review process and to make the code easier to navigate.

Planning Manager Speir provided a summary of the newly proposed Title 18A Chapters. She highlighted the public outreach and stakeholder meetings that were hosted since December, 2018. She then shared the schedule for Council review and approval. Discussion ensued.

ITEMS TENTATIVELY SCHEDULED FOR THE NOVEMBER 4, 2019 REGULAR CITY COUNCIL MEETING:

1. Veterans Day Ceremony.
2. Proclamation recognizing November 11, 2019 as Veterans Day.
– *Col. Jonathan Chung, 2/2 Stryker Brigade Combat Team*
3. Youth Council Report.
4. Clover Park School District Report.
5. Authorizing the execution of an agreement with Gordon Thomas Honeywell Governmental Affairs, in the amount of \$58,350, for state governmental relations services. – (Motion – Consent Agenda)
6. Authorizing the execution of an agreement with Johnston Group, in the amount of \$54,000, for federal governmental relations services. – (Motion – Consent Agenda)
7. Approving the rezone of five parcels from Open Space & Recreation 2 (OSR2) to Open Space & Recreation 1 (OSR1) at or near the location of the former Fort Steilacoom Golf Course. – (Ordinance – Consent Agenda)
8. This is the date set for a public hearing on the 2019-2020 Mid-Biennium Budget Adjustment. – (Public Hearings and Appeals)

9. This is the date set for a public hearing on the 2020 Property Tax Levy.
– (Public Hearings and Appeals)
10. Authorizing the execution of a memorandum of agreement to cooperatively design and construct improvements to Seeley Lake Resource Conservancy Park. – (Motion – Regular Agenda)
11. Review of the Colonial Plaza public art design. – (Reports by the City Manager)

REPORTS BY THE CITY MANAGER

City Manager Caulfield reported that a Veterans Day recognition ceremony will take place as part of the November 4th City Council meeting. Congressman Heck and Senator O'Ban will provide remarks and the Clover Park High School JROTC and the Lakes High School Choir will be participating.

He commented on the success of Make a Difference Day and the Kiwanis Playground dedication events that took place last week.

He then shared that the request from Affinity Group to expand the Multifamily Tax Exemption to coincide with the boundaries of the subarea plan is unnecessary as the City has verified the boundaries and a change is not needed.

He then commented that the City's website now hosts all Hearing Examiners decisions from 2018-2019. In addition, the City has created a webpage for communications related to the 2020 Census.

He shared that Tacoma Pierce County Health Department inspected the septic system at Karwan Mobile Home Park and has issued a ruling determining that it is failing.

He then commented on the Hearing Examiners decision regarding the former QFC property and that a notice and order was not appealed for the former Denny's property requiring completed permits to bring the building up to code or demolish.

He shared that the City received a 2019 property tax reimbursement for a CPI adjustment from the Nisqually Tribe in the amount of \$30,000 and the City has submitted a \$50,000 grant request to the tribe to support current human services programs.

He shared that the city will be accepting applications from November 1st through November 28th for use of a 2020 City Day at the McGavick Conference Center.

He then shared that the Pierce County Library System Board is unlikely to move forward with a capital bond for voter consideration in August 2020 and will instead

move forward with additional outreach in the Lakewood community regarding new libraries.

The State of Washington is looking to amend the Building Code regulations to allow daycares and adult family homes in multifamily apartment units. The City has reached out to the Association of Washington Cities as it views this as a land use regulation.

He then announced the following meetings and events:

- October 30, 5:00 P.M., Community Health Care's 50th Anniversary Celebration, Hotel Murano, Tacoma
- November 2 and 3, Fall Clean Up Day, LeMay Transfer Station, 3869 94th Street SW
- November 7, 6:00 P.M., 2/2 SBCT Lancers Dinner Event, Thornewood Castle
- December 7, Holiday Festival, Lakewood Parade of Lights and 23rd Annual Christmas Tree Lighting Festivities, Lakewood City Hall

CITY COUNCIL COMMENTS

Councilmember Moss shared that last week she attended the Living Access Support Alliance (LASA) fundraising breakfast.

Councilmember Bocchi shared that last week he attended the Kiwanis Playground dedication event and that the Pierce County Regional Council is looking for a location to hold their annual meeting.

Councilmember Brandstetter shared that last week he attended the Association of Washington Cities on Tap meeting and this week he will be attending the state Public Facilities District meeting in Yakima.

Councilmember Barth shared that she participated in the Lakewood Citizens Academy.

Councilmember Simpson commented on an article he wrote for Heavy Equipment Colleges of America.

Deputy Mayor Whalen shared that last week he attended the Kiwanis Park playground dedication, the Lakewood Gardens retreat and this week he plans to attend the Community Healthcare Anniversary celebration.

Mayor Anderson shared that last week he attended the Parks and Recreation Advisory Board meeting, Association of Defense Communities Federal Outreach

and Advocacy Committee conference call, the Association of Washington Cities on Tap event and the Korean community meeting addressing public safety issues.

Executive Session

Mayor Anderson announced that the Council will recess into Executive Session for approximately 10 minutes pursuant to RCW 42.30.110(1)(i) to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency. The council is not expected to take final action following the executive session.

Council recessed into Executive Session at 10:04 p.m. and reconvened at 10:14 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:14 p.m.

DON ANDERSON, MAYOR

ATTEST:

BRIANA SCHUMACHER
CITY CLERK



LAKEWOOD CITY COUNCIL MINUTES

Monday, November 4, 2019

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

CALL TO ORDER

Mayor Anderson called the meeting to order at 7:00 p.m.

ROLL CALL

Councilmembers Present: 7 – Mayor Anderson, Deputy Mayor Jason Whalen; Councilmembers Mary Moss, Mike Brandstetter, John Simpson, Marie Barth and Paul Bocchi.

PLEDGE OF ALLEGIANCE

The Clover Park High School JROTC presented the colors. The Lakes High School Choir led by Director Alonso Brizuela sang U.S. National Anthem and Canadian National Anthem. The Pledge of Allegiance was led by Mayor Anderson. The Lakes High School Choir led by Director Alonso Brizuela sang the Armed Forces Medley. The POW/MIA Remembrance Table was presented by Major Munson, 2/2 Stryker Brigade Combat Team. The colors were retired.

PROCLAMATIONS AND PRESENTATIONS

Veterans Day Ceremony.

Congressman Denny Heck shared remarks thanking veterans and service members for their commitment to our country. State Senator Steve O'Ban and Representative Mari Leavitt also spoke about their appreciation for our veterans.

Proclamation recognizing November 11, 2019 as Veterans Day.

MAYOR ANDERSON PRESENTED A PROCLAMATION RECOGNIZING NOVEMBER 11, 2019 AS VETERANS DAY TO COLONEL JONATHAN CHUNG, 2/2 STRYKER BRIGADE COMBAT TEAM COMMANDER.

Mayor Anderson announced that the Council will recess for approximately 10 minutes. Council recessed at 7:30 p.m. and reconvened at 7:40 p.m.

Youth Council Report.

Youth Councilmember Josaphine Kaiser shared that last month Youth Councilmembers participated in Truck and Tractor Day and Make a Difference Day.

She commented that the students plan to participate in the Christmas Tree Lighting and Holiday Festival and are beginning to plan the 2020 Youth Summit.

Youth Councilmembers then reported on various high school events and activities.

Clover Park School District Report.

Clover Park School District (CPSD) Board Director Wagemann reported that an educational enrichment and operations levy ballot measure will be considered in February, 2020 and that the Board has been recognized as a Board of Distinction by the Washington State School Directors Association. He shared that four elementary schools have been ranked the top 100 in the region, a new anonymous reporting system called "Say Something" has been implemented, two students were selected as Daffodil Princesses and parent teacher conferences are being held at all schools this week.

PUBLIC COMMENTS

Speaking before the Council were:

Candace Wesley, Tacoma CeaseFire, spoke about options for community collaboration and engagement.

Freddrick Garner, Tacoma CeaseFire, spoke about community collaboration and supporting youth violence prevention.

Peter Chase, Tacoma CeaseFire, spoke about community safety and actively engaging youth.

Julian Wheeler, Pierce County Accessible Communities Advisory Committee, spoke about the role of the Committee and shared that the next meeting is November 12th at 9 a.m. at the Soundview Building.

C O N S E N T A G E N D A

- A. Approval of the minutes of the City Council study session of October 14, 2019.
- B. Approval of the minutes of the City Council meeting of October 21, 2019.
- C. Approval of payroll checks, in the amount of \$2,577,009.91, for the period of September 16, 2019 through October 15, 2019.
- D. Approval of claims vouchers, in the amount of \$2,541,611.08, for the period of September 14, 2019 through October 15, 2019.
- E. Motion No. 2019-69

Authorizing the execution of an agreement with Gordon Thomas

Honeywell Governmental Affairs, in the amount of \$58,350, for state governmental relations services.

F. Motion No. 2019-70

Authorizing the execution of an agreement with Johnston Group, in the amount of \$54,000, for federal governmental relations services.

G. Motion No. 2019-71

Authorizing the execution of an amendment to the agreement with Site Workshop, LLC, in the amount of \$67,855, for the Fort Steilacoom Park Angle Lane South upgrades.

H. Ordinance No. 719

Adopting amendments to the Lakewood Comprehensive Plan Land Zoning Map.

I. Items Filed in the Office of the City Clerk:

1. Community Services Advisory Board meeting minutes of June 19, 2019.
2. Landmarks and Heritage Advisory Board meeting minutes of June 27, 2019.
3. Community Services Advisory Board meeting minutes of September 18, 2019.
4. Parks and Recreation Advisory Board meeting minutes of September 24, 2019.
5. Planning Commission meeting minutes of October 2, 2019.

COUNCILMEMBER SIMPSON MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED. SECONDED BY COUNCILMEMBER BRANDSTETTER. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

R E G U L A R A G E N D A

PUBLIC HEARINGS AND APPEALS

This is the date set for a public hearing on the 2019-2020 Mid-Biennium Budget Adjustment.

There being no public testimony the hearing was declared closed at 8:13 p.m.

This is the date set for a public hearing on the 2020 Property Tax Levy.

Speaking before Council were:

Michael Arnett, Lakewood resident, spoke in opposition of the 2020 Property Tax Levy.

There being no further testimony the public hearing was declared closed at 8:18 p.m.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Motion No. 2019-72 Authorizing the execution of a Memorandum of Agreement to cooperatively design and construct improvements to the Seeley Lake Resource Conservancy Park.

Mayor Anderson disclosed his affiliation with Pierce County and recused himself from discussion and voting on this matter.

COUNCILMEMBER SIMPSON MOVED TO ADOPT MOTION NO. 2019-72.
SECONDED BY COUNCILMEMBER BARTH. VOICE VOTE WAS TAKEN AND
CARRIED UNANIMOUSLY.

REPORTS BY THE CITY MANAGER

Review of Colonial Plaza public art design.

Recreation Coordinator Martinez introduced Ms. Perri Howard who highlighted the process and path to selecting artwork for the Colonial Plaza. She then shared the preliminary design and a sample of materials. Discussion ensued.

City Manager Caulfield reported that the date preference for a joint City Council and Clover Park School District Board meeting is the Monday, February 3, 2020.

He shared that the Department of Ecology sent a final letter approving the City's Shoreline Master Program and that the City was awarded a \$100,000 grant from Washington State Department of Commerce to develop a subarea plan for Lakewood Station District Area that includes Lakewood Landing.

He then shared that the City submitted a grant request to Defense Community Compatibility Account Program requesting \$1,920,000 for the North Gate Road to Edgewood Avenue portion of the Washington Boulevard project and SSMCP submitted a request for \$1.5 Million in support of an interchange improvement study for I-5 Exit 120, at JBLM main gate.

He commented on success of the Fall Community Clean-Up event that took place last weekend.

He then announced the following upcoming meetings and events:

- November 7, 6:00 P.M., 2/2 SBCT Lancers Dinner Event, Thornewood Castle
- November 14, 7:30 A.M., SSMCP Elected Officials Council, Eagles Pride Golf Course
- December 9 -15, U.S. Cyclocross National Championship, Fort Steilacoom Park

CITY COUNCIL COMMENTS

Councilmember Moss shared that last week she attended Community Healthcare's 50th anniversary celebration.

Councilmember Bocchi shared that the Pierce County Council approved HDOC funding requests for a quatrefoil pool rehab at Lakewold Gardens and the City's Landmarks and Heritage Advisory Board historic street sign recognition program.

Councilmember Brandstetter shared that last week he attended the Washington State Association Public Facilities District meeting in Yakima and that he participated in the Fall Community Clean-Up event.

Councilmember Simpson commented on the Veterans Day recognition event.

Deputy Mayor Whalen shared that he attended the Community Healthcare 50th anniversary celebration and Lakewold Gardens Beautiful Tables event.

Mayor Anderson shared that last week he attended the Community Healthcare 50th anniversary celebration, a meeting with Representative Kilduff, the 2/2 SBCT Expert Infantry Badge and Expert Soldier Badge training and this week he will attend the 1st Special Forces Veterans Day ceremony.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:59 p.m.

DON ANDERSON, MAYOR

ATTEST:

BRIANA SCHUMACHER
CITY CLERK

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:

November 18, 2019

TITLE: Springbrook Park
Demolition contract amendment
No. 1

TYPE OF ACTION:

— ORDINANCE NO.

— RESOLUTION NO.

REVIEW:

November 18, 2019

ATTACHMENTS:
DP Excavation Contract
2019-060
Amendment No 1

X MOTION NO. 2019-73

— OTHER

SUBMITTED BY: Mary Dodsworth, Parks, Recreation and Community Services Director

RECOMMENDATION: It is recommended that the City Council authorize the City Manager to sign a contract amendment with DP Excavation to close out a contract for the demolition of houses near Springbrook Park.

DISCUSSION: In March, 2019 the City entered into an agreement with DP Excavation to remove structures on property recently purchased near Springbrook Park. The original contract was to demolish two houses and adjacent structures. In advance of this work, an asbestos survey was required and if present, all asbestos needed to be removed prior to demolition. This work was to be done by contract amendment. The cost for this additional work put the total compensation over \$50,000 which now requires Council approval.

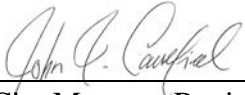
Demolition Costs:	\$29,646.00
Abatement survey and removal:	<u>\$30,332.40</u>
	\$59,978.40

ALTERNATIVE(S): No alternatives provided. Abatement survey and asbestos removal is a requirement of the Puget Sound Clean Air Agency.

FISCAL IMPACT: Fiscal Impact is \$30,332.40, however an additional appropriation is not needed as this was anticipated in Council approved project budget.

Prepared by

Mary Dodsworth
Department Director



City Manager Review

AMENDMENT NO. 1
TO DP Excavation
FOR Abatement/ Demolition of Properties 4707/4709 127th Street SW & 12612 47th Ave SW,
Lakewood WA

This Amendment ("Amendment No. 1 ") is made between the City of Lakewood, a Washington municipal corporation ("City"), and DP Excavation, ("Contractor"). The City and Contractor (together "Parties"), for valuable consideration and by mutual consent of the parties, agree to amend the original Agreement for \$30,332.40 ("Agreement") dated effective 12-31-19, as follows:

1. AMENDED COMPENSATION. The amount of compensation, as referenced by Section of the Agreement, shall be amended to change the total compensation the City shall pay the Contractor and the rate or method of payment, as delineated in Exhibit "A", attached hereto and incorporated by this reference. The Contractor agrees that any hourly or flat rate charged by it for its services contracted for herein shall remain locked at the negotiated rate(s) for the Term. Except as otherwise provided in an attached Exhibit, the Contractor shall be solely responsible for the payment of any taxes imposed by any lawful jurisdiction as a result of the performance and payment of this Agreement.

2. SERVICES. The Contractor shall perform the services more specifically descrined in Exhibit "A", attached hereto and incorporaetd by this reference (Services"), in a manner consitant with the accepted professional practices for other similar services within the Puget Sound Region in effect at the time those services are performed, performed to the City's satisfaction, within the time period described by the City and pursuant to the direction of the City Manager or his or her designee. The Contractor warrants that it has the requisite training, skill, and experience necessary to provide the Services and is appropriately accredited and licensed by all applicable agencies and governmental entities, including but not limited to obtaining any applicable City of Lakewood business license. Services shall begin immediately upon the effective date of this Agreement. Services shall be subject, at all times, to inspection by and approval of the City, but the making (or falure or delay in making) such inspection or approval shall not relieve the Contractor of responsibility for performance of the Services in accordance with this Agreement, notwithstanding the City's knowledge of defective or non-complying performance, its substantiality or the ease of its discovery.

3. GENERAL PROVISIONS. All other terms and provisions of the Agreement, together with any prior amendments thereto, not modified by this Amendment, shall remain in full force and effect. Any and all acts done by either Party consistent with the authority of the Agreement, together with any prior amendments thereto, after the previous expiration date and prior to the effective date of this Amendment, is hereby ratified as having been performed under the Agreement, as modified by any prior amendments, as it existed prior to this Amendment. The provisions of Section of the Agreement shall apply to and govern this Amendment. The parties whose names appear below swear under penalty of perjury that they are authorized to enter into this Amendment, which is binding on the parties of this contract.

IN WITNESS, the Parties hereto have caused this agreement to be executed the day and year first above written.

Date: _____

CITY OF LAKEWOOD

DP Excavation

John J. Caulfield, City Manager

Paul Newton, President/Owner

ATTEST:

Briana Schumacher, City Clerk

APPROVED AS TO FORM:

Heidi Ann Wachter, City Attorney

Exhibit A



**Demolition - Land Clearing - Hauling -
Septic Systems - Site Development**

**License #: DPEXCE*833DC
253-720-7790
11410 316th Street East
Graham, WA 98338**

INVOICE

Inv. No: 18-00049

June 11, 2019

TO:
The City of Lakewood

Contract: abatement of
4707/4709 127th St SW, Lakewood WA &
12612 47th Ave W. Lakewood WA

Scope: Performance of an abatement.

Original scope of work
4707/4709 127th St SW
12612 47th Ave W.
WSST (Sales Tax) @ 9.9%

\$8,400.00
\$19,200.00
\$ 2,732.40

TOTAL REQUESTED

\$30,332.40

INVOICE IS SUBJECT TO A 15% LATE FEE IF NOT PAID WITHIN 15 DAYS FROM RECEIPT DATE

PROFESSIONAL SERVICES AGREEMENT FOR

Abatement/Demolition of Properties 4707/4709 127th Street SW & 12612 47th Ave SW, Lakewood, WA

This Professional Services Agreement ("Agreement"), made and entered into this 20th day of March, 2019, by and between the City of Lakewood, a Washington municipal corporation ("City"), and DP Excavation, — ("Contractor"). The City and Contractor (together "Parties") are located and do business at the below addresses which shall be valid for any notice required under this Agreement:

DP Excavation, Paul Newton 11410 316th Street East Graham, WA 98338 (253) 720-7790 (Office) paulenewton@dpexcavation.net	:	CITY OF LAKEWOOD: Mary Dodsworth 6000 Main St. SW Lakewood, WA 98499 (253) 983-7741 (253) 983-7895 mdodsworth@cityoflakewood.us
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The Parties agree as follows:

1. **TERM.** The term of this Agreement shall commence upon the effective date of this Agreement, which shall be the date of mutual execution, and shall continue until the completion of the Work, but in any event no later than June 30, 2019 ("Term"). This Agreement may be extended for additional periods of time upon the mutual written agreement of the City and the Contractor.

2. **SERVICES.** The Contractor shall perform the services more specifically described in Exhibit "A", attached hereto and incorporated by this reference ("Services"), in a manner consistent with the accepted professional practices for other similar services within the Puget Sound region in effect at the time those services are performed, performed to the City's satisfaction, within the time period prescribed by the City and pursuant to the direction of the City Manager or his or her designee. The Contractor warrants that it has the requisite training, skill, and experience necessary to provide the Services and is appropriately accredited and licensed by all applicable agencies and governmental entities, including but not limited to obtaining any applicable City of Lakewood business license. Services shall begin immediately upon the effective date of this Agreement. Services shall be subject, at all times, to inspection by and approval of the City, but the making (or failure or delay in making) such inspection or approval shall not relieve Contractor of responsibility for performance of the Services in accordance with this Agreement, notwithstanding the City's knowledge of defective or non-complying performance, its substantiality or the ease of its discovery.

3. **TERMINATION.** Either party may terminate this Agreement, with or without cause, upon providing the other party 30 (thirty) days written notice at its address set forth above. The City may terminate this Agreement immediately if the Contractor fails to maintain required insurance policies, breaches confidentiality, or materially violates Section 12; and such may result in ineligibility for further City agreements.

4. COMPENSATION.

4.1 Amount. In return for the Services, the City shall pay the Contractor an amount not to exceed a maximum amount and according to a rate or method as delineated in Exhibit "B", attached hereto and incorporated by this reference. The Contractor agrees that any hourly or flat rate charged by it for its services contracted for herein shall remain locked at the negotiated rate(s) for the Term. Except as otherwise provided in Exhibit "B", the Contractor shall be solely responsible for the payment of any taxes imposed by any lawful jurisdiction as a result of the performance and payment of this Agreement.

4.2 Method of Payment. On a monthly basis, the Contractor shall submit a voucher or invoice in the form specified by the City, including a description of what Services have been performed, the name of the personnel performing such Services, and any hourly labor charge rate for such personnel. The Contractor shall also submit a final bill upon completion of all Services. Payment shall be made on a monthly basis by the City only after the Services have been performed and within thirty (30) days after receipt and approval by the appropriate City representative of the voucher or invoice. If the Services do not meet the requirements of this Agreement, the Contractor will correct or modify the work to comply with the Agreement. The City may withhold payment for such work until the work meets the requirements of the Agreement.

4.3 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 not be obligated to make payments for Services or amounts incurred after the end of the current fiscal period, and 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 this provision applies.

5. INDEMNIFICATION.

5.1 Contractor Indemnification. Contractor shall defend, indemnify and hold the Public Entity, 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 acts, errors or omissions of the Contractor in performance of this Agreement, except for injuries and damages caused by the sole negligence of the Public Entity.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the Public Entity, its officers, officials, employees, and volunteers, the Contractor's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

5.2 Industrial Insurance Act Waiver. It is specifically and expressly understood that the Contractor waives any immunity that may be granted to it under the Washington State industrial insurance act, Title 51 RCW, solely for the purposes of this indemnification. Contractor's indemnification shall not be limited in any way by any limitation on the amount of damages, compensation or benefits payable to or by any third party under workers' compensation acts, disability benefit acts or any other benefits acts or programs. The Parties acknowledge that they have mutually negotiated this waiver.

5.3 Survival. The provisions of this Section shall survive the expiration or termination of this Agreement with respect to any event occurring prior to such expiration or termination.

6. **INSURANCE**. The Contractor 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 Contractor, its agents, representatives, or employees.

6.1. No Limitation. Contractor's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Contractor to the coverage provided by such insurance, or otherwise limit the Public Entity's recourse to any remedy available at law or in equity.

6.2. Minimum Scope of Insurance. Contractor shall obtain insurance of the types and coverage described below:

- a. 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.
- b. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The Public Entity shall be named as an additional insured under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using an additional insured endorsement at least as broad as ISO CG 20 26.
- c. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
- d. Professional Liability insurance appropriate to the Contractor's profession.

6.3. Minimum Amounts of Insurance. Contractor shall maintain the following insurance limits:

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

6.4. Other Insurance Provision. The Contractor's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect the Public Entity. Any Insurance, self-insurance, or self-insured pool coverage maintained by the Public Entity shall be excess of the Contractor's insurance and shall not contribute with it.

6.5. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

6.6. Verification of Coverage. Contractor shall furnish the Public Entity 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 Contractor before commencement of the work.

6.7 Notice of Cancellation. The Contractor shall provide the Public Entity with written notice of any policy cancellation within two business days of their receipt of such notice.

6.8 Failure to Maintain Insurance. Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the Public Entity may, after giving five business days' notice to the Contractor to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the Public Entity on demand, or at the sole discretion of the Public Entity, offset against funds due the Contractor from the Public Entity.

6.9 Public Entity Full Availability of Contractor Limits. If the Contractor maintains higher insurance limits than the minimums shown above, the Public Entity shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Contractor, irrespective of whether such limits maintained by the Contractor are greater than those required by this contract or whether any certificate of insurance furnished to the Public Entity evidences limits of liability lower than those maintained by the Contractor.

6.10 Survival. The provisions of this Section shall survive the expiration or termination of this Agreement.

7. WORK PRODUCT. All originals and copies of work product, including plans, sketches, layouts, designs, design specifications, records, files, computer disks, magnetic media or material which may be produced or modified by Contractor while performing the Work shall belong to the City upon delivery. The Contractor shall make such data, documents, and files available to the City and shall deliver all needed or contracted for work product upon the City's request. At the expiration or termination of this Agreement, all originals and copies of any such work product remaining in the possession of Contractor shall be delivered to the City.

8. BOOKS AND RECORDS. The Contractor agrees to maintain books, records, and documents which sufficiently and properly reflect all direct and indirect costs related to the performance of the Work and maintain such accounting procedures and practices as may be deemed necessary by the City to assure proper accounting of all funds paid pursuant to this Agreement. These records shall be subject, at all reasonable times, to inspection, review or audit by the City, its authorized representative, the State Auditor, or other governmental officials authorized by law to monitor this Agreement.

9. INDEPENDENT CONTRACTOR. The Parties intend that the Contractor shall be an independent contractor and that the Contractor has the ability to control and direct the performance and details of its work, the City being interested only in the results obtained under this Agreement. The City shall be neither liable nor obligated to pay Contractor sick leave, vacation pay or any other benefit of employment, nor to pay any social security or other tax which may arise as an incident of employment. Contractor shall take all necessary precautions and shall be responsible for the safety of its employees, agents, and subcontractors in the performance of the contract work and shall utilize all protection necessary for that purpose. All work shall be done at Contractor's own risk, and Contractor shall be responsible for any loss of or damage to materials, tools, or other articles used or held for use in connection with the work. The Contractor shall pay all income and other taxes due except as specifically provided in Section 4. Industrial or any other insurance that is purchased for the benefit of the City, regardless of whether such may provide a secondary or incidental benefit to

the Contractor, shall not be deemed to convert this Agreement to an employment contract. If the Contractor is a sole proprietorship or if this Agreement is with an individual, the Contractor agrees to notify the City and complete any required form if the Contractor retired under a State of Washington retirement system and agrees to indemnify any losses the City may sustain through the Contractor's failure to do so.

10. CONFLICT OF INTEREST. It is recognized that Contractor may or will be performing professional services during the Term for other parties; however, such performance of other services shall not conflict with or interfere with Contractor's ability to perform the Services. Contractor agrees to resolve any such conflicts of interest in favor of the City. Contractor confirms that Contractor does not have a business interest or a close family relationship with any City officer or employee who was, is, or will be involved in the Contractor's selection, negotiation, drafting, signing, administration, or evaluating the Contractor's performance.

11. EQUAL OPPORTUNITY EMPLOYER. In all services, programs, activities, hiring, and employment made possible by or resulting from this Agreement or any subcontract, there shall be no discrimination by Contractor or its subcontractors of any level, or any of those entities' employees, agents, subcontractors, or representatives against any person because of sex, age (except minimum age and retirement provisions), race, color, religion, creed, national origin, marital status, or the presence of any disability, including sensory, mental or physical handicaps, unless based upon a bona fide occupational qualification in relationship to hiring and employment. This requirement shall apply, but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Contractor shall comply with and shall not violate any of the terms of Chapter 49.60 RCW, Title VI of the Civil Rights Act of 1964, the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973, 49 CFR Part 21, 21.5 and 26, or any other applicable federal, state, or local law or regulation regarding non-discrimination.

12. GENERAL PROVISIONS.

12.1 Interpretation and Modification. This Agreement, together with any attached Exhibits, contains all of the agreements of the Parties with respect to any matter covered or mentioned in this Agreement and no prior statements or agreements, whether oral or written, shall be effective for any purpose. Should any language in any Exhibits to this Agreement conflict with any language in this Agreement, the terms of this Agreement shall prevail. The respective captions of the Sections of this Agreement are inserted for convenience of reference only and shall not be deemed to modify or otherwise affect any of the provisions of this Agreement. Any provision of this Agreement that is declared invalid, inoperative, null and void, or illegal shall in no way affect or invalidate any other provision hereof and such other provisions shall remain in full force and effect. Any act done by either Party prior to the effective date of the Agreement that is consistent with the authority of the Agreement and compliant with the terms of the Agreement, is hereby ratified as having been performed under the Agreement. No provision of this Agreement, including this provision, may be amended, waived, or modified except by written agreement signed by duly authorized representatives of the Parties.

12.2 Assignment and Beneficiaries. Neither the Contractor nor the City shall have the right to transfer or assign, in whole or in part, any or all of its obligations and rights hereunder without the prior written consent of the other Party. If the non-assigning party gives its consent to any assignment, the terms of this Agreement shall continue in full force and effect and no further assignment shall be made without additional written consent. Subject to the foregoing, the rights and obligations of the Parties shall inure to the benefit of and be binding upon their respective successors in interest, heirs and assigns. This Agreement is made and entered into for the sole protection and

benefit of the Parties hereto. No other person or entity shall have any right of action or interest in this Agreement based on any provision set forth herein.

12.3 Compliance with Laws. The Contractor shall comply with and perform the Services in accordance with all applicable federal, state, local, and city laws including, without limitation, all City codes, ordinances, resolutions, regulations, rules, standards and policies, as now existing or hereafter amended, adopted, or made effective.

12.4 Contractor's Employees – Employment Eligibility Requirements. The Contractor and any subcontractors shall comply with E-Verify as set forth in Lakewood Municipal Code Chapter 1.42. E-Verify is an Internet-based system operated by United States Citizenship and Immigration Services in partnership with the Social Security Administration. E-Verify is free to employers and is available in all 50 states. E-Verify provides an automated link to federal databases to help employers determine employment eligibility of new hires and the validity of their Social Security numbers. The Contractor shall enroll in, participate in and document use of E-Verify as a condition of the award of this contract. The Contractor shall continue participation in E-Verify throughout the course of the Contractor's contractual relationship with the City. If the Contractor uses or employs any subcontractor in the performance of work under this contract, or any subsequent renewals, modifications or extension of this contract, the subcontractor shall register in and participate in E-Verify and certify such participation to the Contractor. The Contractor shall show proof of compliance with this section, and/or proof of subcontractor compliance with this section, within three (3) working days of the date of the City's request for such proof.

12.5 Enforcement. Time is of the essence of this Agreement and each and all of its provisions in which performance is a factor. Adherence to completion dates set forth in the description of the Services is essential to the Contractor's performance of this Agreement. Any notices required to be given by the Parties shall be delivered at the addresses set forth at the beginning of this Agreement. Any notices may be delivered personally to the addressee of the notice or may be deposited in the United States mail, postage prepaid, to the address set forth above. Any notice so posted in the United States mail shall be deemed received three (3) days after the date of mailing. Any remedies provided for under the terms of this Agreement are not intended to be exclusive, but shall be cumulative with all other remedies available to the City at law, in equity or by statute. The failure of the City to insist upon strict performance of any of the covenants and agreements contained in this Agreement, or to exercise any option conferred by this Agreement in one or more instances shall not be construed to be a waiver or relinquishment of those covenants, agreements or options, and the same shall be and remain in full force and effect. Failure or delay of the City to declare any breach or default immediately upon occurrence shall not waive such breach or default. Failure of the City to declare one breach or default does not act as a waiver of the City's right to declare another breach or default. This Agreement shall be made in, governed by, and interpreted in accordance with the laws of the State of Washington. If the Parties are unable to settle any dispute, difference or claim arising from this Agreement, the exclusive means of resolving that dispute, difference, or claim, shall be by filing suit under the venue, rules and jurisdiction of the Pierce County Superior Court, Pierce County, Washington, unless the parties agree in writing to an alternative process. If the Pierce County Superior Court does not have jurisdiction over such a suit, then suit may be filed in any other appropriate court in Pierce County, Washington. Each party consents to the personal jurisdiction of the state and federal courts in Pierce County, Washington and waives any objection that such courts are an inconvenient forum. If either Party brings any claim or lawsuit arising from this Agreement, each Party shall pay all its legal costs and attorney's fees and expenses incurred in defending or bringing such claim or lawsuit, including all appeals, in addition to any other recovery or award provided by law; provided, however, however nothing in this paragraph shall be construed to limit the Parties' rights to indemnification under Section 5 of this Agreement.

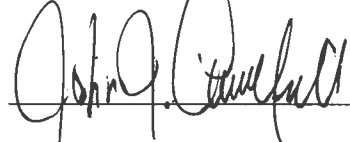
12.6 Execution. Each individual executing this Agreement on behalf of the City and Contractor represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and with the same effect as if all Parties hereto had signed the same document. All such counterparts shall be construed together and shall constitute one instrument, but in making proof hereof it shall only be necessary to produce one such counterpart. The signature and acknowledgment pages from such counterparts may be assembled together to form a single instrument comprised of all pages of this Agreement and a complete set of all signature and acknowledgment pages. The date upon which the last of all of the Parties have executed a counterpart of this Agreement shall be the "date of mutual execution" hereof.

[Signature page follows]

IN WITNESS, the Parties hereto have caused this agreement to be executed the day and year first above written.

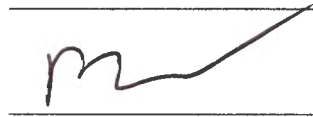
Date: 3-20-19

CITY OF LAKEWOOD




John J. Caulfield, City Manager

DP Excavation,



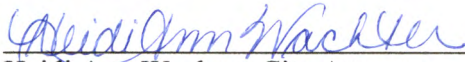
President/Owner

ATTEST:



Briana Schumacher, City Clerk

APPROVED AS TO FORM:



Heidi Ann Wachter, City Attorney

EXHIBIT "A"

SERVICES

Provide a complete description of any services that the Contractor will render including any limitations or requirements, special methods, and any instructions on how to do the services, reports or track the services.

1. The Contractor shall do or provide the following:

SCOPE OF WORK:

General:

1. The contractor shall act as general contractor and shall be responsible for all aspects of the job, including determining and following all legal and permitting requirements, hiring, managing, and paying any/all subcontractors and service providers, and for all associated documentation and reporting.
 2. Obtain and pay all necessary permits and approvals, including but not limited to Puget Sound Clean Air Agency notification of asbestos removal, decommissioning permit, and City of Lakewood demolition permit, prior to commencement of work.
 3. Have all utilities located, disconnected, and properly capped at the point of entry to the property, or as directed by the utility companies, prior to commencement of work. Water must be disconnected prior to application for demolition permit. (Lakewood Water District requires that their personnel be present at time the water main is disconnected.) [General utility contact and disconnect information is listed in the attached Demolition Reference.
 4. Locate and properly decommission septic tank in place for all single-family residences, including lid removal/destruction and filling of tanks with inert material approved by the Tacoma-Pierce County Health Department.
 5. A right-of-way permit from the City of Lakewood shall be required for any work in or obstruction of the right-of-way. Contractor shall be responsible for any damage to the public right-of-way.
 6. Pursuant to Lakewood Municipal Code section 13.06.020(B)(3), contractor may haul waste from this site in vehicles owned by contractor's business; however, should contractor require a third-party to haul waste from this site, contractor must obtain these services from Waste Connections/LeMay, Inc, the City's contracted refuse hauler. A subcontractor may haul waste from the site only if the hauling is secondary and incidental to their work on the site. (Only fully separated, uncontaminated recyclables may be hauled by a third-party hauler other than the City's refuse contractor. Any such hauler must be properly licensed and permitted to transport recyclables in Lakewood.) The contractor's hauling plan must be reviewed and approved by Waste Connections/LeMay, Inc., prior to demolition permit application.
 7. If present, have asbestos removed in a safe manner and in compliance with the regulations of the Puget Sound Clean Air Agency (PSCAA) prior to demolition.
 8. The contractor will be responsible for security of the site and their equipment during the project.
 9. Grade the site to a consistent, shallow, walkable contour, with no holes or sharp drops. Note: A site development permit from the City of Lakewood will be required for importation or disturbance of more than 25 cubic yards of material.
 10. Spread straw on the entire site for weed control after the demolition and cleanup have been inspected and approved.
 11. At the completion of the project the work site shall be left in a thoroughly clean, safe condition, free of debris, litter, holes, sharp drops, hazards or unsafe conditions; finish grade shall be level. Cover all exposed soil with straw upon completion. The project will not be considered complete until the site has been inspected and approved by an official of the City of Lakewood.
- Site Specific:
12. Conduct an asbestos survey of all buildings and structures to be demolished. Asbestos survey is to be conducted by an asbestos firm/contractor certified to conduct such work in Washington State. Provide the City of Lakewood with a copy of the report prior to any demolition activities being conducted.
 13. Demolish and completely remove and legally dispose of duplex and carport, including all associated foundations, footings, slabs, sidewalks, contents, accessories, and utilities. Proof of legal disposal may be required.
 14. Remove and legally dispose of all debris, junk, trash, garbage, litter, scrap, tires, fallen fencing, construction materials, inoperable or apparently inoperable vehicles, yard waste, overgrown vegetation, blackberry vines, uncontrolled weeds, and similar conditions. Proof of legal disposal may be required.
Cut all shrubbery and brush along the front and interior of the property to the ground so as to leave a clear line of site over the entire property. Chipper shredding of materials on site acceptable, provided the materials are spread out and not concentrated in piles.

EXHIBIT "B"
COMPENSATION

1. Total Compensation: In return for the Services, the City shall pay the Contractor an amount not to exceed \$27,000 and 00/100 Dollars (Twenty Seven Thousand Dollars) and Washington State sales tax equal to \$2,646 and 00/100 Dollars (Two Thousand, Six Hundred Forty Six Dollars) for a total amount not to exceed \$29,646 and 00/100 Dollars (Twenty Nine Thousand, Six Hundred Forty Six Dollars).

2. Method of Compensation:

See Bidder's Proposal



Demolition - Land Clearing - Hauling -
Site Development

License #: DPEXCE*833DC

253-720-7790

11410 316th Street East
Graham, WA 98338

January,22-2019

Proposal

**FOR ABATEMENT/DEMO FOR: PARCEL # 0219123016
(4707/4709 127th STREE SW) & PARCEL # 0219123031 (12612 47TH
AVE SW), LAKEWOOD**

Dear Scott Williams,

In accordance with all terms and Conditions outlined and defined in the Request for Proposal, promulgated by the City of Lakewood, DP Excavation, is pleased to submit our Bid for the Project.

BASE BID:	\$27,000.00
WSST 9.9%	\$ <u>2,646</u>
TOTAL	<u>\$29,646</u>

Attached herewith as Appendix "A" is a signed copy of the Request for Proposal and hereby incorporated by reference to this Proposal. This proposal reflects an election of 50% retainage, in lieu of a Performance Bond.

RESPECTFULLY SUBMITTED.

Paul E. . Noriden

DP Excavation Owner

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 18, 2019	TITLE: Approval for 2020 Human Services Funding Allocations	TYPE OF ACTION: — ORDINANCE NO.
REVIEW: November 12, 2019	ATTACHMENTS: CSAB Funding Recommendations	— RESOLUTION NO. <u>X</u> MOTION NO. 2019-74 — OTHER

SUBMITTED BY: Brian Humphreys, Human Services Coordinator

RECOMMENDATION: It is recommended that the City Council approve the human services funding allocations for 2020 as written by the Community Services Advisory Board in the attached document.

DISCUSSION:

The Community Services Advisory Board (CSAB) met in October to review the contract outputs, spending levels, and site visit results for each organization receiving human services funding in 2019. CSAB then deliberated for each organization and made a recommendation for 2020 allocations. All the organizations but one are on track to meet or exceed contract goals. The one exception is Centerforce which is on track to meet 60% of the number of clients to served. CSAB members believe the number of clients they will serve is acceptable for the amount of funding they are receiving, and Centerforce is doing good work for an underserved population. The members recommend maintaining the 2020 funding for Centerforce at the 2019 amount.

Therefore, CSAB recommends maintaining all 2020 human services funding allocations consistent with 2019 levels, as shown in the attached document.

ALTERNATIVE(S): The City Council could reject or make changes to the recommended allocations, or request additional information from CSAB. There would be a slight risk of a delay in program implementation if CSAB needed to schedule another deliberations meeting before the end of the year, since deliberations take more time than regular monthly meetings.

FISCAL IMPACT: \$360,000 of human services funding is already budgeted for 2020.

Brian Humphreys
Prepared by

Mary Dodsworth
Department Director


City Manager Review

**Attachment: Recommendations from the Community Services Advisory Board to the
City Council for 2020 Human Services Funding Allocations**

Agency Name	Program Name	2019 Funding	Service Goals for Lakewood Residents (LR)	2020 Rec'd Allocation
Access to Health & Behavior Health				
Centerforce	Community Inclusion for Adults w/disabilities	\$10,000	50 LR served	\$10,000
PC AIDS Foundation	Medical Case Management	\$10,000	60 LR served	\$10,000
Lindquist Dental	Uncompensated Care Fund	\$14,000	140 LR served	\$14,000
Rebuilding Hope	Therapy Services	\$7,000	9 LR served	\$7,000
PC Project Access	Donated Care	\$12,500	75 LR served	\$12,500
Community Health Care	Prompt Care	\$20,000	600 LR served	\$20,000
Sub Total Health				\$73,500
Emotional Supports for Health Relationships				
City of Lakewood	Lakewood's Promise	\$25,000	Promise work plan	\$25,000
YWCA	Children's Program	\$10,000	120 LR served (Total)	\$10,000
Boys & Girls Club	Lakewood Teen Program	\$20,000	365 LR served	\$20,000
YMCA	Friday Late Nites	\$8,000	350 LR served	\$8,000
PC AIDS Foundation	Oasis Center for LGBTQ Youth	\$12,500	100 LR served	\$12,500
Communities in Schools	School-wide Supports	\$17,500	200 LR served	\$17,500
Sub Total Emotional Support				\$93,000
Housing Assistance				
YWCA	Domestic Violence Shelter	\$10,000	2,000 bed nights	\$10,000
LASA	Homeless Prevention	\$18,750	175 LR served	\$18,750
Rebuilding Together	Rebuilding Day/Year Round Services	\$14,000	9 homes; \$24K value	\$14,000
Catholic Community Services	Family Housing Network	\$15,000	200 LR served	\$15,000
Sub Total Housing				\$57,750
Stabilization Services				
Greater Lakes	Behavioral Health Contact Team	\$25,000	300 LR served	\$25,000
YWCA	Legal Services Program	\$10,000	120 LR served (Total)	\$10,000
Tacoma Community House	Client Advocacy	\$18,750	20 LR served	\$18,750
Rebuilding Hope	Advocacy Program	\$7,000	28 LR served	\$7,000
Sub Total Stabilization				\$60,750
Access to Food				
Emergency Food Network	Co-op Food Purchasing	\$25,000	20,000 LR served	\$25,000
Nourish Pierce County	Nutritious Food for Families	\$20,000	8,500 LR served	\$20,000
St. Leo Food	Lakewood's Children and Springbrook Mobile	\$30,000	3,400 LR served	\$30,000
Sub Total Food				\$75,000
Total All Programs		\$360,000		\$360,000

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:

November 18, 2019

REVIEW:

November 12, 2019

TITLE: Lodging Tax Advisory Committee (LTAC)

Recommendations Authorizing 2020 Contracts for Tourism Services

ATTACHMENTS:

- Memo as presented to the City Council on November 12, 2019

TYPE OF ACTION:

ORDINANCE NO.

RESOLUTION NO.

MOTION 2019-75

OTHER

SUBMITTED BY: Tho Kraus, Assistant City Manager/Administrative Services

RECOMMENDATION:

Authorize the City Manager to enter into 2020 LTAC grant contracts as recommended by LTAC.

DISCUSSION:

Please see attached memo as presented to the City Council on November 12, 2019.

ALTERNATIVE(S):

1. The City Council can accept or reject any of the LTAC funding recommendations;
2. Return the recommendations to the LTAC for further consideration. Under this alternative, the City Council would need to provide direction as to what it desires from the committee; or
3. Decline to take action on some but not all of the proposed recommendations; however, be advised that the City has entered into a multi-year interlocal agreement with Clover Park Technical College (CPTC) on the use of the McGavick Center (\$101,850 for 20 years beginning in 2007).

FISCAL IMPACT:

Recommendations totaling \$812,250 (details provided on attached November 12, 2019 memo).

Tho Kraus

Department Director



City Manager Review



To: Mayor and City Councilmembers

From: Tho Kraus, Assistant City Manager/Administrative Services

Through: John J. Caulfield, City Manager

Date: November 12, 2019

Subject: Review of 2020 Lodging Tax Funding Allocations

Overview

As authorized under state law, the City of Lakewood has enacted a lodging tax. The City receives a 7% share of the taxes collected by Washington State from lodging-related businesses located within the City.

The 7% breaks down into 4% which can be used for tourism promotion, or the acquisition of tourism-related facilities, or operation of tourism-related facilities. The additional 3% is restricted to the acquisition, construction, expansion, marketing, management, and financing of convention facilities, and facilities necessary to support major tourism destination attractions that serve a minimum of one million visitors per year.

The memorandum discusses the City's Lodging Tax Advisory Committee (LTAC), the estimated funds available, how the funds may be used, grant requests and recommendations.

Lodging Tax Advisory Committee

If a city collects lodging tax, state law requires the formation of a Lodging Tax Advisory Committee. The committee must have at least five members and each member must be appointed by the City Council. At least two of the members of the committee must represent businesses required to collect the tax, and at least two of the members of the committee must represent entities who are involved in activities authorized to be funded by the tax. The fifth member of the committee must be an elected official of the City, who shall serve as Chair of the committee. There is no maximum number of participants on the LTAC.

One role of the LTAC is to consider requests for use of lodging tax funds. The LTAC considers these requests in a public process, which is intended to generate comments and funding recommendations. These are forwarded to the Lakewood City Council who, in turn, reviews all of LTAC's proposals and votes yes or no to each one. The City Council cannot modify the recommended amounts or vendors provided to them by LTAC.

2019 Estimated Funds Available for 2020 Grant Awards

	Restrictions on Use		Total Estimated Funding Available for 2020 Grant Awards
	4%	3%	
	Reserved for tourism, promotion, acquisition of tourism related facilities, or operation of tourism related facilities.	Reserved for acquisition, construction, expansion, marketing, and management of convention facilities.	
Estimated Ending Balance, 12/31/2019	\$640,121	\$385,865	\$1,025,987
Less Required CPTC McGavick Center Allocation	\$0	(\$101,850)	(\$101,850)
Available Balance for 2020 Allocation	\$640,121	\$284,015	\$924,137

Grant Requests

In August 1, 2019, the City solicited for and received 15 proposals requesting \$745,400. In addition, the City previously committed to an annual payment of \$101,850, beginning in 2007, for 20 years to Clover Park Technical College for construction of the Sharon McGavick Student/Conference Center.

2020 Grant Award Recommendations

The LTAC was provided completed applications on September 04, 2019 for review. On September 13, 2019 the LTAC met for a full day to hear presentations by each of the applicants. The members of the committee carefully considered each request based on the following criteria:

- Funds available
- Past performance
- Ability to attract tourism, particularly from outside the 50 mile radius
- Strength of the applications
- City of Lakewood's desire to retain dollars for future capital project(s)

Below are the Lodging Tax Advisory Committee's recommendations:

2019 Requests for 2020 LTAC Grant Funds Applicant	Total Project Cost	Funding Request		Recommended Funding	
		Non-Capital	Capital	Non-Capital (4%)	Capital (3%)
		Available Balance		\$ 640,121	\$ 385,865
Lakewood Historical Society	\$ 74,200	\$ 42,000	\$ -	\$ 42,000	\$ -
Lakewold Gardens	\$ 80,900	\$ 60,000	\$ -	\$ 50,000	\$ -
Historic Fort Steilacoom Association	\$ 14,000	\$ 12,000	\$ -	\$ 12,000	\$ -
Asian Pacific Cultural Center	\$ 37,500	\$ 15,000	\$ -	\$ 10,000	\$ -
TSSSC and TC&VB	\$ 2,740,086	\$ 120,000	\$ -	\$ 120,000	\$ -
Lakewood Sister Cities Association	\$ 23,900	\$ 23,900	\$ -	\$ 23,900	\$ -
Lakewood Arts Festival Association	\$ 27,000	\$ 19,500	\$ -	\$ 19,500	\$ -
Lakewood Playhouse	\$ 23,350	\$ 23,000	\$ -	\$ 23,000	\$ -
Lakewood Chamber of Commerce - Nights of Lights	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -
Lakewood Chamber of Commerce - Tourism	\$ 90,000	\$ 90,000	\$ -	\$ 90,000	\$ -
City of Lakewood PRCS – SummerFEST	\$ 128,000	\$ 80,000	\$ -	\$ 80,000	\$ -
City of Lakewood PRCS – Farmers Market	\$ 45,200	\$ 20,000	\$ -	\$ 20,000	\$ -
City of Lakewood PRCS – Concert Series	\$ 25,500	\$ 20,000	\$ -	\$ 20,000	\$ -
City of Lakewood – Imaging Promotions	\$ 153,500	\$ 50,000	\$ -	\$ 30,000	\$ -
City of Lakewood PRCS – Gateways	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000
	\$ 3,633,136	\$ 595,400	\$ 150,000	\$ 560,400	\$ 150,000
		Subtotal	\$ 745,400	Subtotal	\$ 710,400
CPTC McGavic Center (Committee, Annual Payment)	\$ 101,850	\$ -	\$ 101,850	\$ -	\$ 101,850
	\$ 3,734,986	\$ 595,400	\$ 251,850	\$ 560,400	\$ 251,850
		Total	\$ 847,250	Total	\$ 812,250

Next Step

On November 18, 2019, the City Council will be requested to authorize the City Manager to enter into service contracts for the provision of tourism services in 2020.

Attachments

- Draft LTAC Minutes from September 13, 2019 Retreat



LODGING TAX ADVISORY COMMITTEE (LTAC)

**September 13, 2019 - Friday – 8:30 A.M.
Lakewood City Hall, 6000 Main Street SW
Mt. Rainier Conference Room, 3rd Floor**

CALL TO ORDER

Chair Don Anderson called the meeting to order at 8:59 p.m.

ROLL CALL

Members Present: Present: Lakewood Mayor Don Anderson, Chair; Asuka Ludden - Best Western Lakewood Motor Inn; Chelene Potvin-Bird, Travel Tacoma; Phillip Raschke - Lakewood Playhouse; and Linda Smith - Lakewood Chamber of Commerce

Members Absent: Jackeline Juy – Best Western Lakewood Motor; Brandi Lynn Hesson-Bullard, Candlewood

Staff Present: Tho Kraus, Assistant City Manager/Chief Financial Officer; Dana Kapla, Finance Supervisor; Heidi Wachter, City Attorney.

OPEN PUBLIC MEETING ACT

Heidi Wachter, City Attorney, provided attendees with overview of the Open Pubic Meetings Act and stressed the importance. She reminded members of this state law and explained how each officials must understand their role in all City business. Ms. Wachter then distributed a sign off sheet for the committee members to indicate that they had been trained and understand this act.

PUBLIC COMMENTS

None.

MEETING MINUTES APPROVAL

The motion passed unanimously.

2019 GRANTS STATUS & FUND BALANCE

Ms. Kraus provided a packet that includes historical awards, breakdown of available funds, JLARC, and other various reports. Ms. Kraus provided the breakdown of available funds available for 2020 and briefly discussed the reports. The 2019 hotel/motel lodging tax revenue was estimated at \$924,137 available for allocation, and is after the allocation of \$101,850 for the Clover Park Technical College McGavick Center.

2019 GRANT PROPOSAL PRESENTATIONS

Lakewood Historical Society

Sue Scott, Becky Hubert, James Schell, Darrell Owens, Phil Raschke and Glen Speack, members of the Lakewood Historical Society started off by giving their appreciation for the past LTAC support.

Phil Raschke, then provided a slide show of their relocation efforts and financial report. He explained restoration will continue to other areas of the building and noted this is all being done with only 9 volunteers. Mr. Raschke described recent achievements and then detailed their projected revenue and expenses for 2020, indicated a \$26,500 shortfall. He emphasized the importance of the LTAC funds and would help fill cover shortfall.

Lakewold Gardens

Carla Pelster, Board President, accompanied by Cassandra de Kanter, began thanking the committee for their support and the opportunity to present their new proposal. Ms. Pelster updated the committee on their changing personnel and described their personnel strategy.

Ms. Pelster announced that Lakewold Gardens recently celebrated their 30th birthday and presented a slide show of Lakewold Gardens hosting different events throughout the four seasons and shared highlights of the major events. She went on to explain that the gardens can accommodate a wedding for 120 people, and how they would like to market to those interested in micro weddings. She described the weddings they have hosted along with other events at the gardens. She reported they had raised \$320,000 via generous donors and went on to describe their financial and marketing strategies.

Committee sought clarification that the garden is back to hosting wedding. Ms. Pelster confirmed this then went on to explain how they would like to emphasis micro weddings and a short discuss pursued.

Historic Fort Steilacoom Association

Secretary, Joseph Lewis noted that Historic Fort Steilacoom Association (HFSA) is the oldest attraction soliciting from LTAC. He noted that they have been on the National Historic Register for 170 years and became a museum in 1983. He described how HFSA has three historic markers from the Historic Society and described their location.

Mr. Lewis described how they revamped their website after they hired a professional photographer/web artist. He explained how they can now get people's email via the website and how one can join the association using PayPal. He continued to describe how their marketing strategy has changed, reviewed highlights, and announced that their gift shop now takes credit cards, which has allowed for better sales.

He goes on to explain how the most frequent question they get is, "Why is HFSA not in Steilacoom?" Mr. Lewis explained how Lakewood was not established yet therefore Lakewood is not in the name, however there marketing strategy is to include "Lakewood, WA" on their marketing items to answer that question.

Committee member Potvin-Bird commented on how the new credit card system may be able to track the location of the consumers and how Trip Advisor may be a good tool to track people as well.

Asia Pacific Cultural Center (APCC)

Faaluaina Pritchard, Executive Director, handed out a marketing publication that provided highlights from this year's Samoa Cultural Day. She thanked the committee for all the years of support and indicated they could not put on this event without LTAC support. She noted that 2020 is the 10th anniversary for the event. She explained how they were forced to move the full day event to the Tacoma Dome because the

performers' feet became uncomfortable/painful because of tough, hot turf was during their presentation. Tacoma Dome provides covered, cool stage for their performers.

Ms. Pritchard noted that Tacoma Dome is expensive and they need financial assistance with it along with equipment costs. She noted that although this main event was held outside of Lakewood all other events for the week were hosted in Lakewood. She mentioned that many of their members and family members stay or live in Lakewood during the event.

Lastly, Ms. Prichard mentioned their memorandum of understanding with Clover Park School District and continued to describe how they work together to work-with and teach Asian children.

South Sound Sports Commission and Tacoma Regional Convention + Visitor Bureau (TRCVB)

Dean Burke, President and CEO, discussed how Tacoma South Sound Sports Commission and Travel Tacoma + Pierce County plan to officially merge January 2020. The rolling out of this new brand will be announced at the October 22 meeting, which is open to the public. Their first order of business is joining their resources and expenses to improve efficiencies and shift to drive up room nights, while being able to confidently calculate and report statistics (i.e., stays, types of people, health etc.) to stakeholders. They plan to adjust their marketing strategy to include more business/activity based events and less leisure.

Mr. Burke reviewed highlights of some of their events and listed the coming events, such as cycle cross national event and grass volleyball. He explained how stake holders are pushing for more data and increased hotel stays. This newly merged group plans to dive deep into the 2020 inventory study (feasible study) by reviewing over 170 events throughout our area and identify new strategies and opportunities for Lakewood and the surrounding areas. Mr. Burke noted that economic development in Lakewood, such as Motor Avenue and Fort Steilacoom Park create great potential packages for Lakewood.

Lastly, Mr. Burke provided the two current marketing brochures from the two companies. He demonstrated how, if you put the two brochures together they show the two groups coming together.

City of Lakewood Communications – Imaging Promotions 2020

Brynn Grimley, Communications Manager, thanked the committee for their support in last year's new branding effort. She asked for continued support to continue their effort to change the perception of the city. "Build your better here" is the new tagline and brand anthem. Brynn presented slides describing their marketing plan and read the new anthem to promote the city. This is targeted to "starters, builders, long termers, and warriors (military)".

Through the presentation, Ms. Grimley presented data, goals, and highlighted events. She described how a powerful image can have more impact than words, and asked for continued support for a professional photographer. She mentioned that they can reach more with more money. If awarded, the proposed funds would go to imaging campaign advertising, online advertising, and professional photography videography.

City of Lakewood PRCS – Gateways

Mary Dodsworth, Director, thanked the committee for this opportunity. She mentioned that there are great opportunities next years and presented a slide show. This presentation showed the difference between historic gateways to newly designed ones. Ms. Dodsworth noted that first impressions matter and these new gateways do not have taglines, as they are to promote a feeling that you are somewhere special. Ms. Dodsworth presented a map of current and potential gateway locations. The two proposed are located at Berkley/1-5 and Murray Road/I5 and will be done in coordination with road construction. This allows for a lower cost. She indicated there are currently 8 new gateways with a total of 14, as a follow-up to a question.

Sister Cities Association

Connie Coleman-Lacadie, President, noted they had a great event this last year since they joined SummerFest. She indicated they had 9 visitors instead of 5 which stressed their budget a lot. She thanked Tho Kraus for her assistance during this time and also thanked the Police Department. She noted that everyone provided a warm welcome to Lakewood, along with Candlewood Suites and Enterprise Rental Car.

Ms. Coleman-Lacadie requested that her proposal be reviewed in two portions; one for International Festival need (costs for marketing, tradeshow, and entertainers \$8,300); and one for Sister/Friendship City needs (costs for media, travel, and rentals \$15,600). She explained they are requesting additional money this year to bring in more visitors for more events. She reported that they brought in entertainers from Cambodia to Russian, not just Asian entertainment and paid stipends. She noted this was another record year.

Ms. Coleman-Lacadie discussed how they depleted their bank account due to the increased visitors and kindly asked they be more generous than last year.

Lakewood Arts Festival Association

Robert Lawrence, Chairman, announced this is the 7th Artsfest, which is part of the Lakewood Film, Arts and Book Festival (FAB) and were setting up as he speaks. Mr. Lawrence provided a visual presentation of the package they proposed. He reported that FAB fest is a one of a kind festival as it is combined with the international film fest and has many visiting authors.

Mr. Lawrence presented current flyers and displayed a slide show with many photos of before, during and after the festival. He also announced their special author Dorothy Wilhelm who wrote "True Tales of Puget Sound" and watercolor artist Ron Snowden, who will judge the work. Additional acts include a bonsai display and a flute performance.

Mr. Lawrence ended by stating that their goal is to create an artistic festival and because Lakewood is an ideal location (easy access etc.) for cultural events.

Lakewood Playhouse

John Munn, Managing artistic Associate Artistic Director, announced this is opening week for Biloxi Blues. He reported that Lakewood Playhouse has been here for 81 years and this year they are focusing on legacy. He thanked the committee for their support and said that their success would not be possible with LTAC support, and that they depended on it. They provide programming 365 days a year plus offer a variety of theatrical education and performance opportunities (Lakewood Institute of Theatre). He mentioned that they are renting space next to the Dress Barn to stay within the city.

Mr. Munn handed out movie posters along with business cards that have City of Lakewood's brand saying on the back. He reported the plays they have presented and those that are planned, including details on current cast members. He also stated that they are ambassadors to theatre. He discussed some of their marketing strategies (Facebook, Instagram and community outreach with Clover Park) and described how they teamed up with an art class to create a logo, which was extend to the rotary club.

Mr. Munn described that James Stow was the artist for the 80 anniversary posters, and when the 6 posters are combined they create one large photo. He noted that their success could not have been done without LTAC support. This support allows them to keep costs down. Because of LTAC support they are now being awarded for their productions which provides them grants and because of this, for the first time, actors all now getting stipends, other volunteers are not. He then provided statics on audience/supports and described the success of the trifold pamphlet. Proposed funding would go to marketing.

Committee ask them if they did not get funding from LTAC what would happen. Mr. Munn responded that sponsorship would drop and they would no longer be successful.

Lakewood Chamber of Commerce – Nights of Lights 2020

Linda Smith, President/CEO, thanked the committee to allow her to submit two requests. Although results of the first funding will not be reported until next year (proposed for December 2019) this request is to build upon and grow the tradition in December 2020.

Ms. Smith stresses that she wants to assist and encourage business to participate in hanging up lights to bring back the tradition of blue lights. She continued with a short history of the Lakewood blue light tradition created by Norton Clapp's wife, Mary. She continued by discussing how blue lights took on new meaning in Lakewood November 29, 2009 during the police tragedy, and how the City Council adopted the color blue for the holiday light theme.

She proposes to motivate business to get a jump on this new tradition by sending out a direct mailer to businesses on Gravelly Lake Drive and going door to door. She also mentioned they may be able to assist businesses with the purchase of blue lights, if available. Lastly, Ms. Smith noted that Lakewood Hardware and Paint will be the official light blue store.

Lakewood Chamber of Commerce - Tourism

Linda Smith, President/CEO, thanks the council member to allow her to continue to serve as lead destination marketing organization to encourage visitors and groups.

Ms. Smith reported they have served 2,000 visitors this year and serve the State as well as Lakewood. She provided a presentation of photos of their headquarters and displayed their current flyer. She also mentioned they are the only participants involved with the military newcomer orientations that serves 400 to 700 new military every month.

Ms. Smith reviewed her marketing strategy, described partnerships, website, brochures, and funding history. She displayed the website and show where you can find a comprehensive list of community events, along with other parts of the site. She distributed handouts to the committee and demonstrated how they can customize the brochures binder for individual travelers. She went on to discuss how they assist people of all walks of life and how they can assist them in their travels.

City of Lakewood PRCS – Summer Concert Series

Sally Martinez, Parks and Recreation Coordinator, reported they put on six concerts in 2019. As she presented a slide show she mentioned how the people in Lakewood love to dance and noted that this is where families can dance together. She reminded the committee that these concerts are free to the community; old to younger, all cultures and with all abilities. They partner with Asia Pacific Cultural Center to provide entertainment and brought food trucks this year.

She reported the numbers of attendees per concert and reported the more expensive band drew in higher attendance. Most concerts brought in 200 to 250 attendance, whereas the Beatles Tribute band brought in a lot more. Ms. Martinez believes this is because they have a following allowing for free advertisement from the bands social media. This draws more people to the venue and gets the word out. Her goal is to have approximately 600 people per concert but this will mean more expensive entertainment, therefore the higher proposal.

Lastly, she mentioned that pavilion has been an outstanding venue and that the bands rave how create it is.

City of Lakewood PRCS – Farmers Market

Sally Martinez, Parks and Recreation Coordinator, announced this was the 8th Annual Farmer's Market and it was the best year so far because of the vendor sales and attendance. Ms. Martinez provided a visual presentation which included photos and data. She noted the Army bands started off the celebrations on the same day as the ribbon cutting. She presented us with first bites video created by her interns provide by the University of Puget Sound at no charge to us. She reported these students work 30hrs per week for 3 months and provide invaluable support and energy. This video showed a diverse culture with organic foods within the Farmers Market.

Ms. Martinez listed her sponsors and described how they contribute to the success of the market. She reported the Healthy Bucks was a success again this year providing children free fresh fruits and vegetables. The market hosts and sustains 13 farms. She presented another video about the local vendors, also created by the interns.

Ms. Martinez presented her marketing strategies and reported that signs (similar to political signs) and support swag is very successful and because a great word by mouth. She then reported that, on average, visitors spent \$15 to \$45 per visit, same as last year, but because there were a lot more visitors that vendors (65) did much better than last year. She believes they have now hit their stride.

City of Lakewood PRCS – SummerFEST

Sally Martinez, Parks and Recreation Coordinator, announced this is a 23 year iconic tradition. As she presented sides she played the SummerFest video. Ms. Martinez said they marketed it as a family tradition and now it is a mothership for the community. She stated that it is a big undertaking to provide a safe environment with a good foundation and due to the growth, costs have increased as well.

Ms. Martinez reported the vendors said it was their best festival in history of festivals. She reported that they believe it is because it is a perfect balance of big crowds and the number of vendors. Ms. Martinez listed and discussed all the sponsorship. She reported Coca Cola approached her for sponsorship due to the success of the event. This sponsorship is part money and donation, where they can pick non-profit to share profits. Coca Cola also provides a huge discount to vendors and provided ice buckets.

Ms. Martinez reported that 40% of the visitors were participating for the first time. She then discussed her advertising strategies and listed them. She mentioned that she has people hand out stickers that "stick around", and how keeping the pulse on younger populations has contributed to better marketing as they provided clever marketing ideas. Free advertising creating "hype" through partners like the Original Donut Shop, Clover Park, and Puget Sound Regional Volleyball. Ms. Martinez reported 600 people attended and along with many other statistics. They had 24 sport events, 14 art activities and presented a video of the very successful 8th annual Triathlon.

Lastly, she explained how the expense is growing due to the growth and popularity of the festival. Some of the proposed funding will go towards professional parking, honey buckets, handwashing stations, more garbage, and additional resources.

GRANT FUNDING DECISIONS

Group discussion ensued on setting their 2020 recommendations. After review all proposals were funded as requested except for the following along with other recommendations:

Lakewold Gardens: reduced funding is due to prior funding support and scope of work. In previous year's Lakewold Gardens has been funded approximately \$35,000. Because their focus is on micro weddings, this allows for fewer hotel nights, therefore request does not support full funding.

Asian Pacific Cultural Center: reduced funding is due APCC's primary event is held outside of Lakewood, WA.

City of Lakewood – Imaging Promotions: reduced funding is due to changed scope of work as this has less emphasis on tourism in the city.

South Sound Sports Commission and Tacoma Regional Convention + Visitor Bureau (TRCVB): committee recommended their annual report include a larger spread for the City of Lakewood.

Historic Fort Steilacoom Association: one-time increased funding was provided to complete relocation endeavor.

LAKEWOOD LODGING TAX ADVISORY COMMITTEE RECOMMENDATIONS

2019 Requests for 2020 LTAC Grant Funds	Total	Funding Request		Recommended Funding	
		Non-Capital	Capital	Non-Capital (4%)	Capital (3%)
Applicant	Project Cost				
		Available Balance		\$ 640,121	\$ 385,865
Lakewood Historical Society	\$ 74,200	\$ 42,000	\$ -	\$ 42,000	\$ -
Lakewold Gardens	\$ 80,900	\$ 60,000	\$ -	\$ 50,000	\$ -
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City of Lakewood PRCS – Gateways	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000
	\$ 3,633,136	\$ 595,400	\$ 150,000	\$ 560,400	\$ 150,000
		Subtotal	\$ 745,400	Subtotal	\$ 710,400
CPTC McGavic Center (Committee, Annual Payment)	\$ 101,850	\$ -	\$ 101,850	\$ -	\$ 101,850
	\$ 3,734,986	\$ 595,400	\$ 251,850	\$ 560,400	\$ 251,850
		Total	\$ 847,250	Total	\$ 812,250

Committee member made a motion to accept budget and another committee member second the motion. No discussion, motion passed.

OTHER BUSINESS

None

ADJOURNMENT

Chair Anderson thanked LTAC for their service. Chair Don Anderson adjourned the meeting at 3:50 p.m.

Minutes:

Dana Kapla, Finance Supervisor (Preparer)

Mayor Don Anderson, Chair

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 18, 2019	TITLE: Accounts Receivable Write-Off	TYPE OF ACTION: ORDINANCE NO. RESOLUTION NO. MOTION NO. 2019-76 OTHER
REVIEW: November 18, 2019	ATTACHMENTS: N/A	

SUBMITTED BY: Tho Kraus, Assistant City Manager/Administrative Services


RECOMMENDATION: It is recommended that the City Council approve the write-off of accounts receivable totaling \$2,643.42.

DISCUSSION: Per the Lakewood Municipal Code 03.22.02 Write-Off: The City shall make reasonable attempts to collect all money owing in compliance with city policy and procedures. If such attempts fail and at least 120 days have passed since the original due date, the receivable will be sent to the collection agency. No less than 24 months after the original due date, if the receivable remains uncollected, the City may write-off the debt, provided the amount of the receivable is less than \$250.00 and both the City Manager and Assistant City Manager/Administrative Services authorize the write-off. Any decisions regarding write-off are discretionary with the City and may consider any variety of factors, including but not limited to resources of the City for purposes of attempting collection and aggregate impact of receivables at the time.

- discussion continued on following page -

ALTERNATIVE(S): The City Council may approve the receivable write-offs with modifications.

FISCAL IMPACT: The write-off will true up the City's accounting records by the amount written off.

Tho Kraus	
_____ Department Director	_____ City Manager Review

- DISCUSSION (continued) -

In reviewing the account receivable that is owed to the City, the following are requested to be written off:

- **Terry McKinzie \$585.85**
Subrogation for City property damage claim #2017-0010, date of loss 01/11/2017, location 9600 40th Ave, Lakewood. After investigation it was found the individual's actions resulted in front end damage to a Lakewood Police Patrol Vehicle. A 30 day to pay letter was sent on 02/23/17. When no payment received, turned over to collection on 04/06/17 to Dynamic Collectors.
- **Donna Jean Watts \$848.34**
Subrogation for City property damage claim #2016-0076, date of loss 09/09/2016, damage to Lakewood Police Patrol Vehicle while en route to Nisqually Facility. After investigation it was found the individual damaged the backseat interior of the Patrol Vehicle. A 30 day to pay letter was sent on 02/15/17. When no payment received, turned over to collection on 03/16/17 to Dynamic Collectors.
- **Liam John Andrews \$209.23**
Subrogation for City property damage claim #2017-0011, date of loss 01/31/2017, location Steilacoom Blvd SW & Lakeview Ave SW, Lakewood. Individual's vehicle damaged City railroad signs - Police Report #1703100070.1. A 30 day to pay letter was sent on 04/13/17. When no payment received, turned over to collection on 05/24/17 to Dynamic Collectors.
- **John Scully \$500.00**
2017 Sponsorship for Farmer's Market received advertisement on merchandise/signs. Vendor requested a payment plan of 6 monthly billings of \$250.00 each. Vendor paid 2 invoices then refused to pay for the other 4 invoices. A Collection letter for 2 past due notices sent on 7/13/17 giving 30 days to pay. When no payment was received turned over to collection on 9/27/17 for two invoices # PK-00244 and PK-00250.
- **John Scully \$500.00**
2017 Sponsorship for Farmer's Market received advertisement on merchandise/signs. Vendor requested a payment plan of 6 monthly billings of \$250.00 each. Vendor paid 2 invoices then refused to pay for the other 4 invoices. A Collection letter for 2 past due notices sent on 10/16/17 giving 30 days to pay. When no payment was received turned over to collection on 12/11/17 for two invoices # PK-00258 and PK-00262.

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 18, 2019	TITLE: Resolution establishing January 6, 2020, as the date for a public hearing to consider the proposed vacation of the eastern seventy (70) feet of Walnut St SW right-of-way east of the intersection with Langlow St SW.	TYPE OF ACTION: — ORDINANCE <u>X</u> RESOLUTION NO. 2019-20 — MOTION — OTHER
PUBLIC HEARING: January 6, 2020		
REVIEW:		
ATTACHMENTS: Resolution and vicinity map		

SUBMITTED BY: Paul A. Bucich, P.E., Public Works Engineering Director/City Engineer

RECOMMENDATION: It is recommended that the City Council pass a resolution establishing January 6, 2020 as the date for a public hearing regarding the proposed vacation of the eastern seventy (70) feet of Walnut St SW right-of-way east of the intersection with Langlow St SW.

DISCUSSION: A complete application for the vacation of Walnut St SW right-of-way was submitted on October 21, 2019, by Joel Kessell representing Ward Melby, the owner of undeveloped real property on Walnut St SW, which is adjacent to that portion of Walnut St SW under consideration. The property owner(s) desire to take ownership of the public right-of-way in order to increase the area of their existing lot.

In accordance with state law, the City Council shall, by resolution, fix a time when the petition shall be heard and determined by the City Council, which time shall not be more than 60 days or less than 20 days after the date of adoption of the resolution. A staff report will be prepared in accordance with the City Code, and provided to the City Council in conjunction with the January 6, 2020 public hearing.

ALTERNATIVE(S): A public hearing is required by state statute. Therefore, the only alternative would be to modify the date of the public hearing, while staying within the time constraints as noted above.

FISCAL IMPACT: There are no fiscal impacts associated with setting a date for a public hearing. Fiscal aspects of the street vacation will be presented to the City Council in the public hearing staff report.

Prepared by

Paul A. Bucich, P.E.,
Department Director



City Manager

RESOLUTION NO. 2019-20

A RESOLUTION of the City Council of the City of Lakewood, Washington, setting a public hearing on January 6, 2020, to consider the vacation of the eastern seventy (70) feet of Walnut St SW right-of-way east of the intersection with Langlow St SW.

WHEREAS, the City of Lakewood, Washington, has received a petition signed by owners of at least two-thirds (2/3) of the property abutting a portion of the right-of-way, located within the City of Lakewood, Washington, requesting that the same be vacated; and,

WHEREAS, pursuant to Section 35.79.010 of the Revised Code of Washington and Lakewood Municipal Code Chapter 12A.12, a hearing on such vacation shall be set by Resolution, with the date of such hearing being not more than sixty (60) days nor less than twenty (20) days after the date of passage of such Resolution; and,

WHEREAS, under Lakewood Municipal Code section 12A.12.080, the City Manager, or the designee thereof, shall prepare a report concerning the proposed vacation for the City Council that will be used in considering whether to vacate the property, with a copy of the report to be served upon the representative of the petitioners, at least five days prior to the hearing; and,

WHEREAS, after passage of this Resolution, notice of this hearing shall be given as required under state and local laws.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES as follows:

Section 1. That a hearing be held on the petition for vacation of the eastern seventy (70) feet of Walnut St SW right-of-way east of the intersection with Langlow St SW, within the City of Lakewood, Washington, more particularly shown in the attached map and legally described as follows:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 1, MAP OF OAKDALE;
THENCE NORTH 00°14'58" WEST ON THE PROLONGATION OF THE WEST LINE OF SAID LOT 5 A DISTANCE OF 80 FEET;
THENCE SOUTH 89°45'02" WEST, PARALLEL WITH THE NORTH LINE OF SAID MAP OF OAKDALE, 134.76 FEET;
THENCE NORTH 71°49'01" WEST, 53.36 FEET;
THENCE NORTH 60°56'49" WEST, 109.00 FEET;
THENCE NORTH 75°02'38" WEST, 12.60 FEET;
THENCE NORTH 10°40'04" WEST, 156.75 FEET;
THENCE NORTH 02°51'56" EAST, 145.41 FEET;
THENCE SOUTH 76°58'12" WEST, 148.40 FEET;
THENCE SOUTH 54°12'58" EAST, 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 54°12'58" EAST, 70.00 FEET;
THENCE SOUTH 35°47'02" WEST, 60.00 FEET;
THENCE NORTH 54°12'58" WEST, 70.00 FEET;
THENCE NORTH 35°47'02" EAST, 60.00 FEET TO THE TRUE POINT OF BEGINNING.

And the same hereby is set for 7:00 p.m. on the 6th day of January, 2020, or as soon thereafter as the matter may be heard, at the City Council Chambers at 6000 Main Street SW, Lakewood, Washington.

Section 2. That this Resolution shall be in full force in effect upon passage and signatures hereon.

PASSED by the City Council this 18th day of November, 2019.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to form:

Heidi Ann Wachter, City Attorney

PINE ST SW

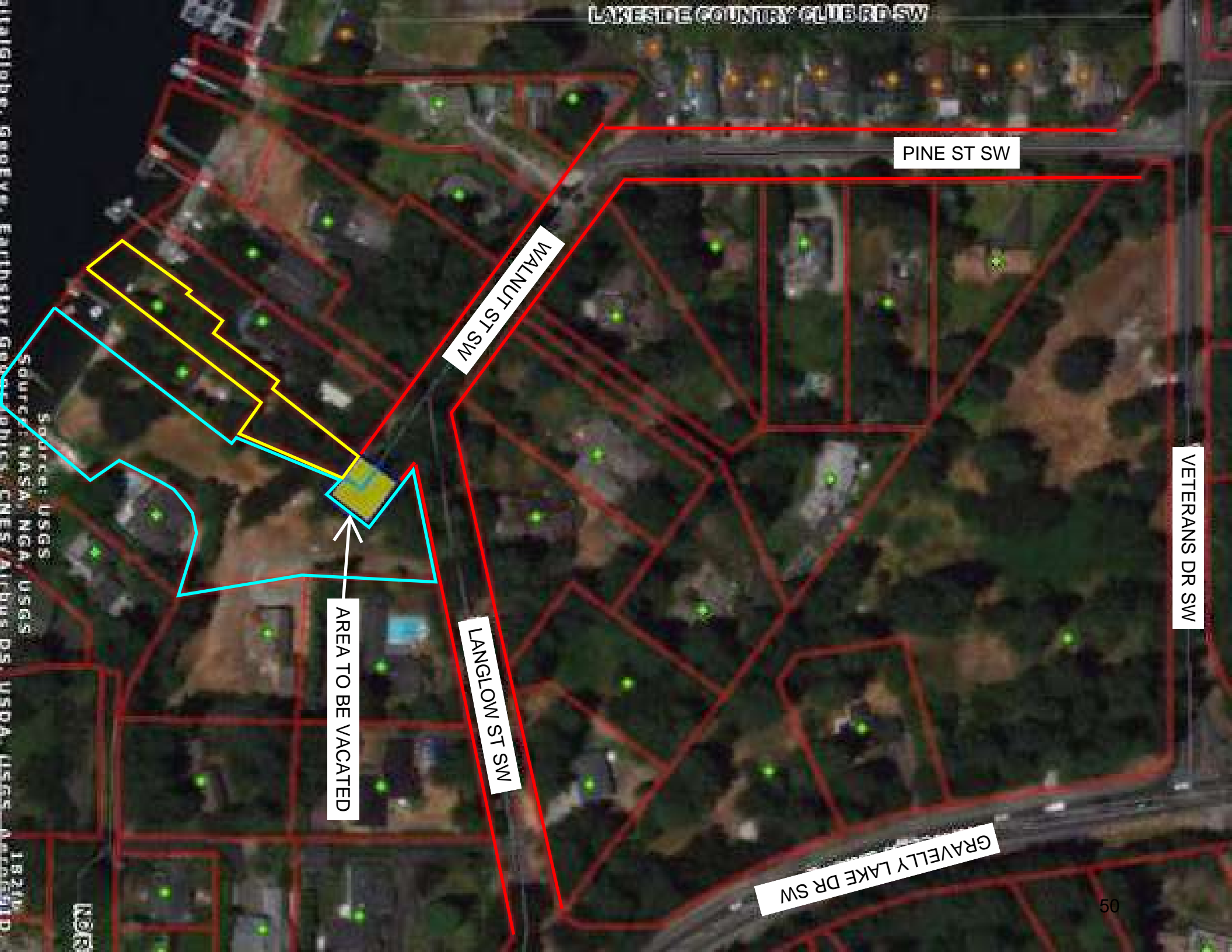
WALNUT ST SW

VETERANS DR SW

LANGLOW ST SW

GRAVELLY LAKE DR SW

AREA TO BE VACATED



REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 18, 2019	TITLE: 2020 Fee Schedule	TYPE OF ACTION: ORDINANCE NO.
REVIEW: November 12, 2019	ATTACHMENTS: <ul style="list-style-type: none"> • 2020 Fee Resolution • 2020 Fee Schedule – Final (Clean Version) • 2020 Fee Schedule – With Changes Highlighted • Memo – Master Fee Schedule, \$92/Hour Fee Calculation 	RESOLUTION NO.2019-21
		MOTION
		OTHER

SUBMITTED BY: Tho Kraus, Assistant City Manager/Administrative Services

RECOMMENDATION: It is recommended that the City Council adopt the proposed 2020 Fee Resolution.

DISCUSSION:

On an annual basis, the proposed fee schedule for the upcoming year is presented to the City Council for approval and consideration. The proposed fees for 2020 include the following changes:


1) Amendments to Part C. Planning and Development Fees:

- a) Other Fees – Increase in staff review fees and include as part of the fee re-inspection and investigative fees, and additional staff review when the processing of the application exceeds the application base fees as outlined in the fee schedule.
- b) Amendments to Plans & Regulations – Increase fees for amendments to comprehensive and other related policy documents, amendments to development regulations, amendments to shoreline master program, and add fees for site-specific rezone.
- c) Hearing Examiner – Increase hearing examiner deposit amount for plat/subdivision fees, discretionary land use permits, appeals and reconsiderations and SEPA & wetland fees, and add reference to miscellaneous planning fees to highlight “Where Examiner Review is required for any related use permit, appeal, etc., the applicant is responsible for and required to pay actual Hearing Examiner costs, which may be higher or lower than the actual amount.”

- Discussion continued on following page -

ALTERNATIVE(S): The City Council may approve the proposed fees with modifications.

FISCAL IMPACT: N/A

Tho Kraus	
Department Director	City Manager Review

- Discussion continued –

- d) Environmental Checklist (for projects outside of the Downtown Subarea Plan boundaries) – Added process I, II, III, IV and related fees, and increased hearing examiner deposit for reasonable use exception and referenced note to miscellaneous planning fees to highlight note related to actual hearing examiner costs.
- e) Written Zoning Determination by the Assistant City Manager for Development Services – Increased fee.

2) Amendments to Part D. General Requirements for all Construction Related Permits:

- a) Increase hourly rates for various fees consistent with staff review fees.
- b) Add a new fee for building permit extension requests.

3) Amendments to Part F. Public Works Permit Fees:

- a) Increase hourly rates for right-of-way permit, street opening permit, reinspection fee and general inspection fees consistent with staff review fees.

4) Amendments to Part 4. Amendments to Part G. Parks and Recreation Programs (Facility/Use):

- a) Special Use Permits - Add use of the Colonial Plaza to Special Use Permit fee. Extra fees are charged based on type and size of event.
- b) Lakewood Senior Activity Center – Combine Rainier Room with full activity room due to ½ room option is no longer available.
- c) Famers Market – Added “AM or PM” in anticipation of a future night market, increased fees for PM use of regular stall, added larger stall or food trucks, increased fees for pull-through stall.
- d) Fort Steilacoom Park – Added Full day only from May through September to picnic shelters, removed options for half day field usage, increased/standardized fees associated with one field preparation, removed section related on second field preparation, and increased rates to reflect actual costs of field preparation
- e) Other Fees – Removed “For Steilacoom Park” to allow flexibility for groups wanting to use parks for a variety of uses/events that are beyond a picnic shelter or reservation, added non-refundable vendor application fee, and added additional staff fees.
- f) Neighborhood Shelters – Added full day usage only for May through September.
- g) Special Events – Removed vendor application fee (this fee is proposed to be included under the “Other Fees” section

RESOLUTION NO. 2019-21

A RESOLUTION of the City Council of the City of Lakewood, Washington, setting the City of Lakewood 2020 Fee Schedule.

WHEREAS, in connection with the municipal functions and operations of the City of Lakewood, the City requires certain fees; and

WHEREAS, it is appropriate to review such fees and make adjustments to appropriately address costs; and

WHEREAS, in keeping with the philosophy of setting City fees in amounts reflective of actual costs, it is appropriate at this time to revise certain fees to compensate the City for costs associated with various City functions and facilities;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES as follows:

Section 1. That the Fee Schedule of the City of Lakewood is amended as set forth in Exhibit A.

Section 2. Severability. If any sections, sentence, clause or phrase of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Resolution or its application to any other person, property or circumstance.

Section 3. This Resolution shall be in full force and effect January 1, 2020.

PASSED by the City Council this 18th day of November, 2019.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi A. Wachter City Attorney

2020 FEE SCHEDULE
Resolution 2019-xx Adopted by City Council on November 18, 2019

Fee Type		Fee Amount
All		
	Taxes and Pass-Through Costs	All appropriate taxes and pass-through costs are added to fees when they are incurred, even if not specified in the fee schedule.
A.	Copies/Duplication	
	Legal/City Clerk	
	Certification of documents and Affixing City Seal	\$0.15 per page + \$3.00
	Preparation of verbatim City Council minutes	\$50.00/hour
	Reproduction of City Council audio tapes	\$5.00
	CD-ROMs	\$1.00
	Various Departments	
	Copies of resolutions, minutes of meetings, full municipal code, contracts, reports and other disclosable public records. <i>(No fee charged for copies of ordinances.)</i>	\$0.15 per page + mailing container, shipping/postage. Staff may in its discretion send copy jobs for outside printing, in which case, actual cost is charged.
	Non Sufficient Funds (NSF) Fee	\$25.00
	Public Works	
	Engineering Standards Manual	Cost plus 15%
B.	City Hall Rental Fees - Two-hour minimum reservation required for facility use	
	Cleaning Fee (non-refundable)	\$50.00 (Saturday & Sunday only)
	City staff attendant	Hourly rate of City staff attendant.
	Up to a 15% Administrative charge may be added to actual expenses. In addition, an hourly rate fee will be charged for repairs or additional cleaning that is required as a result of an event.	

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
C. PLANNING AND DEVELOPMENT FEES		
Administrative Fee		
Technology Fee		2% of the total planning permit cost
Plat/Subdivision Fees		
Preliminary Plat		\$3,850.00 plus \$100.00 per lot; plus \$2,500 hearing examiner deposit ⁽¹⁾
Plat Amendment (before final plat approval)		
	Major	\$1,320.00 plus \$100 per lot; plus \$2,500.00 hearing examiner deposit ⁽¹⁾
	Minor	\$660.00 plus \$100 per lot; \$2,500.00 hearing examiner deposit ⁽¹⁾
Final Plat		\$2,750.00 plus \$50.00 per lot
Plat Alterations (after final plat approval)		\$2,500.00 plus \$1,000 hearing examiner deposit ⁽¹⁾
Binding Site Plans		\$2,200.00
Short Plat		\$3,500.00
Short Plat Amendments		\$1,000.00
Boundary Line Adjustments (BLA)/Lot Combination		\$600.00
Recording Fees		Fees Not Included
Discretionary Land Use Permits		
Conditional Use Permits		\$2,200.00 plus \$2,500.00 hearing examiner deposit ⁽¹⁾
Master Facilities Plan		\$2,200.00 plus \$2,500.00 hearing examiner deposit ⁽¹⁾
Major Variances		\$1,200.00 plus \$2,500.00 hearing examiner deposit ⁽¹⁾
Major Variances for single family dwelling (where project valuation does not exceed \$12,000)		\$660.00
Administrative Variances		\$400.00
Administrative Use Permits		\$1500.00
Temporary Use Permits		\$200.00
Major Modifications of Permit Approval		1/2 of original permit cost
Minor Modifications of Permit Approval		1/4 of original permit cost
Shoreline Substantial Development Permit		\$2,300.00 plus \$2,500.00 hearing examiner deposit ⁽¹⁾
Shoreline Conditional Use Permit/Shoreline Variance		\$2,300.00 plus \$2,500.00 hearing examiner deposit ⁽¹⁾
Written Shoreline Exempt Determination (The fee applies only to requests for a written determination by the Community and Economic Development Department that the project is exempt from the Shoreline Master Program.)		\$150.00
Appeals & Reconsiderations		
Reconsideration of a Decision of the Hearing Examiner		\$300.00 plus \$2,500.00 hearing examiner cost deposit ⁽¹⁾
Appeal of the Administrative Officer's Decision		\$450.00
Appeal of SEPA Determination		\$450.00
Amendments to Plans & Regulations		
Amendments to the Comprehensive Plan & other related policy documents		\$2,100.00
Amendments to Development Regulations		\$2,600.00
Amendments to the Shoreline Master Program		\$3,200.00
Site-Specific Rezone		\$3,100.00

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
C. PLANNING AND DEVELOPMENT FEES (continued)		
Zoning Certification/Site Plan Review		
Single family dwelling construction in residential zones are subject to the following fee schedule:		
Construction Value:		
\$0 - \$74,999		\$50.00
\$75,000 - \$124,999		\$100.00
\$125,000 - \$224,999		\$150.00
Over \$225,000		\$300.00
Other Developments: All new buildings or exterior tenant improvements in commercial or industrial zones, and all other construction and development activity, other than single-family dwelling construction, are subject to the following fee:		
Construction Value	Zoning Certification Fee	Compliance check w/ AUP, CUP, etc.
\$0 - \$99,999	\$260.00	\$50.00
\$100,000 - \$249,999	\$530.00	\$200.00
\$250,000 - \$499,999	\$790.00	\$450.00
\$500,000 - \$999,999	\$1,000.00	\$700.00
\$1,000,000 - \$4,999,999	\$2,000.00	\$1,200.00
\$5,000,000 - \$10,000,000	\$2,500.00	\$1,700.00
Over \$10,000,000	\$3,000.00	\$2,200.00
Site Plan Review without a Building Permit. The zoning certification and site plan review fee for those development projects for which no building permit is required but which requires site plan review and a zoning certification, shall be based on the value of the proposed development to be undertaken. The value of the proposed construction/development shall be determined based on professional estimates by a licensed engineer, architect, landscape designer or contractor. These estimates may include but are not limited to, grade and fill of the site, paving, placement of utilities, lighting, landscaping, and other site improvements. The combined total of the cost estimates for all development on the site shall be the established value basis for the zoning certification and site plan review fee found in the table above.		
Zoning Certification with No Site Plan Review Required	A \$20.00 fee applies to zoning certifications where only a business license is required.	
	A \$50.00 fee applies to projects where the proposed land use must be reviewed with respect to development standards, but there is no requirement for submitting a site plan, e.g. an interior tenant improvement.	
Mixed Use Buildings	Site plan review and/or zoning certification application fees may be reduced by 50% if the application is for the construction of a mixed use building. Fee waivers do not apply to SEPA, short plat, subdivision or other permit requests associated with the development of a site, nor does fee reduction apply to mixed use development where the commercial and residential uses are not located within the same building.	

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
C. PLANNING AND DEVELOPMENT FEES - continued		
Miscellaneous Planning Fees		
Accessory Living Quarters		\$100.00
Design Review		\$200.00
		Application fees may be reduced by 50% if the application is for a mixed use building. Fee reduction applies to site plan review/zoning certification and design review. Fee waivers do not apply to SEPA, short plat, subdivision or other permit requests associated with the development of a site, nor does fee reduction apply to mixed use development where the commercial and residential uses are not located within the same building.
Time Extensions		\$240.00
Annexation Petition		
	Notice of Intent to Commence Annexation	\$320.00
	Petition to Annex	\$2,500.00
(d) Hearing Examiner Fees		
Where Examiner Review is required for any related use permit, appeal, etc., the applicant is responsible for and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.		
Other Fees		
Staff Review Fees (includes re-inspection and investigative fees, and additional staff review when the processing of the application exceeds the application base fees as outlined in the fee schedule.)		\$92.00 per hour
Development Agreement		\$2500.00
Pre-Application Conference		\$150.00 - Of this amount, \$100.00 can be applied to related permits filed within sixty (60) days of the preapplication conference
Final Certification of Occupancy/Site Certification		\$100.00
Home Occupation		\$200.00
Limited Home Occupation		\$50.00
Downtown Subarea Park Fee-in-Lieu of Common Open Space Construction		Up to 50% of valuation of required common open space (100 sq. ft. required per dwelling unit); see LMC 18B.530
Written Zoning Determination by the Assistant City Manager for Development Services		\$250.00
WTF Administrative Use Permit		\$800.00
WTF Conditional Use Permit		\$2,000.00
Non-Conforming Sign Permit Fees (LMC 18A.50.675)		
	- If the permit is obtained within ninety (90) days of receipt of notification by the City advising the applicant of the need to obtain a permit	No permit fee
	- If the permit is obtained after the ninety (90) day time period following notification by the City.	\$84.00

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
C. PLANNING AND DEVELOPMENT FEES - continued		
SEPA & Wetland Fees		
Written SEPA Exempt Determination (The fee applies only to requests for a written determination by the Community & Economic Development Department that the project is exempt from the requirements of SEPA.)		\$50.00
	Environmental Checklist for applicable Process I and II applications located outside of Downtown Subarea Plan Boundaries	\$550.00
	Environmental Checklist for applicable Process III, IV, and V applications (e.g. conditional use permits, variances, shoreline substantial development permits, plats, master plans, and land use map/text changes located outside of the Downtown Subarea Plan Boundaries)	\$1,840.00
	Environmental Checklist for applicable Process V applications (e.g. generalized or comprehensive ordinance text amendments, area-wide amendments, annexations, and adoption of new planning-related ordinance)	Staff review hourly rate; \$2,500.00 deposit is required
	Environmental Checklist for projects inside of Downtown Subarea Plan Boundaries	\$50.00
	Environmental Impact Statement (EIS)	\$3,200.00 plus preparation at contract rate to be determined
	Reasonable Use Exception other than residential (RUE)	\$1,840.00 plus \$2,500.00 hearing examiner deposit ⁽¹⁾
	Residential RUE	\$500.00
	Additional SEPA Review (See WAC 197-11-335)	No charge, except any third-party consultant costs to the City.
	Downtown Subarea Planned Action Transportation Fee	\$2,174.00 per PM peak hour trip generated by use(s).
Multi-Family Tax Exemption Applications (LMC 3.64.030)		
Conditional Certificate Application		\$800.00
Extension of Conditional Certificate of Application		\$500.00
Final Certificate of Application		\$500.00
Tree Removal/Replacement Permit Fees		
Significant Tree Removal Permit		No Fees
Off-Site Tree Replacement Permit (when trees are not being replaced onsite)		\$400.00 for each replacement tree

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
D. GENERAL REQUIREMENTS FOR ALL CONSTRUCTION-RELATED PERMITS		
	Building Permit fees shall be based upon valuation. The valuation shall be determined by the Building Official. For most projects the square footage costs in the most current Building Valuation Data Table published by the International Code Council (ICC) may be employed. For projects not covered by the table construction estimation tools such as Construction Cost Data by R.S. Means or the BNI <i>Construction Costbook</i> may be referenced as a guide.	
	Administrative Fee - Includes a technology fee equal to 2% of the total building permit cost.	
	Permit fees shall be calculated from valuation in the following manner:	
	Valuation	Corresponding Permit Fee
	\$0 - \$500	\$30.00
	\$501 - \$2,000	\$30.00 for the first \$500.00 plus \$4.00 for each additional \$100 or fraction thereof, to and including \$2,000.
	\$2,001 - \$25,000	\$90.00 for the first \$2,000.00 plus \$17.50 for each additional \$1,000 or fraction thereof, to and including \$25,000.
	\$25,001 - \$50,000	\$492.50 for the first \$25,000.00 plus \$12.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
	\$50,001 - \$100,000	\$805.00 for the first \$50,000.00 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.
	\$100,001 - \$500,000	\$1,255.00 for the first \$100,000.00 plus \$7.25 for each additional \$1,000 or fraction thereof, to and including \$500,000.
	\$500,001 - \$1,000,000	\$4,155.00 for the first \$500,000.00 plus \$6.00 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
	\$1,000,001 - \$5,000,000	\$7,155.00 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to an including \$5,000,000.
	\$5,000,001 and up	\$23,155.00 for the first \$5,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof.

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
D. GENERAL REQUIREMENTS FOR ALL CONSTRUCTION-RELATED PERMITS - continued		
Plan Review Fees		
Plan review fees shall be 65 percent (65%) of the Building Permit Fee with a minimum fee of one hour (\$85.00)		
Plan review for residential site specific base plans shall be \$500.		
Other Fees		
Demolition Fees		
	Single Family (including duplex)	\$200.00
	Residential Accessory Building	\$100.00
	Commercial/Multi-Family (including mobile home parks)	
	Less than 10,000 square feet	\$200.00
	10,000 to 100,000 square feet	\$400.00
	100,000 square feet or more	\$600.00
State Building Code Council (SBCC) Surcharge - Residential		\$6.50 for each building permit issued, plus an additional surcharge of \$2.00 for each residential unit after the first unit, in accordance with RCW 19.27.085
State Building Code Council (SBCC) Surcharge - Commercial		\$25.00 for each building permit issued, plus an additional surcharge of \$2.00 for each residential unit after the first unit, in accordance with RCW 19.27.085
General Comments		
1)	Any person who commences any work on a building, structure, gas, mechanical, or plumbing system before obtaining the necessary permits may be subject to an investigative fee.	
2)	Additional inspection outside of normal business hours or investigative fee rates are calculated at \$92.00 per hour (2 hour minimum).	
3)	A reinspection fee shall be calculated at \$92.00 per occurrence.	
4)	Additional plan review resulting from revisions, resubmittals and other documents shall be calculated at \$92.00 per hour of staff time expended.	
5)	Additional hourly rates for which no specific fee is identified shall be calculated at \$92.00 per hour.	
6)	The use of outside consultants for plan checking and/or inspections will be the actual plus overhead adjustments as determined by the Building Official.	
7)	The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees as assessed.	
8)	Temporary Certificate of Occupancy (TCO): \$200.00 application filing fee (nonrefundable), plus a cash guarantee or other appropriate security, including letters of credit, in the amount of 150% of the estimated work remaining. The cash guarantee or other appropriate security, shall be forfeited to the City if the work is not completed within the time period specified on the application as agreed to between the City and the property owner or authorized person acting on the property's owners behalf. In the case where such cash guarantee or other appropriate security is forfeited to the City, the proceeds therefrom shall be placed in the City's general fund.	
9)	Any time the use of a building or tenant space is changed, a change of use permit is required. The fee for a change of use permit is \$250.00. If alterations to the space are to be performed, additional permits and fees may be required such as building permit, plumbing permit, mechanical permit, etc. Please note that an electrical permit may be required for changes to the electrical service or wiring.	
10)	Building permit extension (after two extensions have been previously authorized by the Building Official. The fee is 0.5 hours at the CEDD hourly rate (see Staff Review Fees under Other Fees section).	

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
D. GENERAL REQUIREMENTS FOR ALL CONSTRUCTION-RELATED PERMITS - continued		
Mechanical Permit Fees		
New Single Family Residences and Duplex (per unit) Flat Fee		\$175.00
Residential (Prescriptive Design)		\$175.00
Commercial and Non-Prescriptive Residential		Per Valuation w/ Minimum \$175.00
New Commerical Building and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.		
Project Valuation		Fee
Up to \$5,000		\$85.00
\$5,000 - \$100,000		\$85.00 for the first \$5,000 plus \$17.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
> \$100,000		\$1,700.00 for the first \$100,000 plus \$12.00 for each additional \$1,000 or fraction thereof.
Mechanical Review Fees		
When plan reviews and/or specifications are required, the plan review fee shall be calculated at 25% of the Permit Fee.		
Small Tenant Improvements (mechanical < \$5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below:		
Equipment Unit Schedule Description		Fee
Permit Issuance		\$34.00
Issuing supplemental permits		\$12.00
Furnaces up to and including 100,000 BTU		\$22.00
Furnaces over 100,000 BTU		\$29.00
Appliance vents		\$12.00
Repair or additions to A/C systems		\$22.00
Boilers, compressors and absorption systems up to and including 3 horsepower		\$29.00
Boilers, compressors and absorption systems over 3 horsepower and including 15 horsepower		\$53.00
Boilers, compressors and absorption systems over 15 horsepower and including 30 horsepower		\$76.00
Boilers, compressors and absorption systems over 30 horsepower and including 50 horsepower		\$100.00
Boilers, compressors and absorption systems over 50 horsepower		\$123.00
Air handlers up to and including 25 tons		\$18.00
Air handlers over 25 tons		\$29.00
Evaporative coolers		\$41.00
Ventilation and exhaust (fans and hoods)		\$18.00
Incinerators, domestic type		\$29.00
Incinerators, international type		\$41.00
Each gas piping from 1 to 5 outlets		\$12.00
- Additional outlets per outlet		\$3.00
Miscellaneous		\$18.00

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
D. GENERAL REQUIREMENTS FOR ALL CONSTRUCTION-RELATED PERMITS - continued		
PLUMBING PERMIT FEES		
New Single Family Residences and Duplex (per unit) flat fee		\$225.00
New Commercial Buildings and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.		
Project Valuation		Fee
Up to \$5,000		\$85.00
\$5,000 - \$100,000		\$85.00 for the first \$5,000 plus \$17.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000 and up		\$1,700.00 for the first \$100,000 plus \$12.00 for each additional \$1,000 or fraction thereof.
PLUMBING REVIEW FEES		
When plans and/or inspections are required, the plan review fee shall be calculated at 25% of the Permit Fee.		
Small Tenant Improvements (mechanical < \$5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below.		
Equipment Unit Schedule		Fixture Fee
Permit Issuance		\$34.00
Issuing supplemental permits		\$12.00
Furnaces up to and including 100,000 BTU		\$22.00
Each plumbing fixture with one trap		\$12.00
Each building sewer		\$22.00
Each drain for indoors rainwater system		\$12.00
Each cesspool		\$35.00
Each private sewage disposal system		\$59.00
Each water heater and vent		\$12.00
Each gas piping from 1 to 5 outlets		\$12.00
- Additional outlets per outlet		\$3.00
Each waste incinerator		\$12.00
Water piping or water treating system		\$12.00
Repair or alteration of drainage or vent		\$12.00
Backflow device for lawn sprinklers		\$12.00
Vacuum breakers from 1 to 5		\$12.00
- Additional units over 5 per each		\$3.00
Backflow device for other systems over 2 inches in diameters		\$24.00
Cross connection of reclaimed water system		\$47.00
Each graywater system		\$59.00
Medical gas system from 1 to 5 outlets		\$71.00
- Additional outlets over 5 per each		\$12.00

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
E. GEOGRAPHICAL INFORMATION SYSTEMS AND OTHER FEES		
Geographical Information Systems (GIS)		
LABOR COSTS: Labor costs for preparation of requested GIS information shall be billed on a quarter of an hour (15-minute) basis, at the rate of \$12.50 per fifteen (15) minute period of labor, in addition to any applicable mapping and/or electronic media costs, set forth below:		
Standard Mapping Products		
Photo Quality Paper (11 X 17)		\$15.00 each
Wall Map (22 X 34)		\$20.00 each
Wall Map (33 X 44)		\$25.00 each
ELECTRONIC MEDIA: CD-ROM		\$15.00
Administrative Services		
Extra Duty Contracts - Administrative Fee		\$2.00 per hour
Extra Duty Contracts - Processing Fee		\$10.00 per invoice
Lien Filing Fee		\$50.00 plus all recording fees
F. PUBLIC WORKS PERMIT FEES		
Administrative Fee		
Technology Fee		2% of the total public works permit cost
Permits		
Site Development Permit (covers site work, including erosion control, clearing, grading and drainage)		
	Project Value	Permit Fee
	\$0 - 15,000	\$500.00
	\$15,001 - \$50,000	\$1,000.00
	\$50,001 - \$150,000	\$2,500.00
	\$150,001 - \$1,000,000	\$4,500.00
	Over \$1,000,001	\$9,000.00
<i>Project Value is defined as the value of all improvements outside the building footprint.</i>		
Right-of-Way Permit (authorization to use right-of-way for minor construction, parking or other non-intrusive use)		\$150.00 plus any staff time in excess of 2 hours at \$92.00 per hour
Pavement Degradation Fee : (recovers loss in pavement serviceability due to pavement cuts):		
	Road Material, Type, PCI Score	PDF Fee
	Flexible, High Volume, In moratorium	\$85.00 per square yard
	Flexible, High Volume, PCI 100-85	\$42.00 per square yard
	Flexible, High Volume, PCI 84-70	\$34.00 per square yard
	Flexible, High Volume, PCI 69-50	\$25.00 per square yard
	Rigid, High Volume, In moratorium	\$164.00 per square yard
	Rigid, High Volume, PCI 100-85	\$82.00 per square yard
	Rigid, High Volume, PCI 84-70	\$66.00 per square yard
	Rigid, High Volume, PCI 69-50	\$49.00 per square yard
	Flexible, Med-Low Volume, In moratorium	\$54.00 per square yard
	Flexible, Med-Low Volume, PCI 100-85	\$27.00 per square yard
	Flexible, Med-Low Volume, PCI 84-70	\$22.00 per square yard
	Flexible, Med-Low Volume, PCI 69-50	\$16.00 per square yard
	Rigid, Med-Low, In moratorium	\$142.00 per square yard
	Rigid, Med-Low, PCI 100-85	\$71.00 per square yard
	Rigid, Med-Low, PCI 84-70	\$57.00 per square yard
	Rigid, Med-Low, PCI 69-50	\$43.00 per square yard

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
F.	PUBLIC WORKS PERMIT FEES - continued	
	Right-of-Way Vacation Permit (<i>"Sale" or vacation of city right-of-way to abutting property owners</i>)	\$1,000.00
	Street Opening Permit (<i>Used to install new or repair/upgrade existing private and public facilities located in a street right-of-way; includes pavement cuts, excavation, traffic control, etc.</i>)	\$500.00 plus any staff time in excess of 10 hours at \$92.00 per hour
	Oversize Load Permit (<i>all vehicles in excess of legal weight or size limitations according to RCW 46.44 shall obtain an oversize load permit prior to operating on Lakewood streets</i>)	Individual \$100.00 Annual \$300.00 Additional costs shall apply if police escorts or signal technician work is required.
	Right-of-Way Tree Cutting Permit (<i>for residential or commercial cutting on or along a lot or in an area zoned for more than one single family home</i>)	\$200.00
	Reinspection Fee (<i>to cover cost of each reinspection, required in conjunction with a Right-of-Way Permit, necessary to assure compliance with the requirements of the permit</i>)	\$92.00
	General Inspection Fee (<i>for inspection not otherwise listed</i>)	\$92.00 per hour
	Miscellaneous Permits (<i>any Public Works permit not covered by the fee schedule, if performed by an employee</i>)	Rate will be based on actual hourly costs, plus benefits (30%), operating costs (16%) and central services costs (16%)
	Professional Services Contracts (<i>any private or public professional service contract needed</i>)	Rate will be billed 100%, plus 10% administrative charges

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
G. PARKS AND RECREATION PROGRAMS (Facility/Use)		
Parks, Recreation & Community Services		
Special Use Permit*		
Events		\$200.00 - \$500.00
Colonial Plaza and Major events		\$1,000.00
Event Deposit		\$250.00 - \$500.00 per event
Additional event fees and services (plus 15% of gross private event revenue)		Market rate + 15%
<i>* permit fee + extra costs associated with event (garbage, staff support, notification, sanitation, security, etc)</i>		
Alcohol Permit Fee ** (must be purchased in addition to a special use permit)		
Small events		\$200.00
Large events		\$500.00
Major events		\$1,000.00
** Special conditions apply		
Facility Use Cancellation Fees		
- Recreation Administrative Fee		\$10.00 (non-refundable)
- Special Use Permit - less than 30 days prior to		(0%) 100% retained by City
- Special Use - 31-60 days prior to use		(50% refunded) 50% retained by City
- Special Use - more than 61 days prior to use		(75% refunded) 25% retained by City
Lakewood Senior Activity Center (two hour minimum)		
Rainier Room - Full activity room		\$65.00 per hour
Classroom		\$30.00 per hour
Artroom		\$30.00 per hour
Kitchen (only if available if renting full activity room)		\$15.00 per hour
Facility Deposit		\$150.00
Cleaning Fee		\$150.00
Additional Staffing Fee		\$25.00 per hour
Cancellation Fees		
- Facility Deposit/Fees (less than 30 days)		(0%) 100% retained by City
- Facility Deposit/Fees (31-60 days prior)		(50% refunded) 50% retained by City
- Facility Deposit/Fees (more than 61 days prior)		(75% refunded) 25% retained by City
Boat Launch		
Per launch (Credit/Debit Cards Only)		\$15.00
Resident Season Pass		\$100.00
Non-Resident Season Pass		\$130.00
Overnight Pass		\$50.00
Commercial Pass		\$250.00
Farmers Market	Daily Rate/ Farmers Market	Seasonal/Farmers Market AM or PM
Regular Stall 10x10	\$25.00	\$260.00
Regular Stall 10x 20 or Food Trucks	\$50.00	\$585.00
10x10 Stall W/ Electricity	\$30.00	\$300.00
Pull-Through Stall	\$50.00	\$585.00
Payment Plan Processing	\$35.00	\$35.00
Neighborhood Parks		
Field Preparation Fees		\$25.00
Fields use		\$20.00 per hr (no prep); \$50.00 per game fee (2.5 hrs. and one prep per day)

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
G. PARKS AND RECREATION PROGRAMS (Facility/Use) - continued		
Fort Steilacoom Park		
Large Picnic Shelter - Full day only May-Sep		
- Half Day - 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00 p.m.		\$100.00
- Full Day (10:00 a.m. - 7:00 p.m.) - May require a special use permit.		\$200.00
Small Picnic Shelters - Full day only May - Sep		
- Half Day - 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00 p.m.		\$50.00
- Full Day (10:00 a.m. - 7:00 p.m.)		\$75.00
Pavilion		
- Half Day - 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00 p.m.		\$500.00
- Full Day (10:00 a.m. - 7:00 p.m.)		\$1,000.00
Hourly Rate (2 hour minimum)		\$150.00
Deposit		\$250.00 - \$500.00
Cleaning Fee		\$50.00 - \$70.00
Sport Field Use Fees		
		With one field preparation, per field, per day
- 1 Field		\$200.00
- 2 Fields		\$275.00
- 3 Fields		\$350.00
- 4 Fields		\$425.00
- 5 Fields		\$500.00
		Without field preparation, per day
- 1 Field		\$150.00
- 2 Fields		\$200.00
- 3 Fields		\$250.00
- 4 Fields		\$300.00
- 5 Fields		\$350.00
Baseball Field #5 at Fort Steilacoom Park		\$25.00 per game or \$50.00 per day
Single Sports Field (no preparation)		\$40.00 per 60 minutes
Tournament Deposit and Cancellation Fee (A full refund or credit less		
- Nonrefundable tournament reservation fee (does not go towards tournament fees)		\$100.00
- Tournament Deposit Fee (will go towards tournament fees)		\$100.00 per field
- Tournament cancelled less than 30 days prior		50% of deposit refunded
- Tournament cancelled 31-60 days prior		75% of deposit refunded
Youth soccer teams not associated with city leagues but use city fields for league play, per team. Field availability may vary and field prep fees apply.		
- Age 10 years and under		\$100.00 per team
- Age 11 - 18 years		\$125.00 per team
- Adult, age over 18 years		regular field use rates apply
Youth baseball teams not associated with city leagues but use city fields for league play, per team. Field availability may vary and field prep fees apply.		\$50.00 per game fee (2.5 hours and one prep per day)
Field preparation (all sports)		\$50.00 per prep \$75 per mid day mound change

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
G. PARKS AND RECREATION PROGRAMS (Facility/Use) - continued		
Other Fees		
Open Space:		
Half Day (10:00 a.m. - 2:00 p.m.) or (3:00 p.m. - 7:00 p.m.)		\$100.00
Full Day (10:00 a.m. - 7:00 p.m.) - May require a special use permit.		\$200.00
Jumpy House Permits - Must be inspected and requires insurance.		\$20.00 each
Non-Refundable Vendor Application Fee		\$25.00
Advertising banner		\$100.00 per day
Concessions		\$25.00 - \$50.00 per day
Additional Staff Fee		\$25.00 per hour
Parking, camping and other revenue collected by renter for event		15% of gross revenue
Neighborhood Shelters - Full day only May-Sep		
- Half day (resident/nonresident): 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00		\$40.00 / \$50.00
- Full Day (resident/nonresident): 10:00 a.m. - 7:00 p.m.		\$60.00 / \$75.00
McGavick Center Facility Use/Rental		
Non-profit organizations may rent the entire facility for a flat fee of \$1,500.00. The City's available days for rental/use are limited in number each year.		

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
H. FIRE CODE OFFICIAL & INTERNATIONAL FIRE CODE (IFC) FEES		
Community & Economic Development		
Site Development Plan Review (plats, short plats, commercial projects, residential infill's etc.)		
	Basic review fee	\$250.00
	- Additional review (over two hours)	\$125.00 per hour
	Vehicle Gates (includes plan review, inspection and testing)	\$125.00 per hour
	Construction Plan Review - A plan review fee will be charged for fire department review of requirements for construction and inspection of the IFC requirements for buildings classified as Group A, B, E, F, H, I, M, R, S and U. The plan review fee shall be:	15% of the plan review fee established for Building Permit Plan Review with a minimum fee of \$125.00
Fireworks Fees		
1)	Fees for temporary fireworks stand permit	\$100.00
2)	Fees for a public display permit	\$245.00
3)	A liability insurance policy(ies) is/are required in accordance with the Fireworks Ordinance for both fireworks stands and public displays as follows:	
	- \$500,000 for injuries to any one person in one accident or occurrence;	
	- \$1,000,000 for injuries to two or more persons in any one accident or occurrence;	
	- \$500,000 for damage to property in any one accident or occurrence; and/or	
	- \$1,000,000 combines single limit for any one accident or occurrence	
4)	A bond for clean-up is required in accordance with the Fireworks Ordinance for all fireworks stands (in a bond or cashiers check)	\$500.00
Fire Alarm Systems		
	Tenant Improvements (1st four zones)	\$215.00 plus \$6.00 (per
	- Additional zones	\$54.00 (each)
	Residential (one and two-family dwellings)	\$215.00 plus \$6.00 (per
	Commercial and Multi-Family (1st four zones)	\$325 plus \$6.00 (per device)
	- Additional zones	\$54.00 (each)
	- Sprinkler supervision only	\$270.00
	Fire Alarm Permit Fee for upgrading of an existing system	50 percent (50%) of the fee
	Fire Alarm Plan Review Fee	25 percent (25%) of the
	Underground Sprinkler Supply (includes plan review,	\$325.00
New Suppression Systems (Halon, CO2, Dry Chemical, FM200, Integren, etc.):		
	- 1 to 5 nozzles	\$200.00
	- Over 5 nozzles	\$200.00 plus \$20.00 per nozzle over 5
	- Bottle(s)	\$30.00 per bottle

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
H. FIRE CODE OFFICIAL & INTERNATIONAL FIRE CODE (IFC) FEES - continued		
Above Ground Fire Sprinkler Systems		
The fee for fire sprinkler systems shall be based on the Building Permit Fee Table. The valuation shall be based on the per square foot figure of sprinkler systems as established by policy in accordance with nationally-recognized standards.		
Plan Review Fee <i>(for the fire sprinkler systems are in addition to the permit fee)</i>		25 percent (25%) of the permit fee, with a minimum of \$125.00.
Tenant Improvements <i>(relocation and addition to existing system)</i>		valuation 20 percent (20%)
System		\$270.00
Standpipes (includes review, inspection and testing fees)		
Temporary Standpipe		\$162.00
Class I		\$184.00
Class II		\$297.00
Class III		\$318.00
Other Fees		
- Additional inspection fees may be imposed		\$50.00 for each additional inspection
- After hours inspections		\$75.00 hour (1-hour minimum)
Fire Pump Installations (includes review, inspection and testing fees)		\$540.00
Commercial Power Generator Installations (includes review, inspection and testing fees)		\$350.00
Battery Systems - Capacity over 50 Gallons		\$125.00
Compressed Gas Systems - Install, Modify, Repair or Abandon		\$200.00
Croogenic Fluids - Install or Modify		\$200.00
Emergency Responder Radio Coverage System - Install or Modify		\$200.00
Flammable and Combustible Liquids		
Installation of Modification of Commercial Tank, Piping or Distribution System		\$250.00
Installation of Modification to Pipeline System		\$125.00
Removal of Abandoned Tank in Place of Residential Tank		No Fee
Removal or Abandoned in Place of Residential Tank		\$55.00
Hazardous Materials - Installation, Repair, Abandon or Remove a Facility		\$125.00
Industrial Ovens - Installation		\$125.00
LP Gas - Installation of Storage and/or Distribution System		\$200.00
Solar/Polarvoltaic Power Systems (Commercial) - Installation and Modification		\$125.00
Spraying or Dipping Operations - Installation or Modification of Spray Booths, Room or Dip Tank		\$200.00
False Fire Alarms		
In the event of more than two false alarms in any 12 month period, the Fire chief may charge a fee for fire department response as specified below:		
- First and Second False Alarms		No Fee
- Third False Alarm		\$100.00
- Fourth and Additional False Alarms		\$250.00
EXCEPTION: False alarms resulting from the failure of a fire alarm service technician notifying the central, proprietary or remote monitoring station shall be billed at the rate of \$250.00 for each occurrence.		\$270.00 for each occurrence

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
H. FIRE CODE OFFICIAL & INTERNATIONAL FIRE CODE (IFC) FEES - continued		
Fire Code Permit Fees		
The following are annual fees, except where noted, in accordance with Section 105 of the International Fire Code.		
Permit charges may be waived by the Fire Chief or Fire Marshal for the following: Activities of Washington State non-profit corporations and/or civic or fraternal organizations which possess an IRS tax exempt status. Proof of IRS tax exempt shall be presented at the time of permit application. Non-profit organizations may be charged 1/2 of the listed occupancy permit fees. However, any group shall be assessed a full permit fee if the approved conditions of the permit are modified or not adhered to by the applicant.		
Permit Type		Fee
Aerosol products		\$110.00
Aircraft Refueling Vehicle		\$110.00
Amusement Buildings		\$110.00
- Haunted House - Commercial (Limited)		\$110.00
- Bizaars, Boutiques, Booths or Displays		\$110.00
- Flee Markets		\$110.00
Aviation Facilities		\$110.00
Carnivals and Fairs		
- Commercial		\$110.00
- Fairs, Bazaars, Farmers Market, Etc.		\$110.00
- Special Events - Outdoors		\$110.00
Cellulose Nitrate Film		\$110.00
Combustible Dust Producing Operations		\$110.00
Combustible Fiber Storage		\$110.00
Compressed Gases		\$110.00
Covered and Open Mall Buildings		\$110.00
- Kiosks, Concessions, Booths, Etc.		\$110.00
- Used for Assembly (Limited)		\$110.00
- Use of Open Flame (Limited)		\$110.00
- Display of Flammable Liquid or Gas		\$110.00
Cryogenic Fluid		\$110.00
Cutting and Welding		\$110.00
Dry Cleaning		\$110.00
Dust Producing Operations		\$110.00
Explosives - Manufacture, Store, Handling, Sale or Use		\$110.00
Fireworks Stand, Limited		\$110.00
Flammable/Combustible Liquids		\$110.00
Fruit and Crop Ripening		\$110.00
Fumigation and/or Insecticidal Fogging		\$110.00
Hazardous Material - Store, Transport, Dispense, Use of Handle		\$110.00
HPM Facilities		\$110.00
High Pile Storage		\$110.00
Hot Work Operations		\$110.00
Industrial Ovens		\$110.00
Liquid or Gas-Filled Vehicles/Equipment in Assembly Bldgs.		\$110.00
Lumber Yards and Woodworking Plants		\$110.00
Magnesium		\$110.00

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
H. FIRE CODE OFFICIAL & INTERNATIONAL FIRE CODE (IFC) FEES - continued		
Fire Code Permit Fees - continued		
Permit Type (continued)		Fee
Mall (Covered)		\$110.00
- Kiosks, Concessions, Booths, etc.		\$110.00
- Used for Assembly (Limited)		\$110.00
- Use Open Flame, etc. (Limited)		\$110.00
- Display Flammable Liquid or Gas Filled		\$110.00
Motor Vehicle Fuel Dispensing Station		\$110.00
Organic Coatings		\$110.00
Ovens- Industrial		\$110.00
Parade Floats (limited)		\$110.00
Place of Assembly		\$110.00
Haunted House - Commercial (limited)		\$110.00
Bazaars, Boutiques, Booths or Displays		\$110.00
Flea Markets		\$250.00
Other Special Events (Limited)		\$110.00
Pyrotechnical Special Effects Material		\$110.00
Radioactive Material		\$110.00
Refrigeration Equipment (Commercial)		\$110.00
Repair Garages		\$110.00
Spraying and Dipping		\$110.00
Tents and Canopies		\$110.00
Tire and Storage		\$110.00
Welding and Cutting		\$110.00
Tax Incentive Urban Use Center Fees		
- Application Fee		\$150.00 plus \$25.00 per multi-family unit, up to a maximum fee not to exceed \$300.00
- Pierce County Assessor Processing Fee (specific to the Tax Incentive Urban Use Center Application Fee)		\$100.00
- Extension to Conditional Certificate		\$50.00

2020 FEE SCHEDULE - continued

Fee Type	Fee Amount
I. BUSINESS LICENSE FEE SCHEDULE	
Community & Economic Development	
General Business License (GBL)	\$60.00
Renewal of GBL	\$60.00
Temporary Business License	\$60.00
Temporary Business License Renewal	\$60.00
Pawnbroker Pawnshops	\$750.00
Second-hand and/or salvage dealers	\$150.00
Junk and/or salvage dealers	\$300.00
Transient Trader in second-hand property	\$53.00
Private Sales	No Fee
Flea Markets	\$750.00
Adult Cabaret Manager and Entertainer	\$150.00
Adult Entertainment Establishment	\$1,125.00
Panoram Premises License	\$1,125.00
Panoram Device License	\$75.00 per device
Panoram Owner License	\$1,125.00
Panoram Manager License	\$113.00
Carnivals and Circuses	\$150.00 per day
- Five or less machines or devices	\$75.00 per week*
- Five or more	\$15.00 per week per device*
* Alternative to device fees	\$150.00 annual fee
Wrecker License	\$150.00
Public Dances, Cabarets, Dance Halls and Teenager Dances	
- Cabaret	\$750.00
- Public Dance Hall	\$150.00
- Public Dances (per night)	\$53.00
- Public Dances (annually)	\$150.00 (maximum of four
- Teenager Dances	Same as Public Dances
Massage Businesses	
- Massage Business License	\$75.00
- Massage Manager	\$75.00
Bathhouses	
- Public Bathhouse	\$750.00
- Bathhouse Attendant	\$113.00
- Bathhouse Manager	\$113.00
Outdoor Public Music Festivals	\$1,125.00 per day of festival
Bondsmen	\$750.00
Theaters	\$150.00 per screen per year
<i>Transfer of license fee (commercial kennel or cattery, hobby kennel, foster kennel, private kennel, grooming parlor, or pet shop)</i>	No fee
Commercial Kennel/Cattery (6-50 dogs/cats)	\$100.00 plus \$2.00 per dog/cat
Commercial Kennel/Cattery (over 50 dogs/cats)	\$100.00 plus \$200.00
Solicitors and Peddlers	\$75.00 per solicitor or peddler

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
J. RENTAL HOUSING SAFETY PROGRAM		
Community & Economic Development		
Detached Single Family Rental Flat Fee Per Unit		\$12.00
Multi-Family Rental Flat Fee Per Unit		\$12.00
Late Fee for Rental Housing Registration (up to one month past due)		\$0.00
Certificate of Compliance		No Charge
Certificate of Compliance Transfer to New Owner		No Charge
Initial Safety Inspection		No Charge
Reinspection		\$125.00
Rental Housing Inspector's Initial Registration		\$0.00
Rental Housing Inspector's Annual Renewal		\$10.00
K. SMALL CELL FRANCHISE ADMINISTRATIVE FEE		
Community & Economic Development		
Requires a deposit of \$5,000.00 with Small Cell franchise application. The deposit is intended to cover all administrative expenses incurred by the City (including staff/consultant related time) associated with the review of each franchise application and associated franchise negotiations. Additional fees may apply if additional staff/consultant related time is necessary. Any application fee deposit monies not used for administrative expenses associated with the review of each franchise application and franchise negotiation will be returned to the applicant following the approval or denial of the franchise by the City Council. This administrative fee excludes normal permit fees required for work within the City Rights-of-way. City personnel will be tracking all hours expended for each Small Cell application review and franchise negotiation.		
Interim Small Cell Facility Permit Fee: \$100.00 per small cell facility, plus time and materials beyond the base amount.		
Interim Annual ROW Access & Pole Attachment Fee: \$270.00, plus time and materials beyond the base amount.		
Interim New Pole for Small Cell Facility Attachment(s): \$1,000.00 per pole, plus time and materials beyond the base amount.		
L. ANIMAL CONTROL LICENSING FEES		
Police		
The annual license fees for the ownership, keeping, or having control of dogs and/or cats in the City shall be as follows:		
- Dogs (altered)		\$20.00
- Dogs (unaltered)		\$55.00
- Cats (altered)		\$12.00
- Cats (unaltered)		\$55.00
Reduced rates for physically disabled and senior citizens, 65 years of age or older:		
- Dogs (altered)		\$10.00
- Dogs (unaltered)		\$30.00
- Cats (altered)		\$4.00
- Cats (unaltered)		\$30.00
Animals exempted from payment of fee - Guide Dog or Service Animal (with proof)		No Fee
In order to receive the fee advantage for altered dogs and cats, an individual must provide either proof of alteration from a licensed veterinarian or a written statement from a licensed veterinarian that the spay/neuter procedure would be harmful to the animal.		

2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
M.	BURGLAR/SECURITY ALARM PERMIT FEES	
	Police	
	The fee for burglar/security alarm systems operating within the City of Lakewood as defined in Chapter 9A.13 of the Lakewood Municipal Code are as follows:	
	Annual Permit Fee	\$24.00
	- for Senior Citizens or Physically Disabled	\$12.00
	General False Alarm Fee	\$100.00 each incident
	Robbery False Alarm Fee	\$200.00 each incident
	Supplemental False Alarm Fee for Unregistered Alarm	\$100.00 each incident
	Late Fee if False Alarm Fee is not paid in 30 days of invoice	\$25.00
	Appeal Fee (refundable if fee is overturned)	\$50.00
	Alarm Company Fee for Failure to Verify Alarm Signal	\$100.00
	Alarm Company Fee for false statements concerning the inspection of an alarm site or alarm performance	\$200.00
	Failure to comply and provide customer lists to Alarm Administrator	\$25.00 per working day (after the initial 30-day notice expires, i.e. day 31)
	Failure to renew (assessed the Alarm Agreement Holding Company)	\$100.00
	Failure to obtain an alarm permit from the Police alarm Administrator	\$10.00 per each registered alarm user in City, with maximum of \$100.00
	Reinstatement fee for unregistered alarm installation company or unregistered company	Greater of 100.00 or \$10.00 per alarm user of letters that have been sent

2019 2020 FEE SCHEDULEResolution 2019-02 xx Adopted by City Council on ~~January 22, 2019~~ Nov. 18, 2019

Fee Type		Fee Amount
All		
	Taxes and Pass-Through Costs	All appropriate taxes and pass-through costs are added to fees when they are incurred, even if not specified in the fee schedule.
A.	Copies/Duplication	
	Legal/City Clerk	
	Certification of documents and Affixing City Seal	\$0.15 per page + \$3.00
	Preparation of verbatim City Council minutes	\$50.00/hour
	Reproduction of City Council audio tapes	\$5.00
	CD-ROMs	\$1.00
	Various Departments	
	Copies of resolutions, minutes of meetings, full municipal code, contracts, reports and other disclosable public records. <i>(No fee charged for copies of ordinances.)</i>	\$0.15 per page + mailing container, shipping/postage. Staff may in its discretion send copy jobs for outside printing, in which case, actual cost is charged.
	Non Sufficient Funds (NSF) Fee	\$25.00
	Public Works	
	Engineering Standards Manual	Cost plus 15%
B.	City Hall Rental Fees - Two-hour minimum reservation required for facility use	
	Cleaning Fee (non-refundable)	\$50.00 (Saturday & Sunday only)
	City staff attendant	Hourly rate of City staff attendant.
	Up to a 15% Administrative charge may be added to actual expenses. In addition, an hourly rate fee will be charged for repairs or additional cleaning that is required as a result of an event.	

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
C. PLANNING AND DEVELOPMENT FEES		
Administrative Fee		
Technology Fee		2% of the total planning permit cost
Plat/Subdivision Fees		
Preliminary Plat		\$3,850.00 plus \$100.00 per lot; plus \$2,500 hearing examiner deposit ⁽¹⁾
Plat Amendment (before final plat approval)		
	Major	\$1,320.00 plus \$100 per lot; plus \$2,500.00 hearing examiner deposit ⁽¹⁾
	Minor	\$660.00 plus \$100 per lot; \$1,000.00- \$2,500.00 hearing examiner deposit ⁽¹⁾
Final Plat		\$2,750.00 plus \$50.00 per lot
Plat Alterations (after final plat approval)		\$2,500.00 plus \$1,000 hearing examiner deposit ⁽¹⁾
Binding Site Plans		\$2,200.00
Short Plat		\$3,500.00
Short Plat Amendments		\$1,000.00
Boundary Line Adjustments (BLA)/Lot Combination		\$600.00
Recording Fees		Fees Not Included
Discretionary Land Use Permits		
Conditional Use Permits		\$2,200.00 plus \$2,500.00 hearing examiner deposit ⁽¹⁾
Master Facilities Plan		\$2,200.00 plus \$2,500.00 hearing examiner deposit ⁽¹⁾
Major Variances		\$1,200.00 plus \$500.00 \$2,500.00 hearing examiner deposit ⁽¹⁾
Major Variances for single family dwelling (where project valuation does not exceed \$12,000)		\$660.00
Administrative Variances		\$400.00
Administrative Use Permits		\$1500.00
Temporary Use Permits		\$200.00
Major Modifications of Permit Approval		1/2 of original permit cost
Minor Modifications of Permit Approval		1/4 of original permit cost
Shoreline Substantial Development Permit		\$2,300.00 plus \$1,000 \$2,500.00 hearing examiner deposit ⁽¹⁾
Shoreline Conditional Use Permit/Shoreline Variance		\$2,300.00 plus \$1,000.00 \$2,500.00 hearing examiner deposit ⁽¹⁾
Written Shoreline Exempt Determination (The fee applies only to requests for a written determination by the Community and Economic Development Department that the project is exempt from the Shoreline Master Program.)		\$150.00
Appeals & Reconsiderations		
Reconsideration of a Decision of the Hearing Examiner		\$300.00 plus \$2,500.00 hearing examiner cost deposit ⁽¹⁾
Appeal of the Administrative Officer's Decision		\$450.00
Appeal of SEPA Determination		\$450.00
Amendments to Plans & Regulations		
Amendments to the Comprehensive Plan & other related policy documents		\$850.00 \$2,100.00
Amendments to Development Regulations		\$850.00 plus consultant fees over 4 hours \$2,600.00
Amendments to the Shoreline Master Program		\$1,800.00 \$3,200.00
Site-Specific Rezone		\$3,100.00

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
C. PLANNING AND DEVELOPMENT FEES (continued)		
Zoning Certification/Site Plan Review		
Single family dwelling construction in residential zones are subject to the following fee schedule:		
<u>Construction Value:</u>		
\$0 - \$74,999		\$50.00
\$75,000 - \$124,999		\$100.00
\$125,000 - \$224,999		\$150.00
Over \$225,000		\$300.00
Other Developments: All new buildings or exterior tenant improvements in commercial or industrial zones, and all other construction and development activity, other than single-family dwelling construction, are subject to the following fee:		
Construction Value	Zoning Certification Fee	Compliance check w/ AUP, CUP, etc.
\$0 - \$99,999	\$260.00	\$50.00
\$100,000 - \$249,999	\$530.00	\$200.00
\$250,000 - \$499,999	\$790.00	\$450.00
\$500,000 - \$999,999	\$1,000.00	\$700.00
\$1,000,000 - \$4,999,999	\$2,000.00	\$1,200.00
\$5,000,000 - \$10,000,000	\$2,500.00	\$1,700.00
Over \$10,000,000	\$3,000.00	\$2,200.00
Site Plan Review without a Building Permit. The zoning certification and site plan review fee for those development projects for which no building permit is required but which requires site plan review and a zoning certification, shall be based on the value of the proposed development to be undertaken. The value of the proposed construction/development shall be determined based on professional estimates by a licensed engineer, architect, landscape designer or contractor. These estimates may include but are not limited to, grade and fill of the site, paving, placement of utilities, lighting, landscaping, and other site improvements. The combined total of the cost estimates for all development on the site shall be the established value basis for the zoning certification and site plan review fee found in the table above.		
Zoning Certification with No Site Plan Review Required	A \$20.00 fee applies to zoning certifications where only a business license is required.	
	A \$50.00 fee applies to projects where the proposed land use must be reviewed with respect to development standards, but there is no requirement for submitting a site plan, e.g. an interior tenant improvement.	
Mixed Use Buildings	Site plan review and/or zoning certification application fees may be reduced by 50% if the application is for the construction of a mixed use building. Fee waivers do not apply to SEPA, short plat, subdivision or other permit requests associated with the development of a site, nor does fee reduction apply to mixed use development where the commercial and residential uses are not located within the same building.	

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
C. PLANNING AND DEVELOPMENT FEES - continued		
Miscellaneous Planning Fees		
Accessory Living Quarters		\$100.00
Design Review		\$200.00
		Application fees may be reduced by 50% if the application is for a mixed use building. Fee reduction applies to site plan review/zoning certification and design review. Fee waivers do not apply to SEPA, short plat, subdivision or other permit requests associated with the development of a site, nor does fee reduction apply to mixed use development where the commercial and residential uses are not located within the same building.
Time Extensions		\$240.00
Annexation Petition		
	Notice of Intent to Commence Annexation	\$320.00
	Petition to Annex	\$2,500.00
⁽¹⁾ Hearing Examiner Fees		
Where Examiner Review is required for any related use permit, appeal, etc., the applicant is responsible for and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.		
Other Fees		
Staff Review Fees (includes re-inspection and investigative fees, and additional staff review when the processing of the application exceeds the application base fees as outlined in the fee schedule.)		\$\$\$1.00 \$92.00 per hour
Development Agreement		\$2500.00
Pre-Application Conference		\$150.00 - Of this amount, \$100.00 can be applied to related permits filed within sixty (60) days of the preapplication conference
Final Certification of Occupancy/Site Certification		\$100.00
Home Occupation		\$200.00
Limited Home Occupation		\$50.00
Downtown Subarea Park Fee-in-Lieu of Common Open Space Construction		Up to 50% of valuation of required common open space (100 sq. ft. required per dwelling unit); see LMC 18B.530
Written Zoning Determination by the Assistant City Manager for Development Services		\$\$\$50.00 \$250.00
WTF Administrative Use Permit		\$800.00
WTF Conditional Use Permit		\$2,000.00
Non-Conforming Sign Permit Fees (LMC 18A.50.675)		
	- If the permit is obtained within ninety (90) days of receipt of notification by the City advising the applicant of the need to obtain a permit	No permit fee
	- If the permit is obtained after the ninety (90) day time period following notification by the City.	\$84.00

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
C. PLANNING AND DEVELOPMENT FEES - continued		
SEPA & Wetland Fees		
Written SEPA Exempt Determination (The fee applies only to requests for a written determination by the Community & Economic Development Department that the project is exempt from the requirements of SEPA.)		\$50.00
Environmental Checklist for projects applicable Process I and II applications located outside of Downtown Subarea Plan Boundaries		\$480.00 \$550.00
Environmental Checklist for applicable Process III, IV, and V applications (e.g. conditional use permits, variances, shoreline substantial development permits, plats, master plans, and land use map/text changes located outside of the Downtown Subarea Plan Boundaries)		\$1,840.00
Environmental Checklist for applicable Process V applications (e.g. generalized or comprehensive ordinance text amendments, area-wide amendments, annexations, and adoption of new planning-related ordinance)		Staff review hourly rate; \$2,500.00 deposit is required
Environmental Checklist for projects inside of Downtown Subarea Plan Boundaries		\$50.00
Environmental Impact Statement (EIS)		\$3,200.00 plus preparation at contract rate to be determined
Reasonable Use Exception other than residential (RUE)		\$1,840.00 plus \$500.00 -\$2,500.00 hearing examiner deposit ⁽¹⁾
Residential RUE		\$500.00
Additional SEPA Review (See WAC 197-11-335)		No charge, except any third-party consultant costs to the City.
Downtown Subarea Planned Action Transportation Fee		\$2,174.00 per PM peak hour trip generated by use(s).
Multi-Family Tax Exemption Applications (LMC 3.64.030)		
Conditional Certificate Application		\$800.00
Extension of Conditional Certificate of Application		\$500.00
Final Certificate of Application		\$500.00
Tree Removal/Replacement Permit Fees		
Significant Tree Removal Permit		No Fees
Off-Site Tree Replacement Permit (when trees are not being replaced onsite)		\$400.00 for each replacement tree

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
D. GENERAL REQUIREMENTS FOR ALL CONSTRUCTION-RELATED PERMITS		
	Building Permit fees shall be based upon valuation. The valuation shall be determined by the Building Official. For most projects the square footage costs in the most current Building Valuation Data Table published by the International Code Council (ICC) may be employed. For projects not covered by the table construction estimation tools such as Construction Cost Data by R.S. Means or the BNI <i>Construction Costbook</i> may be referenced as a guide.	
	Administrative Fee - Includes a technology fee equal to 2% of the total building permit cost.	
	Permit fees shall be calculated from valuation in the following manner:	
	Valuation	Corresponding Permit Fee
	\$0 - \$500	\$30.00
	\$501 - \$2,000	\$30.00 for the first \$500.00 plus \$4.00 for each additional \$100 or fraction thereof, to and including \$2,000.
	\$2,001 - \$25,000	\$90.00 for the first \$2,000.00 plus \$17.50 for each additional \$1,000 or fraction thereof, to and including \$25,000.
	\$25,001 - \$50,000	\$492.50 for the first \$25,000.00 plus \$12.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
	\$50,001 - \$100,000	\$805.00 for the first \$50,000.00 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.
	\$100,001 - \$500,000	\$1,255.00 for the first \$100,000.00 plus \$7.25 for each additional \$1,000 or fraction thereof, to and including \$500,000.
	\$500,001 - \$1,000,000	\$4,155.00 for the first \$500,000.00 plus \$6.00 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
	\$1,000,001 - \$5,000,000	\$7,155.00 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to an including \$5,000,000.
	\$5,000,001 and up	\$23,155.00 for the first \$5,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof.

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
D. GENERAL REQUIREMENTS FOR ALL CONSTRUCTION-RELATED PERMITS - continued		
Plan Review Fees		
Plan review fees shall be 65 percent (65%) of the Building Permit Fee with a minimum fee of one hour (\$85.00)		
Plan review for residential site specific base plans shall be \$500.		
Other Fees		
	Demolition Fees	
	Single Family (including duplex)	\$200.00
	Residential Accessory Building	\$100.00
	Commercial/Multi-Family (including mobile home parks)	
	Less than 10,000 square feet	\$200.00
	10,000 to 100,000 square feet	\$400.00
	100,000 square feet or more	\$600.00
State Building Code Council (SBCC) Surcharge - Residential		\$6.50 for each building permit issued, plus an additional surcharge of \$2.00 for each residential unit after the first unit, in accordance with RCW 19.27.085
State Building Code Council (SBCC) Surcharge - Commercial		\$25.00 for each building permit issued, plus an additional surcharge of \$2.00 for each residential unit after the first unit, in accordance with RCW 19.27.085
General Comments		
1)	Any person who commences any work on a building, structure, gas, mechanical, or plumbing system before obtaining the necessary permits may be subject to an investigative fee.	
2)	Additional inspection outside of normal business hours or investigative fee rates are calculated at \$51.00 \$92.00 per hour (2 hour minimum).	
3)	A reinspection fee shall be calculated at \$51.00 \$92.00 per occurrence.	
4)	Additional plan review resulting from revisions, resubmittals and other documents shall be calculated at \$51.00 \$92.00 per hour of staff time expended.	
5)	Additional hourly rates for which no specific fee is identified shall be calculated at \$51.00 \$92.00 per hour.	
6)	The use of outside consultants for plan checking and/or inspections will be the actual plus overhead adjustments as determined by the Building Official.	
7)	The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees as assessed.	
8)	Temporary Certificate of Occupancy (TCO): \$200.00 application filing fee (nonrefundable), plus a cash guarantee or other appropriate security, including letters of credit, in the amount of 150% of the estimated work remaining. The cash guarantee or other appropriate security, shall be forfeited to the City if the work is not completed within the time period specified on the application as agreed to between the City and the property owner or authorized person acting on the property's owners behalf. In the case where such cash guarantee or other appropriate security is forfeited to the City, the proceeds therefrom shall be placed in the City's general fund.	
9)	Any time the use of a building or tenant space is changed, a change of use permit is required. The fee for a change of use permit is \$250.00. If alterations to the space are to be performed, additional permits and fees may be required such as building permit, plumbing permit, mechanical permit, etc. Please note that an electrical permit may be required for changes to the electrical service or wiring.	
10)	Building permit extension (after two extensions have been previously authorized by the Building Official. The fee is 0.5 hours at the CEDD hourly rate (see Staff Review Fees under Other Fees section).	

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
D. GENERAL REQUIREMENTS FOR ALL CONSTRUCTION-RELATED PERMITS - continued		
Mechanical Permit Fees		
New Single Family Residences and Duplex (per unit) Flat Fee		\$175.00
Residential (Prescriptive Design)		\$175.00
Commercial and Non-Prescriptive Residential		Per Valuation w/ Minimum \$175.00
New Commerical Building and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.		
Project Valuation		Fee
Up to \$5,000		\$85.00
\$5,000 - \$100,000		\$85.00 for the first \$5,000 plus \$17.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
> \$100,000		\$1,700.00 for the first \$100,000 plus \$12.00 for each additional \$1,000 or fraction thereof.
Mechanical Review Fees		
When plan reviews and/or specifications are required, the plan review fee shall be calculated at 25% of the Permit Fee.		
Small Tenant Improvements (mechanical < \$5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below:		
Equipment Unit Schedule Description		Fee
Permit Issuance		\$34.00
Issuing supplemental permits		\$12.00
Furnaces up to and including 100,000 BTU		\$22.00
Furnaces over 100,000 BTU		\$29.00
Appliance vents		\$12.00
Repair or additions to A/C systems		\$22.00
Boilers, compressors and absorption systems up to and including 3 horsepower		\$29.00
Boilers, compressors and absorption systems over 3 horsepower and including 15 horsepower		\$53.00
Boilers, compressors and absorption systems over 15 horsepower and including 30 horsepower		\$76.00
Boilers, compressors and absorption systems over 30 horsepower and including 50 horsepower		\$100.00
Boilers, compressors and absorption systems over 50 horsepower		\$123.00
Air handlers up to and including 25 tons		\$18.00
Air handlers over 25 tons		\$29.00
Evaporative coolers		\$41.00
Ventilation and exhaust (fans and hoods)		\$18.00
Incinerators, domestic type		\$29.00
Incinerators, international type		\$41.00
Each gas piping from 1 to 5 outlets		\$12.00
- Additional outlets per outlet		\$3.00
Miscellaneous		\$18.00

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
D. GENERAL REQUIREMENTS FOR ALL CONSTRUCTION-RELATED PERMITS - continued		
PLUMBING PERMIT FEES		
New Single Family Residences and Duplex (per unit) flat fee		\$225.00
New Commercial Buildings and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.		
<u>Project Valuation</u>		<u>Fee</u>
Up to \$5,000		\$85.00
\$5,000 - \$100,000		\$85.00 for the first \$5,000 plus \$17.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000 and up		\$1,700.00 for the first \$100,000 plus \$12.00 for each additional \$1,000 or fraction thereof.
PLUMBING REVIEW FEES		
When plans and/or inspections are required, the plan review fee shall be calculated at 25% of the Permit Fee.		
Small Tenant Improvements (mechanical < \$5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below.		
<u>Equipment Unit Schedule</u>		<u>Fixture Fee</u>
Permit Issuance		\$34.00
Issuing supplemental permits		\$12.00
Furnaces up to and including 100,000 BTU		\$22.00
Each plumbing fixture with one trap		\$12.00
Each building sewer		\$22.00
Each drain for indoors rainwater system		\$12.00
Each cesspool		\$35.00
Each private sewage disposal system		\$59.00
Each water heater and vent		\$12.00
Each gas piping from 1 to 5 outlets		\$12.00
- Additional outlets per outlet		\$3.00
Each waste incinerator		\$12.00
Water piping or water treating system		\$12.00
Repair or alteration of drainage or vent		\$12.00
Backflow device for lawn sprinklers		\$12.00
Vacuum breakers from 1 to 5		\$12.00
- Additional units over 5 per each		\$3.00
Backflow device for other systems over 2 inches in diameters		\$24.00
Cross connection of reclaimed water system		\$47.00
Each graywater system		\$59.00
Medical gas system from 1 to 5 outlets		\$71.00
- Additional outlets over 5 per each		\$12.00

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
E. GEOGRAPHICAL INFORMATION SYSTEMS AND OTHER FEES		
Geographical Information Systems (GIS)		
LABOR COSTS: Labor costs for preparation of requested GIS information shall be billed on a quarter of an hour (15-minute) basis, at the rate of \$12.50 per fifteen (15) minute period of labor, in addition to any applicable mapping and/or electronic media costs, set forth below:		
Standard Mapping Products		
Photo Quality Paper (11 X 17)		\$15.00 each
Wall Map (22 X 34)		\$20.00 each
Wall Map (33 X 44)		\$25.00 each
ELECTRONIC MEDIA: CD-ROM		\$15.00
Administrative Services		
Extra Duty Contracts - Administrative Fee		\$2.00 per hour
Extra Duty Contracts - Processing Fee		\$10.00 per invoice
Lien Filing Fee		\$50.00 plus all recording fees
F. PUBLIC WORKS PERMIT FEES		
Administrative Fee		
Technology Fee		2% of the total public works permit cost
Permits		
Site Development Permit (<i>covers site work, including erosion control, clearing, grading and drainage</i>)		
	Project Value	Permit Fee
	\$0 - 15,000	\$500.00
	\$15,001 - \$50,000	\$1,000.00
	\$50,001 - \$150,000	\$2,500.00
	\$150,001 - \$1,000,000	\$4,500.00
	Over \$1,000,001	\$9,000.00
<i>Project Value is defined as the value of all improvements outside the building footprint.</i>		
Right-of-Way Permit (<i>authorization to use right-of-way for minor construction, parking or other non-intrusive use</i>)		\$150.00 plus any staff time in excess of 2 hours at \$51.00 \$92.00 per hour
Pavement Degradation Fee : (<i>recovers loss in pavement serviceability due to pavement cuts</i>):		
	Road Material, Type, PCI Score	PDF Fee
	Flexible, High Volume, In moratorium	\$85.00 per square yard
	Flexible, High Volume, PCI 100-85	\$42.00 per square yard
	Flexible, High Volume, PCI 84-70	\$34.00 per square yard
	Flexible, High Volume, PCI 69-50	\$25.00 per square yard
	Rigid, High Volume, In moratorium	\$164.00 per square yard
	Rigid, High Volume, PCI 100-85	\$82.00 per square yard
	Rigid, High Volume, PCI 84-70	\$66.00 per square yard
	Rigid, High Volume, PCI 69-50	\$49.00 per square yard
	Flexible, Med-Low Volume, In moratorium	\$54.00 per square yard
	Flexible, Med-Low Volume, PCI 100-85	\$27.00 per square yard
	Flexible, Med-Low Volume, PCI 84-70	\$22.00 per square yard
	Flexible, Med-Low Volume, PCI 69-50	\$16.00 per square yard
	Rigid, Med-Low, In moratorium	\$142.00 per square yard
	Rigid, Med-Low, PCI 100-85	\$71.00 per square yard
	Rigid, Med-Low, PCI 84-70	\$57.00 per square yard
	Rigid, Med-Low, PCI 69-50	\$43.00 per square yard

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
F.	PUBLIC WORKS PERMIT FEES - continued	
	Right-of-Way Vacation Permit (<i>"Sale" or vacation of city right-of-way to abutting property owners</i>)	\$1,000.00
	Street Opening Permit (<i>Used to install new or repair/upgrade existing private and public facilities located in a street right-of-way; includes pavement cuts, excavation, traffic control, etc.</i>)	\$500.00 plus any staff time in excess of 10 hours at \$51.00 \$92.00 per hour
	Oversize Load Permit (<i>all vehicles in excess of legal weight or size limitations according to RCW 46.44 shall obtain an oversize load permit prior to operating on Lakewood streets</i>)	Individual \$100.00 Annual \$300.00 Additional costs shall apply if police escorts or signal technician work is required.
	Right-of-Way Tree Cutting Permit (<i>for residential or commercial cutting on or along a lot or in an area zoned for more than one single family home</i>)	\$200.00
	Reinspection Fee (<i>to cover cost of each reinspection, required in conjunction with a Right-of-Way Permit, necessary to assure compliance with the requirements of the permit</i>)	\$51.00 \$92.00
	General Inspection Fee (<i>for inspection not otherwise listed</i>)	\$51.00 \$92.00 per hour
	Miscellaneous Permits (<i>any Public Works permit not covered by the fee schedule, if performed by an employee</i>)	Rate will be based on actual hourly costs, plus benefits (30%), operating costs (16%) and central services costs (16%)
	Professional Services Contracts (<i>any private or public professional service contract needed</i>)	Rate will be billed 100%, plus 10% administrative charges

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
G. PARKS AND RECREATION PROGRAMS (Facility/Use)		
Parks, Recreation & Community Services		
Special Use Permit*		
Events		\$200.00 - \$500.00
Colonial Plaza and Major events		\$1,000.00
Event Deposit		\$250.00 - \$500.00 per event
Additional event fees and services (plus 15% of gross private event revenue)		Market rate + 15%
* permit fee + extra costs associated with event (garbage, staff support, notification, sanitation, security, etc)		
Alcohol Permit Fee ** (must be purchased in addition to a special use permit)		
Small events		\$200.00
Large events		\$500.00
Major events		\$1,000.00
** Special conditions apply		
Facility Use Cancellation Fees		
- Recreation Administrative Fee		\$10.00 (non-refundable)
- Special Use Permit - less than 30 days prior to		(0%) 100% retained by City
- Special Use - 31-60 days prior to use		(50% refunded) 50% retained by City
- Special Use - more than 61 days prior to use		(75% refunded) 25% retained by City
Lakewood Senior Activity Center (two hour minimum)		
Rainier Room		
Rainier Room - Full activity room		\$65.00 per hour
Classroom		\$30.00 per hour
Artroom		\$30.00 per hour
Kitchen (only if available if renting full activity room)		\$15.00 per hour
Facility Deposit		\$150.00
Cleaning Fee		\$150.00
Additional Staffing Fee		\$15.00 \$25.00 per hour
Cancellation Fees		
- Facility Deposit/Fees (less than 30 days)		(0%) 100% retained by City
- Facility Deposit/Fees (31-60 days prior)		(50% refunded) 50% retained by City
- Facility Deposit/Fees (more than 61 days prior)		(75% refunded) 25% retained by City
Boat Launch		
Per launch (Credit/Debit Cards Only)		\$15.00
Resident Season Pass		\$100.00
Non-Resident Season Pass		\$130.00
Overnight Pass		\$50.00
Commercial Pass		\$250.00
Farmers Market	Daily Rate/ Farmers Market Market	Seasonal/Farmers Market AM or PM
Regular Stall 10x10	\$25.00	\$250.00 \$260.00
Regular Stall 10x 20 or Food Trucks	\$50.00	\$585.00
10x10 Stall W/ Electricity	\$30.00	\$300.00
Pull-Through Stall	\$40.00 \$50.00	\$400.00 \$585.00
Payment Plan Processing	\$35.00	\$35.00
Neighborhood Parks		
Field Preparation Fees		\$25.00
Fields use		\$20.00 per hr (no prep); \$50.00 per game fee (2.5 hrs. and one prep per day)

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
G. PARKS AND RECREATION PROGRAMS (Facility/Use) - continued		
Fort Steilacoom Park		
Large Picnic Shelter - Full day only May-Sep		
- Half Day - 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00 p.m.		\$100.00
- Full Day (10:00 a.m. - 7:00 p.m.) - May require a special use permit.		\$200.00
Small Picnic Shelters - Full day only May - Sep		
- Half Day - 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00 p.m.		\$50.00
- Full Day (10:00 a.m. - 7:00 p.m.)		\$75.00
Pavilion		
- Half Day - 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00 p.m.		\$500.00
- Full Day (10:00 a.m. - 7:00 p.m.)		\$1,000.00
Hourly Rate (2 hour minimum)		\$150.00
Deposit		\$250.00 - \$500.00
Cleaning Fee		\$50.00 - \$70.00
Sport Field Use Fees		
	<u>With one field preparation, per field, per 1/2 day (5- hours or less)</u>	<u>With one field preparation, per field, per day</u>
- 1 Field	\$150.00	\$200.00
- 2 Fields	\$200.00	\$275.00
- 3 Fields	\$250.00	\$325.00 \$350.00
- 4 Fields	\$300.00	\$375.00 \$425.00
- 5 Fields	\$350.00	\$425.00 \$500.00
<u>With second field preparation, per field, per day</u>		
- 1 Field		\$45.00
- 2 Fields		\$90.00
- 3 Fields		\$135.00
- 4 Fields		\$180.00
- 5 Fields		\$225.00
	<u>Without field preparation, per 1/2 day- (5 hours or less)</u>	<u>Without field preparation, per day</u>
- 1 Field	\$100.00	\$150.00
- 2 Fields	\$125.00	\$200.00
- 3 Fields	\$150.00	\$250.00
- 4 Fields	\$175.00	\$300.00
- 5 Fields	\$200.00	\$350.00
Baseball Field #5 at Fort Steilacoom Park		\$25.00 per game or \$50.00 per day
Single Sports Field (no preparation)		\$35.00 \$40.00 per 60 minutes
Tournament Deposit and Cancellation Fee (A full refund or credit less		
- Nonrefundable tournament reservation fee (does not go towards tournament fees)		\$100.00
- Tournament Deposit Fee (will go towards tournament fees)		\$100.00 per field
- Tournament cancelled less than 30 days prior		50% of deposit refunded
- Tournament cancelled 31-60 days prior		75% of deposit refunded
Youth soccer teams not associated with city leagues but use city fields for league play, per team. Field availability may vary and field prep fees apply.		
- Age 10 years and under		\$100.00 per team
- Age 11 - 18 years		\$125.00 per team
- Adult, age over 18 years		regular field use rates apply
Youth baseball teams not associated with city leagues but use city fields for league play, per team. Field availability may vary and field prep fees apply.		\$50.00 per game fee (2.5 hours and one prep per day)
Field preparation (all sports)		\$45.00 \$50.00 per prep \$75 per mid day mound change

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
G. PARKS AND RECREATION PROGRAMS (Facility/Use) - continued		
Other Fees		
Fort Steilacoom Park Open Space:		
Half Day (10:00 a.m. - 2:00 p.m.) or (3:00 p.m. - 7:00 p.m.)		\$100.00
Full Day (10:00 a.m. - 7:00 p.m.) - May require a special use permit.		\$200.00
Jumpy Houses Permits - Must be inspected and requires insurance.		\$20.00 each
Non-Refundable Vendor Application Fee		\$25.00
Advertising banner		\$100.00 per day
Concessions		\$25.00 - \$50.00 per day
Additional Staff Fee		\$25.00 per hour
Parking, camping and other revenue collected by renter for event		15% of gross revenue
Neighborhood Shelters - Full day only May-Sept		
- Half day (resident/nonresident): 10:00 a.m. - 2:00 p.m. OR 3:00 p.m. - 7:00		\$40.00 / \$50.00
- Full Day (resident/nonresident): 10:00 a.m. - 7:00 p.m.		\$60.00 / \$75.00
Special Event Fee		
Vendor Application Fee		\$25.00
McGavick Center Facility Use/Rental		
Non-profit organizations may rent the entire facility for a flat fee of \$1,500.00. The City's available days for rental/use are limited in number each year.		

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
H. FIRE CODE OFFICIAL & INTERNATIONAL FIRE CODE (IFC) FEES		
Community & Economic Development		
Site Development Plan Review (plats, short plats, commercial projects, residential infill's etc.)		
	Basic review fee	\$250.00
	- Additional review (over two hours)	\$125.00 per hour
	Vehicle Gates (includes plan review, inspection and testing)	\$125.00 per hour
	Construction Plan Review - A plan review fee will be charged for fire department review of requirements for construction and inspection of the IFC requirements for buildings classified as Group A, B, E, F, H, I, M, R, S and U. The plan review fee shall be:	15% of the plan review fee established for Building Permit Plan Review with a minimum fee of \$125.00
Fireworks Fees		
1)	Fees for temporary fireworks stand permit	\$100.00
2)	Fees for a public display permit	\$245.00
3)	A liability insurance policy(ies) is/are required in accordance with the Fireworks Ordinance for both fireworks stands and public displays as follows:	
	- \$500,000 for injuries to any one person in one accident or occurrence;	
	- \$1,000,000 for injuries to two or more persons in any one accident or occurrence;	
	- \$500,000 for damage to property in any one accident or occurrence; and/or	
	- \$1,000,000 combines single limit for any one accident or occurrence	
4)	A bond for clean-up is required in accordance with the Fireworks Ordinance for all fireworks stands (in a bond or cashiers check)	\$500.00
Fire Alarm Systems		
	Tenant Improvements (1st four zones)	\$215.00 plus \$6.00 (per
	- Additional zones	\$54.00 (each)
	Residential (one and two-family dwellings)	\$215.00 plus \$6.00 (per
	Commercial and Multi-Family (1st four zones)	\$325 plus \$6.00 (per device)
	- Additional zones	\$54.00 (each)
	- Sprinkler supervision only	\$270.00
	Fire Alarm Permit Fee for upgrading of an existing system	50 percent (50%) of the fee
	Fire Alarm Plan Review Fee	25 percent (25%) of the
	Underground Sprinkler Supply (includes plan review,	\$325.00
New Suppression Systems (Halon, CO2, Dry Chemical, FM200, Integren, etc.):		
	- 1 to 5 nozzles	\$200.00
	- Over 5 nozzles	\$200.00 plus \$20.00 per nozzle over 5
	- Bottle(s)	\$30.00 per bottle

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
H. FIRE CODE OFFICIAL & INTERNATIONAL FIRE CODE (IFC) FEES - continued		
Above Ground Fire Sprinkler Systems		
The fee for fire sprinkler systems shall be based on the Building Permit Fee Table. The valuation shall be based on the per square foot figure of sprinkler systems as established by policy in accordance with nationally-recognized standards.		
Plan Review Fee <i>(for the fire sprinkler systems are in addition to the permit fee)</i>		25 percent (25%) of the permit fee, with a minimum of \$125.00.
Tenant Improvements <i>(relocation and addition to existing system)</i>		valuation 20 percent (20%)
System		\$270.00
Standpipes (includes review, inspection and testing fees)		
Temporary Standpipe		\$162.00
Class I		\$184.00
Class II		\$297.00
Class III		\$318.00
Other Fees		
- Additional inspection fees may be imposed		\$50.00 for each additional inspection
- After hours inspections		\$75.00 hour (1-hour minimum)
Fire Pump Installations (includes review, inspection and testing fees)		\$540.00
Commercial Power Generator Installations (includes review, inspection and testing fees)		\$350.00
Battery Systems - Capacity over 50 Gallons		\$125.00
Compressed Gas Systems - Install, Modify, Repair or Abandon		\$200.00
Crogenic Fluids - Install or Modify		\$200.00
Emergency Responder Radio Coverage System - Install or Modify		\$200.00
Flammable and Combustible Liquids		
Installation of Modification of Commercial Tank, Piping or Distribution System		\$250.00
Installation of Modification to Pipeline System		\$125.00
Removal of Abandoned Tank in Place of Residential Tank		No Fee
Removal or Abandoned in Place of Residential Tank		\$55.00
Hazardous Materials - Installation, Repair, Abandon or Remove a Facility		\$125.00
Industrial Ovens - Installation		\$125.00
LP Gas - Installation of Storage and/or Distribution System		\$200.00
Solar/Polarvoltaic Power Systems (Commercial) - Intallation and Modification		\$125.00
Spraying or Dipping Operations - Installation or Modification of Spray Booths, Room or Dip Tank		\$200.00
False Fire Alarms		
In the event of more than two false alarms in any 12 month period, the Fire chief may charge a fee for fire department response as specified below:		
- First and Second False Alarms		No Fee
- Third False Alarm		\$100.00
- Fourth and Additional False Alarms		\$250.00
EXCEPTION: False alarms resulting from the failure of a fire alarm service technician notifying the central, proprietary or remote monitoring station shall be billed at the rate of \$250.00 for each occurrence.		\$270.00 for each occurrence

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
H. FIRE CODE OFFICIAL & INTERNATIONAL FIRE CODE (IFC) FEES - continued		
Fire Code Permit Fees		
The following are annual fees, except where noted, in accordance with Section 105 of the International Fire Code.		
Permit charges may be waived by the Fire Chief or Fire Marshal for the following: Activities of Washington State non- profit corporations and/or civic or fraternal organizations which possess an IRS tax exempt status. Proof of IRS tax exempt shall be presented at the time of permit application. Non-profit organizations may be charged 1/2 of the listed occupancy permit fees. However, any group shall be assessed a full permit fee if the approved conditions of the permit are modified or not adhered to by the applicant.		
Permit Type	Fee	
Aerosol products	\$110.00	
Aircraft Refueling Vehicle	\$110.00	
Amusement Buildings	\$110.00	
- Haunted House - Commercial (Limited)	\$110.00	
- Bizaars, Boutiques, Booths or Displays	\$110.00	
- Flee Markets	\$110.00	
Aviation Facilities	\$110.00	
Carnivals and Fairs		
- Commercial	\$110.00	
- Fairs, Bazaars, Famers Market, Etc.	\$110.00	
- Special Events - Outdoors	\$110.00	
Cellulose Nitrate Film	\$110.00	
Combustible Dust Producing Operations	\$110.00	
Combustible Fiber Storage	\$110.00	
Compressed Gases	\$110.00	
Covered and Open Mall Buildings	\$110.00	
- Kiosks, Concessions, Booths, Etc.	\$110.00	
- Used for Assembly (Limited)	\$110.00	
- Use of Open Flame (Limited)	\$110.00	
- Display of Flammable Liquid or Gas	\$110.00	
Cryogenic Fluid	\$110.00	
Cutting and Welding	\$110.00	
Dry Cleaning	\$110.00	
Dust Producing Operations	\$110.00	
Explosives - Manufacture, Store, Handling, Sale or Use	\$110.00	
Fireworks Stand, Limited	\$110.00	
Flammable/Combustible Liquids	\$110.00	
Fruit and Crop Ripening	\$110.00	
Fumigation and/or Insecticidal Fogging	\$110.00	
Hazardous Material - Store, Transport, Dispense, Use of Handle	\$110.00	
HPM Facilities	\$110.00	
High Pile Storage	\$110.00	
Hot Work Operations	\$110.00	
Industrial Ovens	\$110.00	
Liquid or Gas-Filled Vehicles/Equipment in Assembly Bldgs.	\$110.00	
Lumber Yards and Woodworking Plants	\$110.00	
Magnesium	\$110.00	

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
H. FIRE CODE OFFICIAL & INTERNATIONAL FIRE CODE (IFC) FEES - continued		
Fire Code Permit Fees - continued		
Permit Type (continued)		Fee
Mall (Covered)		\$110.00
- Kiosks, Concessions, Booths, etc.		\$110.00
- Used for Assembly (Limited)		\$110.00
- Use Open Flame, etc. (Limited)		\$110.00
- Display Flammable Liquid or Gas Filled		\$110.00
Motor Vehicle Fuel Dispensing Station		\$110.00
Organic Coatings		\$110.00
Ovens- Industrial		\$110.00
Parade Floats (limited)		\$110.00
Place of Assembly		\$110.00
Haunted House - Commercial (limited)		\$110.00
Bazaars, Boutiques, Booths or Displays		\$110.00
Flea Markets		\$250.00
Other Special Events (Limited)		\$110.00
Pyrotechnical Special Effects Material		\$110.00
Radioactive Material		\$110.00
Refrigeration Equipment (Commercial)		\$110.00
Repair Garages		\$110.00
Spraying and Dipping		\$110.00
Tents and Canopies		\$110.00
Tire and Storage		\$110.00
Welding and Cutting		\$110.00
Tax Incentive Urban Use Center Fees		
- Application Fee		\$150.00 plus \$25.00 per multi-family unit, up to a maximum fee not to exceed \$300.00
- Pierce County Assessor Processing Fee (specific to the Tax Incentive Urban Use Center Application Fee)		\$100.00
- Extension to Conditional Certificate		\$50.00

2019 2020 FEE SCHEDULE - continued

Fee Type	Fee Amount
I. BUSINESS LICENSE FEE SCHEDULE	
Community & Economic Development	
General Business License (GBL)	\$60.00
Renewal of GBL	\$60.00
Temporary Business License	\$60.00
Temporary Business License Renewal	\$60.00
Pawnbroker Pawnshops	\$750.00
Second-hand and/or salvage dealers	\$150.00
Junk and/or salvage dealers	\$300.00
Transient Trader in second-hand property	\$53.00
Private Sales	No Fee
Flea Markets	\$750.00
Adult Cabaret Manager and Entertainer	\$150.00
Adult Entertainment Establishment	\$1,125.00
Panoram Premises License	\$1,125.00
Panoram Device License	\$75.00 per device
Panoram Owner License	\$1,125.00
Panoram Manager License	\$113.00
Carnivals and Circuses	\$150.00 per day
- Five or less machines or devices	\$75.00 per week*
- Five or more	\$15.00 per week per device*
* Alternative to device fees	\$150.00 annual fee
Wrecker License	\$150.00
Public Dances, Cabarets, Dance Halls and Teenager Dances	
- Cabaret	\$750.00
- Public Dance Hall	\$150.00
- Public Dances (per night)	\$53.00
- Public Dances (annually)	\$150.00 (maximum of four
- Teenager Dances	Same as Public Dances
Massage Businesses	
- Massage Business License	\$75.00
- Massage Manager	\$75.00
Bathhouses	
- Public Bathhouse	\$750.00
- Bathhouse Attendant	\$113.00
- Bathhouse Manager	\$113.00
Outdoor Public Music Festivals	\$1,125.00 per day of festival
Bondsmen	\$750.00
Theaters	\$150.00 per screen per year
<i>Transfer of license fee (commercial kennel or cattery, hobby kennel, foster kennel, private kennel, grooming parlor, or pet shop)</i>	No fee
Commercial Kennel/Cattery (6-50 dogs/cats)	\$100.00 plus \$2.00 per dog/cat
Commercial Kennel/Cattery (over 50 dogs/cats)	\$100.00 plus \$200.00
Solicitors and Peddlers	\$75.00 per solicitor or peddler

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
J. RENTAL HOUSING SAFETY PROGRAM		
Community & Economic Development		
Detached Single Family Rental Flat Fee Per Unit		\$12.00
Multi-Family Rental Flat Fee Per Unit		\$12.00
Late Fee for Rental Housing Registration (up to one month past due)		\$0.00
Certificate of Compliance		No Charge
Certificate of Compliance Transfer to New Owner		No Charge
Initial Safety Inspection		No Charge
Reinspection		\$125.00
Rental Housing Inspector's Initial Registration		\$0.00
Rental Housing Inspector's Annual Renewal		\$10.00
K. SMALL CELL FRANCHISE ADMINISTRATIVE FEE		
Community & Economic Development		
Requires a deposit of \$5,000.00 with Small Cell franchise application. The deposit is intended to cover all administrative expenses incurred by the City (including staff/consultant related time) associated with the review of each franchise application and associated franchise negotiations. Additional fees may apply if additional staff/consultant related time is necessary. Any application fee deposit monies not used for administrative expenses associated with the review of each franchise application and franchise negotiation will be returned to the applicant following the approval or denial of the franchise by the City Council. This administrative fee excludes normal permit fees required for work within the City Rights-of-way. City personnel will be tracking all hours expended for each Small Cell application review and franchise negotiation.		
Interim Small Cell Facility Permit Fee: \$100.00 per small cell facility, plus time and materials beyond the base amount.		
Interim Annual ROW Access & Pole Attachment Fee: \$270.00, plus time and materials beyond the base amount.		
Interim New Pole for Small Cell Facility Attachment(s): \$1,000.00 per pole, plus time and materials beyond the base amount.		
L. ANIMAL CONTROL LICENSING FEES		
Police		
The annual license fees for the ownership, keeping, or having control of dogs and/or cats in the City shall be as follows:		
- Dogs (altered)		\$20.00
- Dogs (unaltered)		\$55.00
- Cats (altered)		\$12.00
- Cats (unaltered)		\$55.00
Reduced rates for physically disabled and senior citizens, 65 years of age or older:		
- Dogs (altered)		\$10.00
- Dogs (unaltered)		\$30.00
- Cats (altered)		\$4.00
- Cats (unaltered)		\$30.00
Animals exempted from payment of fee - Guide Dog or Service Animal (with proof)		No Fee
In order to receive the fee advantage for altered dogs and cats, an individual must provide either proof of alteration from a licensed veterinarian or a written statement from a licensed veterinarian that the spay/neuter procedure would be harmful to the animal.		

2019 2020 FEE SCHEDULE - continued

Fee Type		Fee Amount
M.	BURGLAR/SECURITY ALARM PERMIT FEES	
	Police	
	The fee for burglar/security alarm systems operating within the City of Lakewood as defined in Chapter 9A.13 of the Lakewood Municipal Code are as follows:	
	Annual Permit Fee	\$24.00
	- for Senior Citizens or Physically Disabled	\$12.00
	General False Alarm Fee	\$100.00 each incident
	Robbery False Alarm Fee	\$200.00 each incident
	Supplemental False Alarm Fee for Unregistered Alarm	\$100.00 each incident
	Late Fee if False Alarm Fee is not paid in 30 days of invoice	\$25.00
	Appeal Fee (refundable if fee is overturned)	\$50.00
	Alarm Company Fee for Failure to Verify Alarm Signal	\$100.00
	Alarm Company Fee for false statements concerning the inspection of an alarm site or alarm performance	\$200.00
	Failure to comply and provide customer lists to Alarm Administrator	\$25.00 per working day (after the initial 30-day notice expires, i.e. day 31)
	Failure to renew (assessed the Alarm Agreement Holding Company)	\$100.00
	Failure to obtain an alarm permit from the Police alarm Administrator	\$10.00 per each registered alarm user in City, with maximum of \$100.00
	Reinstatement fee for unregistered alarm installation company or unregistered company	Greater of 100.00 or \$10.00 per alarm user of letters that have been sent



TO: Mayor & City Council

FROM: David Bugher, Assistant City Manager for Development Services

THROUGH: John Caulfield, City Manager & Tho Kraus, Assistant City Manager for Administrative Services *John E. Caulfield*

MEETING DATE: November 18, 2019

SUBJECT: Master Fee Schedule, \$92/Hour Fee Calculation

At the City Council Study, November 12, 2019, the City Council reviewed amendments to the City's Master Fee Schedule. One of the topics of discussion was the change in the CEDD/PWE hourly rate from \$51/hour to \$92/hour. Council members requested information as to how this number was calculated.

The change in the hourly rate is a three-step process.

- In Step 1, personnel costs are calculated for CEDD/PWE FTEs that "touch" a development permit. These costs are illustrated in Table 1. The personnel costs to operate the development services team is \$1,659,577.
- Step 2 calculates CEDD/PWE operating, internal service, and overhead costs. Please review Table 2 for details. Data for operating, internal service, and overhead costs is provided by Administrative Services. Total operating costs, \$663,567.
- And lastly, Step 3 calculates the "fully burdened hourly rate" for both CEDD/PWE. The fully-burdened labor cost is the full hourly cost to employ a worker for the hours he/she actually works, which includes wages and the "burden" of the additional costs.

Table 1 CEDD/PWE Personnel Costs			
FTE	2020 Salaries & Benefits	FTE % Allocated	FTE \$ Allocated
Building			
Building Official	\$132,015	1.00	\$132,015
Plans Examiner	118,826	1.00	118,826
Building Inspector	97,858	1.00	97,858

Table 1 CEDD/PWE Personnel Costs				
FTE		2020 Salaries & Benefits	FTE % Allocated	FTE \$ Allocated
	Building Inspector	110,925	1.00	110,925
	Permit Coordinator	111,118	0.72	80,005
	Administrative Assistant	91,348	0.10	9,135
	Permit Technician	93,365	1.00	93,365
	Permit Technician	81,988	1.00	81,988
	Limited Term Office Assistant	80,000	1.00	80,000
	Subtotal – Building		7.82	\$804,117
Current Planning				
	Assistant City Manager/CED Director	\$209,928	1.00	\$209,928
	Planning Manager	117,306	1.00	117,306
	Planning Manager (Special Projects)	121,921	-	-
	Associate Planner	102,936	1.00	102,936
	Permit Coordinator	111,118	0.21	23,335
	Assistant Planner	104,637	1.00	104,637
	Administrative Assistant	91,348	0.15	13,702
	Subtotal – Current Planning		4.36	\$571,844
Public Works Development Services				
	Construction Inspector	\$121,646	0.50	\$60,823
	Assistant Civil Engineer	118,550	0.80	94,840
	Associate Civil Engineer	139,000	0.80	111,200
	Engineering Services Division Manager	167,536	0.10	16,754
	Subtotal – PW Development Services	546,732	2.20	\$283,617
Total			14.38	\$1,659,577

Table 2 CEDD/PWE Operating & Overhead Costs				
Description/Department			CEDD	PW Development Services
Operating Costs				
		Department Operating Costs	\$366,925	\$11,150
		Total No. of Employees within Department	14.50	8.00
		Operating Cost Per FTE	\$25,305	\$1,394
		Number of FTEs Assigned to User Fee Study	12.18	2.20
		Total Operating Costs used in the User Fee Study	\$308,217	\$3,006
Internal Service Charges				
		(Fleet & Equip, IT, Property Mgmt, Risk Mgmt)		
		M & O	\$298,879	\$197,007
		Reserves	\$8,930	\$6,325
		Total Internal Service Charges	\$307,809	\$203,332
		Total No. of Employees within Department	14.50	8.00
		I/S Charges per FTE	\$21,228	\$25,417
		Number of FTEs Assigned to User Fee Study	12.18	2.20

Table 2 CEDD/PWE Operating & Overhead Costs			
Description/Department		CEDD	PW Development Services
Total Internal Service Charges Used in the User Fee Study		\$258,560	\$55,916
	Overhead Costs – Add 10% to Overall Cost		
	(Covers Finance, Legal, City Clerk & City Manager)		
	Total Cost in User Fee Study Before Overhead Costs	\$366,925	\$11,150
	Add 10 % in Total Cost Before Overhead	10%	10%
Total Overhead Costs		\$36,693	\$1,115
Total		\$603,469	\$60,098

In order to calculate the operating and overhead costs per employee we combined the two departments totals (\$603,469 + \$60,098) and divided the sum (\$663,558) by the total number of FTE's included in the development review process (12.18 for CED & 2.2 for PWE total of 14.38). The calculation is as follows: $((603,469 + 60,098) / 14.38 = 46,145)$

Table 3 Fully Burdened Hourly Rate (Review Team)		
Average Personnel Costs	Development Services Operating & Overhead Costs Per Employee	Hourly Rate based on 1,912 working hours
\$129,574	\$46,145	\$92

The fully burdened hourly rate was taken by totaling the average cost of personnel costs for the Development Review Team shown in Table 1 plus the combined operating and overhead costs per employee for public works and community and economic development shown in Table 2 and dividing the sum by 1,912, which is the total number of working hours assuming 40 hours per week for 50 weeks a year less City- recognized holidays.

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:

November 18, 2019

TITLE: An **ORDINANCE** of the City Council setting the 2020 Levy for the City of Lakewood's collection of property tax.

TYPE OF ACTION:

X ORDINANCE NO. 720

REVIEW:

October 21, 2019

November 4, 2019

ATTACHMENTS:

1. **ORDINANCE**
2. Preliminary Certification of Assessed Values from the Pierce County Assessor's Office for tax collections in 2020.
3. Pierce County Assessor's Property Tax Worksheet for the calculation of the levy lid cap – levy rate for the City of Lakewood and for budget year 2020.

RESOLUTION

MOTION

OTHER

SUBMITTED BY: Tho Kraus, Assistant City Manager/Administrative Services

RECOMMENDATION: It is recommended that the City Council adopt this ordinance to increase the property tax levy by 1% as allowed by state law, in addition to increases related to new construction, improvements to property, newly constructed wind turbines, any increases in the value of state-assessed property, any annexations that have occurred and administrative refunds.

DISCUSSION: Per state statute, the City is authorized to increase its property tax annually up to the lesser of Implicit Price Deflator (IPD) or one percent (1%). The inflation rate for 2018-2019 (as of August 29, 2019) is 1.396%, which means all local governments in Washington may increase their property taxes by 1% for 2020 without adopting a substantial need ordinance. The August data release is the final federal release before the September 25 statutory deadline listed in RCW 84.55.005. The property tax levy increase of 1% is commensurate with the 2019/2020 biennial budget estimates.

ALTERNATIVES: The City Council may choose to set the limit factor at less than 1.0%; however that would negatively impact the City's finances.

FISCAL IMPACT: The 2020 proposed revised property tax revenue budget estimate of \$7,400,000 is based on the 1% limit factor. The 2020 1% increase equates to \$71,405 and the cumulative impact of not taking the 1% increase in 2020 over the 6-year period (2020-2025) is approximately \$439,000.

Tho Kraus

Department Director



City Manager Review

ORDINANCE NO. 720

AN ORDINANCE of the City Council of the City of Lakewood, Washington, relating to ad valorem property taxes; establishing the amount to be raised in 2020 by taxation on the assessed valuation of the property of the City; and setting the property tax levy rate for 2020.

WHEREAS, the City Council of the City of Lakewood has met and considered its budget for the budget years 2019/2020; and

WHEREAS, the City Council conducted the public hearing on the 2020 property tax levy on November 4, 2019; and

WHEREAS, the City Council, after hearing and duly considering all relevant evidence and testimony, determined that it is necessary to meet the expenses and obligations of the City, to increase the regular property tax levy by the 1.0% limit factor as prescribed in RCW 84.55.0101; and

WHEREAS, the district's actual levy amount from the previous year was \$7,160,858.80; and

WHEREAS, the population of this district is more than 10,000;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON DO ORDAIN as follows:

SECTION 1. Increase in the Highest Lawful Levy. The highest lawful levy for collection in 2019 is \$7,140,530.82, plus additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and administrative refunds. The preliminary levy limit calculation includes: 1.0% limit factor increase of \$71,405.31; additional revenue from new construction in the amount of \$64,986.06; administrative refunds in the amount of \$23,371.99; and an increase from state-assessed property in the amount of \$99,350.05 for a total preliminary 2020 property tax levy of \$7,399,644.23.

SECTION 2. Dollar and Percentage Increase from the 2019 Actual Property Tax Levy. The dollar amount of the increase over the actual 2019 levy of \$7,160,858.80 (which is the regular levy of \$7,140,532.82 plus administrative refunds of \$20,327.98) is \$51,077.33 and 0.7133 percent. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state-assessed property, any annexations that have occurred and administrative refunds.

SECTION 3. Estimated Tax Levy. The estimated 2020 regular property tax levy is established at the maximum 101 percent limit. The annual amount of property taxes and rates necessary to raise the estimated budget revenue in 2020 is hereby levied upon real and personal

property subject to taxation in the City as follows:

Estimated 2020 Tax Levy

True and Fair Value of Tax Base: \$7,590,118,362

Estimated Levy Rate: \$0.9749

SECTION 4. Maximum Allowable Levy and Certification. The estimated property tax revenues and rates will be subsequently adjusted by the Pierce County Assessor-Treasurer to the maximum allowable amount as specified by state law, including administrative refund, when the property values are finally certified. The levy certifications will then be completed using the final certified figures and forwarded to the Assessor-Treasurer.

SECTION 5. Effective Date. That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance as required by law.

ADOPTED by the City Council this 18th day of November, 2019.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney



Pierce County

Mike Lonergan, Assessor-Treasurer

2401 South 35th Street
Tacoma, WA 98409-7498
(253) 798-6111 FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

September 16, 2019

OFFICIAL NOTIFICATION TO: **LAKEWOOD**

RE: 2019 PRELIMINARY ASSESSED VALUES

FOR REGULAR LEVY

Total Taxable Regular Value	7,590,118,362
Highest lawful regular levy amount since 1985	7,140,530.82
Last year's actual levy amount (including refunds)	7,160,858.80
Additional revenue from current year's NC&I	64,986.06
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	23,371.99
<i>No additional revenue from administrative refunds will be allowed if you are limited by your statutory rate limit.</i>	
Last year's additional revenue from increase in state-assessed property	99,350.05
<i>(this amount may be added to the preliminary levy limit as an estimate of the final levy limit)</i>	

FOR EXCESS LEVY

Taxable Value	7,331,684,239
Timber Assessed Value	-
Total Taxable Excess Value	7,331,684,239

2019 New Construction and Improvement Value	62,888,663
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*If you need assistance or have any questions regarding this information, please contact Kim Fleshman
253.798.7114 kim.fleshman@piercecountywa.gov*



Pierce County

Mike Lonergan, Assessor-Treasurer

2401 South 35th Street
 Tacoma, WA 98409-7498
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 ATLAS (253) 798-3333
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PRELIMINARY HIGHEST LAWFUL LEVY LIMIT 2019 FOR 2020

LAKEWOOD

> 10,000

REGULAR TAX LEVY LIMIT:

2018

A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy</u> [refund levy not included] times limit factor (as defined in RCW 84.55.005).	7,140,530.82 1.01 7,211,936.13
B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).	62,888,663 1.033350924331 64,986.06
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	189,769,009 189,769,009 0.00 1.033350924331 0.00
D. REGULAR PROPERTY TAX LIMIT (A + B + C)	7,276,922.19

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	7,276,922.19 7,590,118,362 0.958736325203
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	0.00 0.958736325203 0.00
G. NEW LEVY LIMIT FOR ANNEXATION (D + F)	7,276,922.19

LEVY FOR REFUNDS:

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)	7,276,922.19 23,371.99 7,300,294.18
I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G,or H)	7,300,294.18
J. Amount of levy under statutory rate limitation.	7,590,118,362 1.775448157873 13,475,861.66
K. LESSER OF I OR J	7,300,294.18

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:

November 18, 2019

REVIEW:

October 21, 2019

November 4, 2019

TITLE: An Ordinance amending the 2019-2020 Biennial Budget

ATTACHMENTS:

- Ordinance & Exhibits
- Memo

TYPE OF ACTION:

ORDINANCE NO. 721

RESOLUTION NO.

MOTION

OTHER

SUBMITTED BY: Tho Kraus, Assistant City Manager/Administrative Services

RECOMMENDATION: It is recommended that the City Council adopt this Ordinance amending the City's 2019-2020 Biennial Budget.

DISCUSSION: The Revised Code of Washington (RCW) Chapter 35A.34 stipulates that a public hearing be held in connection with the modification process. Following the RCW guidelines, the City held a public hearing on the 2019-2020 Mid-Biennium Budget Adjustment ordinance on November 4, 2019. The proposed budget adjustment makes the following types of modifications to fiscal years 2019 and 2020: revise the beginning balance by adjusting the estimated amount to reflect the final 2018 ending fund balance (affects CDBG Fund only); adjustments to reflect economic conditions; incorporate items previously approved by Council; appropriate projects funded by grants and contributions; and new allocations.

ALTERNATIVE(S): The City Council may approve the budget ordinance with modifications.

FISCAL IMPACT: The proposed budget adjustment for all funds:

Year 2019:

- Increases beginning fund balance by \$1.34M, resulting in a revised estimate of \$28.37M;
- Increases revenues by \$14.38M, resulting in a revised estimate of \$97.03M;
- Increases expenditures by \$14.25M, resulting in a revised estimate of \$103.77M; and
- Increases ending fund balance by \$3.71M, resulting in a revised estimate of \$21.63M.

Year 2020:

- Increases beginning fund balance by \$1.47M, resulting in a revised estimate of \$21.63M;
- Decreases revenues by \$2.41M, resulting in a revised estimate of \$71.81M;
- Decreases expenditures by \$1.79M, resulting in a revised estimate of \$76.86M; and
- Increases ending fund balance by \$2.94M, resulting in a revised estimate of \$16.58M.

Tho Kraus
Department Director


City Manager Review

ORDINANCE NO. 721

AN ORDINANCE of the City Council of the City of Lakewood, Washington, adopting the 2019/2020 Biennial Budget.

WHEREAS, the tax estimates and budget for the City of Lakewood, Washington, for the 2019/2020 fiscal biennium have been prepared and filed on October 1, 2018 as provided by Titles 35A.34 and 84.55 of the Revised Code of Washington; and

WHEREAS, the budget was printed for distribution and notice published in the official paper of the City of Lakewood setting the time and place for hearing on the budget and said notice stating copies of the budget can be obtained on-line and at the Office of the City Clerk; and

WHEREAS, the City Council of the City of Lakewood having held a public hearing on November 5, 2018, and having considered the public testimony presented; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 700 on November 19, 2018 implementing the 2019/2020 Biennial Budget; and

WHEREAS, the City Council of the City of Lakewood adopted Ordinance 707 on May 6, 2019 implementing the 2019 Carry Forward Budget Adjustment;

WHEREAS, the City Council of the City of Lakewood finds it necessary to revise the 2019/2020 Biennial Budget as a result of the mid-biennial review; and

WHEREAS, the City Council of the City of Lakewood having held a public hearing on the 2019/2020 Mid-Biennium Budget Adjustment on November 4, 2019.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON DO ORDAIN as follows:

Section 1. Budget Amendment. The 2019/2020 Biennial Budget, as set forth in Ordinance 707, Section 1 and as shown in Exhibits A1 (Current Adopted Budget by Fund – Year 2019) and B1 (Current Adopted Budget by Fund – Year 2020), is amended to adopt the revised budget for the 2019/2020 biennium in the amounts and for the purposes as shown on Exhibits A2 (Revised Budget by Fund – Year 2019) and B2 (Revised Budget by Fund – Year 2020).

Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance or its application to any other person, property or circumstance.

Section 3. Copies of the Budget to Be Filed. A complete copy of the final budget as adopted herein shall be transmitted to the Office of the State Auditor, the Association of Washington Cities and to the Municipal Research and Services Center of Washington. Copies of the final budget as adopted herein shall be filed with the City Clerk and shall be made available for use by the public.

Section 4. Effective Date. This Ordinance shall be in full force and effect for the fiscal years 2019 and 2020 and five (5) days after publication as required by law.

ADOPTED by the City Council this 18th day of November, 2019.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Briana Schumacher, MMC, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

EXHIBIT A1
CURRENT ADOPTED BUDGET BY FUND - YEAR 2019
Per ordinance 707 Adopted May 6, 2019

Fund	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance
	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	
General Government Funds:	\$ 8,049,087	\$ 4,993,686	\$ 13,042,773	\$ 48,054,532	\$ 3,837,599	\$ 51,892,131	\$ 49,629,692	\$ 7,344,754	\$ 56,974,446	\$ 7,960,458
001 General	\$ 5,798,575	\$ 3,048,961	\$ 8,847,536	\$ 39,325,950	\$ 409,719	\$ 39,735,669	\$ 39,868,497	\$ 2,550,849	\$ 42,419,346	\$ 6,163,859
101 Street	-	-	-	2,439,541	123,752	2,563,293	2,439,541	123,752	2,563,293	-
102 Real Estate Excise Tax	83,000	626,417	709,417	1,700,000	-	1,700,000	1,783,000	200,000	1,983,000	426,417
103 Transportation Benefit District	-	141,325	141,325	814,000	-	814,000	814,000	109,000	923,000	32,325
104 Hotel/Motel Lodging Tax Fund	1,049,220	115,984	1,165,204	800,000	-	800,000	1,049,220	-	1,049,220	915,984
105 Property Abatement/RHSP	-	468,879	468,879	338,600	40,000	378,600	338,600	508,879	847,479	-
106 Public Art	-	24,886	24,886	15,000	100,000	115,000	15,000	124,886	139,886	-
180 Narcotics Seizure	-	316,361	316,361	60,500	27,343	87,843	60,500	343,704	404,204	-
181 Felony Seizure	-	15,045	15,045	-	-	-	-	15,045	15,045	-
182 Federal Seizure	-	-	-	9,600	-	9,600	9,600	-	9,600	-
190 CDBG	-	53,916	53,916	565,000	1,822,863	2,387,863	565,000	1,876,779	2,441,779	-
191 Neighborhood Stabilization Progr	-	88,632	88,632	8,500	66,500	75,000	8,500	155,132	163,632	-
192 OEA Grant/SSMCP	-	73,702	73,702	277,100	905,598	1,182,698	277,100	934,186	1,211,286	45,114
195 Public Safety Grants	-	-	-	105,306	165,173	270,479	105,306	165,173	270,479	-
201 GO Bond Debt Service	-	-	-	626,206	200,000	826,206	626,206	200,000	826,206	-
202 LID Debt Service	-	67,726	67,726	197,600	(23,349)	174,251	197,600	37,369	234,969	7,008
204 Sewer Project Debt	991,245	(50,788)	940,457	771,629	-	771,629	1,472,022	-	1,472,022	240,064
251 LID Guaranty	127,047	2,640	129,687	-	-	-	-	-	-	129,687
Capital Project Funds:	\$ 1,040,629	\$ 4,929,027	\$ 5,969,656	\$ 13,297,960	\$ 5,702,253	\$ 19,000,213	\$ 10,266,390	\$ 10,111,293	\$ 20,377,683	\$ 4,592,186
301 Parks CIP	-	1,492,523	1,492,523	2,605,000	1,230,901	3,835,901	1,725,000	2,926,871	4,651,871	676,553
302 Transportation CIP	300,000	3,243,423	3,543,423	8,848,570	3,843,258	12,691,828	6,655,000	6,993,052	13,648,052	2,587,199
311 Sewer Project CIP	28,239	89,987	118,226	1,844,390	628,094	2,472,484	1,174,000	88,276	1,262,276	1,328,434
312 Sanitary Sewer Connection	712,390	103,094	815,484	-	-	-	712,390	103,094	815,484	-
Enterprise Fund:	\$ 2,155,074	\$ 1,445,097	\$ 3,600,171	\$ 3,777,800	\$ 330,000	\$ 4,107,800	\$ 3,853,997	\$ 1,336,362	\$ 5,190,359	\$ 2,517,612
401 Surface Water Management	2,155,074	1,445,097	3,600,171	3,777,800	330,000	4,107,800	3,853,997	1,336,362	5,190,359	2,517,612
Internal Service Funds:	\$ 5,168,715	\$ (749,799)	\$ 4,418,916	\$ 6,033,097	\$ 1,617,868	\$ 7,650,965	\$ 5,906,452	\$ 1,068,354	\$ 6,974,806	\$ 5,095,075
501 Fleet & Equipment	4,787,279	(951,501)	3,835,778	1,688,521	905,204	2,593,725	1,660,720	182,779	1,843,499	4,586,004
502 Property Management	316,436	176,702	493,138	777,111	-	777,111	745,111	172,911	918,022	352,227
503 Information Technology	65,000	25,000	90,000	1,982,806	682,664	2,665,470	1,915,962	682,664	2,598,626	156,844
504 Risk Management	-	-	-	1,584,659	30,000	1,614,659	1,584,659	30,000	1,614,659	-
Total All Funds	\$ 16,413,505	\$ 10,618,011	\$ 27,031,516	\$ 71,163,389	\$ 11,487,720	\$ 82,651,109	\$ 69,656,531	\$ 19,860,763	\$ 89,517,294	\$ 20,165,331

EXHIBIT A2
REVISED BUDGET BY FUND - YEAR 2019
Per Proposed Mid-Biennium Adjustment

Fund	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance
	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	
General Government Funds:	\$ 13,042,773	\$ 1,339,865	\$ 14,382,638	\$ 51,892,131	\$ 7,967,038	\$ 59,859,169	\$ 56,974,446	\$ 8,994,460	\$ 65,968,906	\$ 8,272,901
001 General	\$ 8,847,536	\$ (0)	\$ 8,847,536	\$ 39,735,669	\$ 514,144	\$ 40,249,813	\$ 42,419,346	\$ 1,256,397	\$ 43,675,743	\$ 5,421,606
101 Street	-	-	-	2,563,293	265,767	2,829,060	2,563,293	265,767	2,829,060	-
102 Real Estate Excise Tax	709,417	-	709,417	1,700,000	550,000	2,250,000	1,983,000	928,161	2,911,161	48,256
103 Transportation Benefit District	141,325	-	141,325	814,000	-	814,000	923,000	-	923,000	32,325
104 Hotel/Motel Lodging Tax Fund	1,165,204	-	1,165,204	800,000	100,000	900,000	1,049,220	-	1,049,220	1,015,984
105 Property Abatement/RHSP	468,879	-	468,879	378,600	-	378,600	847,479	-	847,479	-
106 Public Art	24,886	-	24,886	115,000	-	115,000	139,886	-	139,886	-
180 Narcotics Seizure	316,361	-	316,361	87,843	-	87,843	404,204	-	404,204	-
181 Felony Seizure	15,045	-	15,045	-	6,035	6,035	15,045	6,035	21,080	-
182 Federal Seizure	-	-	-	9,600	-	9,600	9,600	-	9,600	-
190 CDBG	53,916	1,339,865	1,393,781	2,387,863	-	2,387,863	2,441,779	-	2,441,779	1,339,865
191 Neighborhood Stabilization Progr	88,632	-	88,632	75,000	-	75,000	163,632	-	163,632	-
192 OEA Grant/SSMCP	73,702	-	73,702	1,182,698	6,689,027	7,871,725	1,211,286	6,689,027	7,900,313	45,114
195 Public Safety Grants	-	-	-	270,479	62,065	332,544	270,479	62,065	332,544	-
201 GO Bond Debt Service	-	-	-	826,206	(220,000)	606,206	826,206	(220,000)	606,206	-
202 LID Debt Service	67,726	(0)	67,726	174,251	-	174,251	234,969	7,008	241,977	-
204 Sewer Project Debt	940,457	-	940,457	771,629	-	771,629	1,472,022	-	1,472,022	240,064
251 LID Guaranty	129,687	-	129,687	-	-	-	-	-	-	129,687
Capital Project Funds:	\$ 5,969,656	\$ -	\$ 5,969,656	\$ 19,000,213	\$ 5,529,260	\$ 24,529,473	\$ 20,377,683	\$ 4,412,830	\$ 24,790,513	\$ 5,708,616
301 Parks CIP	1,492,523	-	1,492,523	3,835,901	2,444,000	6,279,901	4,651,871	2,444,000	7,095,871	676,553
302 Transportation CIP	3,543,423	-	3,543,423	12,691,828	3,085,260	15,777,088	13,648,052	1,968,830	15,616,882	3,703,629
311 Sewer Project CIP	118,226	-	118,226	2,472,484	-	2,472,484	1,262,276	-	1,262,276	1,328,434
312 Sanitary Sewer Connection	815,484	-	815,484	-	-	-	815,484	-	815,484	-
Enterprise Fund:	\$ 3,600,171	\$ -	\$ 3,600,171	\$ 4,107,800	\$ 217,084	\$ 4,324,884	\$ 5,190,359	\$ 216,395	\$ 5,406,754	\$ 2,518,301
401 Surface Water Management	3,600,171	-	3,600,171	4,107,800	217,084	4,324,884	5,190,359	216,395	5,406,754	2,518,301
Internal Service Funds:	\$ 4,418,916	\$ -	\$ 4,418,916	\$ 7,650,965	\$ 665,065	\$ 8,316,030	\$ 6,974,806	\$ 627,881	\$ 7,602,687	\$ 5,132,259
501 Fleet & Equipment	3,835,778	-	3,835,778	2,593,725	56,184	2,649,909	1,843,499	19,000	1,862,499	4,623,188
502 Property Management	493,138	-	493,138	777,111	36,500	813,611	918,022	36,500	954,522	352,227
503 Information Technology	90,000	-	90,000	2,665,470	216,197	2,881,667	2,598,626	216,197	2,814,823	156,844
504 Risk Management	-	-	-	1,614,659	356,184	1,970,843	1,614,659	356,184	1,970,843	-
Total All Funds	27,031,516	\$ 1,339,865	\$28,371,381	\$ 82,651,109	\$ 14,378,447	\$97,029,556	\$ 89,517,294	\$ 14,251,566	\$103,768,860	\$ 21,632,077

EXHIBIT B1
CURRENT ADOPTED BUDGET BY FUND - YEAR 2020
Per ordinance 707 Adopted May 6, 2019

Fund	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance
	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	
General Government Funds:	\$ 6,473,927	\$ 1,486,531	\$ 7,960,458	\$ 49,183,405	\$ 409,531	\$ 49,592,936	\$ 49,321,340	\$ 868,978	\$ 50,190,318	\$ 7,363,076
001 General	5,256,028	907,831	6,163,859	39,725,600	137,510	39,863,110	40,114,458	359,206	40,473,664	5,553,305
101 Street	-	-	-	2,455,935	-	2,455,935	2,455,935	-	2,455,935	-
102 Real Estate Excise Tax	-	426,417	426,417	1,700,000	-	1,700,000	1,700,000	238,000	1,938,000	188,417
103 Transportation Benefit District	-	32,325	32,325	814,000	-	814,000	814,000	-	814,000	32,325
104 Hotel/Motel Lodging Tax Fund	800,000	115,984	915,984	800,000	-	800,000	800,000	-	800,000	915,984
105 Property Abatement/RHSP	-	-	-	328,800	-	328,800	328,800	-	328,800	-
106 Public Art	-	-	-	15,000	-	15,000	15,000	-	15,000	-
180 Narcotics Seizure	-	-	-	70,000	-	70,000	70,000	-	70,000	-
181 Felony Seizure	-	-	-	-	-	-	-	-	-	-
182 Federal Seizure	-	-	-	39,600	-	39,600	39,600	-	39,600	-
190 CDBG	-	-	-	560,000	-	560,000	560,000	-	560,000	-
191 Neighborhood Stabilization Prog	-	-	-	24,700	-	24,700	24,700	-	24,700	-
192 OEA Grant/SSMCP	-	45,114	45,114	277,100	-	277,100	277,100	-	277,100	45,114
195 Public Safety Grants	-	-	-	130,037	-	130,037	130,037	-	130,037	-
201 GO Bond Debt Service	-	-	-	1,250,656	300,000	1,550,656	1,250,656	300,000	1,550,656	-
202 LID Debt Service	-	7,008	7,008	203,500	(27,979)	175,521	203,500	(28,228)	175,272	7,257
204 Sewer Project Debt	290,852	(50,788)	240,064	788,477	-	788,477	537,554	-	537,554	490,987
251 LID Guaranty	127,047	2,640	129,687	-	-	-	-	-	-	129,687
Capital Project Funds:	\$ 4,072,199	\$ 519,987	\$ 4,592,186	\$ 15,878,700	\$ (367,000)	\$ 15,511,700	\$ 18,303,000	\$ (617,000)	\$ 17,686,000	\$ 2,417,886
301 Parks CIP	880,000	(203,447)	676,553	2,980,000	-	2,980,000	3,860,000	(250,000)	3,610,000	46,553
302 Transportation CIP	2,493,570	93,629	2,587,199	12,703,700	(367,000)	12,336,700	14,320,000	(367,000)	13,953,000	970,899
311 Sewer Project CIP	698,629	629,805	1,328,434	195,000	-	195,000	123,000	-	123,000	1,400,434
312 Sanitary Sewer Connection	-	-	-	-	-	-	-	-	-	-
Enterprise Fund:	\$ 2,078,878	\$ 438,735	\$ 2,517,613	\$ 3,954,900	\$ -	\$ 3,954,900	\$ 5,143,366	\$ -	\$ 5,143,366	\$ 1,329,147
401 Surface Water Management	2,078,878	438,735	2,517,613	3,954,900	-	3,954,900	5,143,366	-	5,143,366	1,329,147
Internal Service Funds:	\$ 5,295,360	\$ (200,285)	\$ 5,095,075	\$ 5,034,796	\$ 131,000	\$ 5,165,796	\$ 5,559,252	\$ 76,100	\$ 5,635,352	\$ 4,625,519
501 Fleet & Equipment	4,815,080	(229,076)	4,586,004	755,720	-	755,720	1,352,020	(54,900)	1,297,120	4,044,604
502 Property Management	348,436	3,791	352,227	778,684	-	778,684	773,684	-	773,684	357,227
503 Information Technology	131,844	25,000	156,844	1,915,733	126,000	2,041,733	1,848,889	126,000	1,974,889	223,688
504 Risk Management	-	-	-	1,584,659	5,000	1,589,659	1,584,659	5,000	1,589,659	-
Total All Funds	17,920,364	\$ 2,244,968	\$20,165,332	\$ 74,051,801	\$ 173,531	\$74,225,332	\$ 78,326,958	\$ 328,078	\$78,655,036	\$ 15,735,628

EXHIBIT B2
REVISED BUDGET BY FUND - YEAR 2020
Per Proposed Mid-Biennium Adjustment

Fund	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance
	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	Prior Amount	Adjustment	Revised	
General Government Funds:	\$ 7,960,458	\$ 312,443	\$ 8,272,901	\$ 49,592,936	\$ 695,689	\$ 50,288,625	\$ 50,190,318	\$ 389,598	\$ 50,579,916	\$ 7,981,610
001 General	6,163,859	(742,253)	5,421,606	39,863,110	696,761	40,559,871	40,473,664	568,129	41,041,793	4,939,684
101 Street	-	-	-	2,455,935	(1,903)	2,454,032	2,455,935	(1,903)	2,454,032	-
102 Real Estate Excise Tax	426,417	(378,161)	48,256	1,700,000	-	1,700,000	1,938,000	(189,958)	1,748,042	214
103 Transportation Benefit District	32,325	-	32,325	814,000	-	814,000	814,000	-	814,000	32,325
104 Hotel/Motel Lodging Tax Fund	915,984	100,000	1,015,984	800,000	-	800,000	800,000	12,250	812,250	1,003,734
105 Property Abatement/RHSP	-	-	-	328,800	-	328,800	328,800	-	328,800	-
106 Public Art	-	-	-	15,000	-	15,000	15,000	-	15,000	-
180 Narcotics Seizure	-	-	-	70,000	-	70,000	70,000	-	70,000	-
181 Felony Seizure	-	-	-	-	-	-	-	-	-	-
182 Federal Seizure	-	-	-	39,600	-	39,600	39,600	-	39,600	-
190 CDBG	-	1,339,865	1,339,865	560,000	-	560,000	560,000	-	560,000	1,339,865
191 Neighborhood Stabilization Program	-	-	-	24,700	-	24,700	24,700	-	24,700	-
192 OEA Grant/SSMCP	45,114	-	45,114	277,100	-	277,100	277,100	-	277,100	45,114
195 Public Safety Grants	-	-	-	130,037	-	130,037	130,037	-	130,037	-
201 GO Bond Debt Service	-	-	-	1,550,656	831	1,551,487	1,550,656	831	1,551,487	-
202 LID Debt Service	7,008	(7,008)	-	175,521	-	175,521	175,272	249	175,521	-
204 Sewer Project Debt	240,064	-	240,064	788,477	-	788,477	537,554	-	537,554	490,987
251 LID Guaranty	129,687	-	129,687	-	-	-	-	-	-	129,687
Capital Project Funds:	\$ 4,592,186	\$ 1,116,430	\$ 5,708,616	\$ 15,511,700	\$ (3,626,282)	\$ 11,885,418	\$ 17,686,000	\$ (2,610,282)	\$ 15,075,718	\$ 2,518,316
301 Parks CIP	676,553	-	676,553	2,980,000	(935,282)	2,044,718	3,610,000	(935,282)	2,674,718	46,553
302 Transportation CIP	2,587,199	1,116,430	3,703,629	12,336,700	(2,691,000)	9,645,700	13,953,000	(1,675,000)	12,278,000	1,071,329
311 Sewer Project CIP	1,328,434	-	1,328,434	195,000	-	195,000	123,000	-	123,000	1,400,434
312 Sanitary Sewer Connection	-	-	-	-	-	-	-	-	-	-
Enterprise Fund:	\$ 2,517,613	\$ 688	\$ 2,518,301	\$ 3,954,900	\$ 148,474	\$ 4,103,374	\$ 5,143,366	\$ 39,146	\$ 5,182,512	\$ 1,439,163
401 Surface Water Management	2,517,613	688	2,518,301	3,954,900	148,474	4,103,374	5,143,366	39,146	5,182,512	1,439,163
Internal Service Funds:	\$ 5,095,075	\$ 37,184	\$ 5,132,259	\$ 5,165,796	\$ 369,200	\$ 5,534,996	\$ 5,635,352	\$ 389,400	\$ 6,024,752	\$ 4,642,503
501 Fleet & Equipment	4,586,004	37,184	4,623,188	755,720	66,800	822,520	1,297,120	87,000	1,384,120	4,061,588
502 Property Management	352,227	-	352,227	778,684	49,000	827,684	773,684	49,000	822,684	357,227
503 Information Technology	156,844	-	156,844	2,041,733	86,600	2,128,333	1,974,889	86,600	2,061,489	223,688
504 Risk Management	-	-	-	1,589,659	166,800	1,756,459	1,589,659	166,800	1,756,459	-
Total All Funds	20,165,332	\$ 1,466,745	\$21,632,077	\$ 74,225,332	\$ (2,412,919)	\$71,812,413	\$ 78,655,036	\$ (1,792,138)	\$76,862,898	\$ 16,581,592



To: Mayor and City Councilmembers
From: Tho Kraus, Assistant City Manager/Administrative Services
Through: John J. Caulfield, City Manager *John J. Caulfield*
Date: November 18, 2019
Subject: 2019/2020 Mid-Biennium Budget Adjustment

BACKGROUND

The proposed budget adjustment makes the following types of modification to the current biennium:

- Revise the beginning fund balance by adjusting the estimated amount to reflect the final 2018 ending fund balance (impacts CDBG Fund only);
- Adjustments to incorporate items previously approved by the City Council;
- Appropriate projects funded by grants and contributions;
- Adjustments to reflect economic conditions; and
- New allocations.

POTENTIAL ITEMS & OTHER CONSIDERATIONS NOT INCLUDED IN PROPOSED ADJUSTMENT

The following potential items and other considerations are not included in the proposed budget adjustment:

- Abatement Funds. In the event the City moves forward with demolition of the QFC building additional abatement funds would be necessary. Estimated cost for the demolition including asbestos removal is \$1,000,000. This figure is an estimate, but has been confirmed by an external source.
- I-976. If passed in the upcoming election (becomes effective December 5, 2019) this initiative would repeal the City's authority for transportation benefit districts to impose vehicle license fees. Under the City's current \$20 vehicle license (VLF) and annual budget, the impact to the City's transportation improvement funding is \$814,000 annually. The \$20 VLF generated revenues of \$822,762 in 2017 and \$835,711 in 2018. Additionally, if passed, it is expected there would be reductions in many of the state accounts associated with transportation funding, including the Multimodal Transportation Account, the Motor Vehicle Account, State Patrol Highway Account, and the Transportation Partnership Account. The City receives multimodal funding and motor vehicle excise tax of approximately \$82,000/year and \$1,285,000/year, respectively, which could be impacted if reductions occur at the state level. Additionally, state grants and local programs funded by these sources could be impacted as well (particularly multimodal funds).
- Transportation Mitigation Fees. Life-to-date June 2019 traffic mitigation fees received total \$58,000 and is expected to grow to \$200,000 in the near future according to the City's Assistant City Manager for Development Services. Plan for the use of these moneys is to first to construct a new traffic signal at Avondale and Gravelly Lake Drive to include signal coordination along the Gravelly Lake Drive Corridor. The estimated cost for a new traffic signal in 2020 dollars is roughly \$700,000 and is anticipated to be covered 50% by traffic mitigation funds matched by 50% City funds.

- Replacement Maintenance Costs for Colonial Plaza. The total 20-year cost for catenary lighting replacement, street lamp replacement, street furniture replacement, and resand pavers total \$250,000 over the next 25 years. These costs will be evaluated as part of the 2021/2022 biennial budget process.
- SHB 1406. In the 2019 regular sessions, the Washington State Legislature approved, and the Governor signed Substitute House Bill 1406 authorizing cities and counties to impose a local sales and use tax for acquisition, construction or rehabilitation of affordable housing or facilities providing supportive housing, and for the operations and maintenance costs of affordable or supportive housing for cities of 100,000 or less, or if eligible for providing rental assistance to tenants. The tax will be credited against state sales taxes collected within the City of Lakewood and will not result in higher sales and use taxes within the City of Lakewood and will represent an additional source of funding to address housing needs in the City. The tax must be used to assist persons whose income is at or below 65% of the City of Lakewood's median income. In order for a city or county impose the tax, within six months of the effective date of SHB 1406, or January 28, 2020, the governing body must adopt a resolution of intent to authorize the maximum capacity of the tax, and within twelve months of the effective date of SHB 1406, or July 28, 2020, must adopt legislation to authorize the maximum capacity of the tax. On September 3, 2019 the Lakewood City Council adopted resolution 2019-19 declaring its intent to adopt legislation to authorize the maximum capacity of the sales and use tax authorized by SHB 1406 within one year of the effective date of SHB 1406, or by July 28, 2020. The program provides up to 0.0146% in local sales and use tax credited against the state sales tax for housing investments. The tax credit is available in increments of 0.0073%, depending on the imposition of other local taxes and whether Pierce County also takes advantage of the credit. The estimated maximum distribution to the City are as follows: 0.0073% annual cap is \$94,174 (\$1,888,473 over 20 years) or 0.0146% annual cap is \$188,347 (\$3,766,946 over 20 years).
- JBLM North Clear Zone. On September 23, 2019 the City Council authorized the City Manager to execute a Cooperative Agreement with U.S. Army Environmental Command to purchase lands in the JBLM North Clear Zone (NCZ). The Cooperative Agreement's primary purpose is to support and sustain the military mission and help facilitate future testing and training requirements at JBLM through prevention, reduction, or elimination of incompatible land uses on properties adjacent to and/or in the vicinity of the NCZ and its mission activities. This is achieved by encumbering private property with permanent easements, acquiring by fee simple means, or similar permanent land restrictions. The Army commits up to \$50M in the first 10-year period and up to a total of \$80M if extensions are needed out to 50-years. There is a 20% local cost share.

STRATEGY

In past years, the City has drawn down restricted funds first in order to preserve General Fund resources which provides for operational flexibility. The direction for this budget adjustment is to preserve real estate excise tax with the goal of creating an opportunity fund and setting aside excess real estate excise tax for future capital projects. The proposed budget adjustment does not provide for excess general or real estate excise tax funds.

PROPOSED BUDGET AMENDMENTS – SUMMARY

Year 2019 for All Funds:

- Increases beginning fund balance by \$1.34M, resulting in a revised estimate of \$28.37M;
- Increases revenues by \$14.38M, resulting in a revised estimate of \$97.03M;
- Increases expenditures by \$14.25M, resulting in a revised estimate of \$103.77M; and
- Increases ending fund balance by \$3.71M, resulting in a revised estimate of \$21.63M.

Year 2020 for All Funds:

- Increases beginning fund balance by \$1.47M, resulting in a revised estimate of \$21.63M;
- Decreases revenues by \$2.41M, resulting in a revised estimate of \$71.81M;
- Decreases expenditures by \$1.79M, resulting in a revised estimate of \$76.86M; and
- Increases ending fund balance by \$2.94M, resulting in a revised estimate of \$16.58M.

The table below provides a breakdown of the proposed 2019 and 2020 mid-biennium budget adjustment by year and fund group.

Fund Group	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance		
	Current Budget	Proposed Adjustment	Proposed Revised Budget	Current Budget	Proposed Adjustment	Proposed Revised Budget	Current Budget	Proposed Adjustment	Proposed Revised Budget	Current Budget	Proposed Adjustment	Proposed Revised Budget
Total Year 2019	\$27,031,516	\$ 1,339,865	\$28,371,381	\$82,651,109	\$14,378,447	\$97,029,556	\$89,517,294	\$14,251,566	\$ 103,768,860	\$17,920,364	\$ 3,711,713	\$ 21,632,077
General	8,847,536	(0)	8,847,536	39,735,669	514,144	40,249,813	42,419,346	1,256,397	43,675,743	5,256,028	165,578	5,421,606
Special Revenue	3,057,367	1,339,865	4,397,232	10,384,376	7,672,894	18,057,270	12,021,903	7,951,055	19,972,958	800,000	1,681,544	2,481,544
Debt Service	1,137,870	(0)	1,137,870	1,772,086	(220,000)	1,552,086	2,533,197	(212,992)	2,320,205	417,899	(48,148)	369,751
Capital Projects	5,969,656	-	5,969,656	19,000,213	5,529,260	24,529,473	20,377,683	4,412,830	24,790,513	4,072,199	1,636,417	5,708,616
Enterprise	3,600,171	-	3,600,171	4,107,800	217,084	4,324,884	5,190,359	216,395	5,406,754	2,078,878	439,423	2,518,301
Internal Service	4,418,916	-	4,418,916	7,650,965	665,065	8,316,030	6,974,806	627,881	7,602,687	5,295,360	(163,101)	5,132,259
Total Year 2020	\$20,165,332	\$ 1,466,745	\$21,632,077	\$74,225,332	\$ (2,412,919)	\$71,812,413	\$78,655,036	\$ (1,792,138)	\$ 76,862,898	\$13,645,207	\$ 2,936,385	\$ 16,581,592
General	6,163,859	(742,253)	5,421,606	39,863,110	696,761	40,559,871	40,473,664	568,129	41,041,793	4,867,170	72,514	4,939,684
Special Revenue	1,419,840	1,061,704	2,481,544	7,215,172	(1,903)	7,213,269	7,453,172	(179,611)	7,273,561	800,000	1,621,252	2,421,252
Debt Service	376,759	(7,008)	369,751	2,514,654	831	2,515,485	2,263,482	1,080	2,264,562	668,822	(48,148)	620,674
Capital Projects	4,592,186	1,116,430	5,708,616	15,511,700	(3,626,282)	11,885,418	17,686,000	(2,610,282)	15,075,718	1,647,899	870,417	2,518,316
Enterprise	2,517,613	688	2,518,301	3,954,900	148,474	4,103,374	5,143,366	39,146	5,182,512	890,412	548,751	1,439,163
Internal Service	5,095,075	37,184	5,132,259	5,165,796	369,200	5,534,996	5,635,352	389,400	6,024,752	4,770,904	(128,401)	4,642,503

GENERAL FUND ENDING FUND BALANCE

In support of the City's financial integrity, the City Council originally adopted on September 15, 2014, a set of financial policies including fund balance reserves totaling 12% of General/Street O&M Funds operating revenues. With the proposed mid-biennium budget adjustment, the 2020 estimated General/Street O&M Funds ending fund balance of \$4.94M equates to 12% of General/Street O&M Funds operating revenues and is in alignment with the City's financial policies below.

- *2% General Fund Contingency Reserves:* The purpose of this reserve is to accommodate unexpected operational changes, legislative impacts, or other economic events affecting the City's operations which could not have been reasonably anticipated at the time the original budget was prepared. A 2% reserve fund based on 2020 General/Street O&M Funds operating revenues equates to \$823K.
- *5% General Fund Ending Fund Balance Reserves:* The purpose of this reserve is to provide financial stability, cash flow for operations and the assurance that the City will be able to respond to revenue shortfalls with fiscal strength. A 5% reserve fund based on 2018 General/Street O&M Funds operating revenues equates to \$2.06M.
- *5% Strategic Reserves:* The purpose of this reserve is to provide some fiscal means for the City to respond to potential adversities such as public emergencies, natural disasters or similarly major, unanticipated events. A 5% reserve fund based on 2018 General/Street O&M Funds operating revenues equates to \$2.06M.

PROPOSED BUDGET AMENDMENTS – DETAILS

The narrative below provides detailed information on the proposed budget adjustments. A summarized list is included as an attachment to this memo.

Fund 001 General

Revenue Adjustments

- Property Tax. Increase revenue estimate by \$50,000 in 2019 and \$197,600 in 2020 based on the preliminary levy calculation commensurate with 1% levy increase as authorized by State law. The revised revenue estimate is \$7,160,000 for 2019 and \$7,400,000 for 2020.
- Sales Tax. Increase revenue estimate by \$950,000 in 2019 and \$678,900 in 2020. The revised revenue estimate is \$10,802,600 for 2019 and \$10,630,000 for 2020. Year-to-date June revenues total roughly \$5,848,488 and is \$661,853 or 12.8% above the same period in 2018.
- Park Sales Tax. Increase revenue estimate by \$30,000 each year resulting in revised revenue estimates of \$638,700 in 2019 and \$650,900 in 2020. Through year-to-date June, revenues increased by \$16,253 or 5.3 % above the same period in 2018.
- Criminal Justice Sales Tax. Increase revenue estimates by \$55,000 each year resulting in revised revenue estimates of \$1,144,400 in 2019 and \$1,166,200 in 2020. Through year-to-date June, revenues increased by \$22,830 or 5.2% above the same period in 2018.
- Brokered Natural Gas. Increase revenue estimates by \$10,000 each year resulting in revised revenue estimates of \$40,000 annually. Through year-to-date June, revenues have reached the \$30,000 annual revenue estimate.
- Leasehold Tax. Decrease revenue estimates by \$7,000 each year resulting in revised revenue estimates of \$5,000 annually.
- Utility Tax. Decrease revenue estimates by \$330,000 each year resulting in revised revenue estimates of \$5,405,000 in 2019 and \$5,415,800 in 2020. Through year-to-date June, revenues decreased by \$35,767 or 1.2 % below the same period in 2018.
- Franchise Fees. Increase revenue estimates by \$103,600 each year resulting in revised revenue estimates of \$4,212,400 in 2019 and \$4,335,700 in 2020. Through year-to-date June, revenues increased by \$84,531 or 4.4% above the same period in 2018.
- High Crime Funding. Reduce high crime funding by \$77,000 annually resulting in a revised annual revenue estimates of \$241,800. The reduction is due to the City's decrease in crime (must have crime rate in excess of 125% of statewide average).
- Municipal Court Contracts. Reduce court contract revenues by \$87,198 annually to reflect actual revenues in 2019 and similar revenues in 2020. The final 2020 figure will be determined in early 2020. 2019 contract revenues total \$430,102 (Town of Steilacoom \$155,276 / City of University Place \$153,321 / City of DuPont \$121,505).
- Development Services Permits & Fees. Decrease 2019 revenue estimates by \$432,600. There are many pending projects; however, it is uncertain when these projects will materialize and result in actual permit revenue. Although permit activity generating revenues is down, the department experienced a substantial increase in residential remodels/additions and commercial tenant improvements which do not generate the same level of revenue as larger projects.

- **Business License.** Decrease 2019 revenue estimates by \$54,000. In June 2018 the City partnered with the State Department of Revenue Business License Services (BLS) to process all general business licenses in Lakewood through a common licensing system, as required by state law. The revenue decrease is likely due to BLS's policy to pro-rate business license fees based on the renewal date of a business's State license in order to have all licenses on the same renewal schedule, as well as the closure of the Starlite Swap Meet. The City does not expect to see the full revenue generated under the BLS partnership until the end of 2019. The revised estimate is \$260,000 in 2019 and \$314,000 in 2020.
- **Alarm Permits & Fees.** Increase alarm permits and fees by \$75,000 per year. The City had budgeted a lower revenue not knowing the exact reason for the declining revenues during most of 2018. Towards the end of 2018, after the budget was adopted, we learned the decrease in revenues is due to timing of billings by PMAM, the City's 3rd party contractor. PMAM acquired ATB in 2011; however, transition of data from ATB to the new PMAM platform did not occur until January 2018. There were inconsistencies in the data transition and PMAM's IT Team had been working on reconciling and completed it in July 2018. PMAM issued renewals notices to alarm companies in August 2018 and the City received the large revenue distribution in late 2018. The revised estimate is \$105,000 annually.
- **Animal Services Contract.** Increase revenue estimates in accordance with contracts for Town of Steilacoom (revised estimate is \$16,144 in 2019 and \$16,368 in 2020) and City of DuPont (revised estimate is \$33,252 in 2019 and \$33,877 in 2020).
- **South Sound 911 Background Investigation.** Increase 2019 revenue estimate by \$15,000 for a revised annual estimate of \$19,000. Revenues collected through June totals \$13,600.
- **Municipal Court Fines and Forfeitures.** Reduce revenue estimate by \$74,300 in 2019 and \$77,500 in 2020. The revised revenue estimate is \$786,600 for 2019 and \$783,400 for 2020. The court is experiencing increases from infractions and citations as a result of the City's motorcycle patrol and rental housing safety programs. The number of hearings have also increased. While this impacts court activity, it does not necessarily generate additional fines and forfeitures.
- **Camera Enforcement Fines.** Increase 2019 revenue estimate by \$100,000 for a revised 2019 estimate of \$800,000. Gross revenues through June totals \$453,172.

CC – Independent Salary Commission Decision, New / Ongoing

Add \$5,345 in 2019 (begins with pay period ending 9/15/2019) and \$18,220 in 2020 to implement the Independent Salary Commission Decision, which is to increase all positions by \$200/month. The resulting salary schedule is \$1,400/month for Councilmembers, \$1,500/month for Deputy Mayor, and \$1,600/month for Mayor.

CM – Connections Magazine, New / 1-Time

Add \$8,000 for fall edition of Connections magazine. Estimated cost of production before advertisement sales is \$17,000. The new sales representative anticipates advertisements sales between \$8,700 and \$11,700.

CM – Temporary Help, New / 1-Time

Add \$12,000 for temporary help for City Manager Department.

CM – Executive Leadership Team Building, New / 1-Time

Add \$25,000 for third party facilitator for Executive Leadership Team Building.

CM – City Manager Personnel Cost, New / 1-Time

Add \$5,000 annually for City Manager personnel cost increase based on performance evaluation. The \$5,000 is in the form of additional contribution to deferred compensation.

AD – GFOA 2019 Leadership Academy, New / 1-Time

Add \$3,440 for the Government Finance Officers Association (GFOA) leadership academy. Attendees for this academy are chosen through a competitive application process.

AD – Volunteer and Employee Recognition Event, New / Ongoing

Add back \$3,000 annually for venue rental and catering costs for 4th quarter employee recognition and volunteer recognition events.

AD – Support Equity Team, New / 1-Time

Support the City's Equity Team program by providing \$3,600 for professional services provided by Pacific Northwest Learning Cohort and \$1,000 each year for Government Alliance on Race and Equity (GARE) membership. The Government Alliance on Race and Equity (GARE) is a national network of governments working to achieve racial equity and advance opportunities for all. GARE membership provides access to tools and resources, events and training, and other information to the City's Equity Team, increase our awareness of issues and opportunities as we work to achieve the City's Equity Goals. GARE membership also provides the City with access to the Pacific Northwest Learning Cohort. The City is sending 3 Equity Team members to participate in training and development, and create peer support networks over the course of a year for a group of Race and Equity workers in government agencies in the area.

AD – Leadership Academy, New / Ongoing

During the 2019/2020 adopted budget process, leadership academy in-class sessions for the expanded executive leadership team (includes directors, managers and supervisors) was reduced by \$5,500 annually. The request is to restore funding on an ongoing basis beginning in 2020 in the amount of \$4,000 annually.

CD – Limited Term Office Assistant, New / Ongoing

Add \$35,000 in 2019 and \$80,000 in 2020 for a limited term office assistant with end date of December 31, 2020 (to be re-evaluated as part of the 2021/2022 biennial budget process). The position will work as a receptionist on the second floor front counter which includes planning, building, public works, business licensing and rental housing safety program, complete other assignments (archiving, filing, keeping handouts and applications readily available for customers, provide permit status updates to customers, respond to/forward voicemails, update the department's website and schedule inspections).

CD – Training, New / 1-Time

Add \$2,000 for permit counter training, specifically for the two permit technicians to obtain their International Code Council (ICC) certifications. The ICC is an organization that develops codes and standards for the building and construction industries. Also, add \$255 for ATC-20 training for two building inspectors and one apprentice. ATC-20 training refers to a process used to evaluate structures following a post-earthquake event.

CD – PALS Permit System, New / 1-Time & Ongoing

Add internal service charges for new PALS Permit System. 1-time costs are estimated at \$80,000 as it is partially funded by accumulated technology fees of \$59,403. Ongoing costs are estimated at \$50,000 annually and is partially offset by current permitting system m&o costs of \$8,400 annually.

CED – Image Campaign, New / 1-Time

Add \$76,493 in 2019 and \$103,500 in 2020 for City image campaign.

CED – Western State Hospital Impacts Analysis, New / 1-Time

Add \$14,960 for consultant analysis of the impacts of different potential futures for Western State Hospital.

PK – Fiscal Agent for Lakewood's CHOICE, New / 1-Time

The City of Lakewood was approached by the Washington State Health Care Authority (HCA) to become the fiscal agent for Lakewood's CHOICE (CHOICE), a substance abuse prevention coalition that has been successfully operating in the City for four years. CHOICE's work aligns with the Legacy Plan mission of creating a healthy and vibrant community as well as the goals and strategies of the Human Services division. As a fiscal agent the City would submit monthly reports prepared by CHOICE staff, pay bills and submit grant reimbursement requests. One of the reasons that the City was considered is our sound accounting and financial practices. The contract is for \$110,000 each year for two years. The City would receive an 8% contract administration fee (approximately \$8,906/year) for service. The grant funding period is July 1, 2019 through June 30, 2021.

PK – Colonial Plaza Dedication, New / 1-Time

Add \$4,000 for Colonial Plaza opening celebration, including logistics, rentals, performance, etc.

PK - Colonial Plaza O&M, New / 1-Time & Ongoing

Add \$36,636 beginning in 2020 for Colonial Plaza operations and maintenance (refuse pickup, landscape tree and debris pickup, irrigation, landscape plants, pressure wash pavers and sidewalks, special event/rental support, street furniture repair and bollard repair).

PK – Street Landscape 0.75 FTE, New / Ongoing

Add 0.75 FTE for a limited term maintenance assistant with end date of December 31, 2020 to replace 6 month seasonal position to support growing street landscape maintenance needs. The net cost is \$21,450 (cost \$41,200 offset by existing budget of \$19,750).

PK – Overtime for Special Events, New / Ongoing

Add \$5,000 annually in support of storm events and the City's growing special events. The department does an excellent job growing and adding events that require logistical and staff support from both parks and operations & maintenance teams. SummerFest, Truck and Tractor Day, and the Christmas parade/tree lighting are the three that require additional staff time. During storm response, the department uses all hands on deck so the additional budget request reflects that additional work.

PK – Water Utility Usage, New / Ongoing

Add \$15,000 annually to account for 6 new connections and water usage at Fort Steilacoom Park.

PK – Sewer Utility Charge, New / Ongoing

Add \$1,500 annually for sewer connections at Fort Steilacoom Park.

PK – SummerFest, New / 1-Time

This adjustment is to true up SummerFest revenues and expenditures. Increase program expenditures by \$44,300 to reflect estimated cost. The adopted budget included expenditures of \$17,450 while total estimated costs net of \$50,000 from LTAC totals \$61,750. Reduce donations/sponsorships by \$48,100. The adopted budget included \$109,000 in donations/sponsorships while estimated revenues total \$60,900. Revised SummerFest sources total \$110,938 and uses total \$111,767. These amounts reflect lodging tax contributions but exclude in-kind contributions of \$36,800.

PD – Evidence Section, New / 1-Time

Add \$15,546 in 2019 and \$9,264 in 2020 for training and supplies related to the Evidence section, funded by property room proceeds. Training includes LEIRA conferences and IAI forensic courses totaling \$10,000 and supplies include storage, lockers/locks and impound storage shed totaling \$13,720.

PD – South Sound 911 Assessment, New / Ongoing

Reduce assessment by \$19,560 for a revised budget of \$1,931,370 in 2020.

PD – Jail Services, New / Ongoing

Add \$250,000 annually for jail costs resulting in revised annual expenditures estimates of \$950,000.

Transfers to CIP – See Capital Projects Funds for Additional Information

Parks Capital:

- \$107,129 to 301.0003 Harry Todd Phase II Waterfront Improvements
- \$350,000 to 301.0014 FSP/South angle Lane Parking & Trail Improvements
- \$20,000 to 301.0014 FSP/South angle Lane Parking & Trail Improvements (Oak Tree Mitigation Funds)
- \$9,000 to 301.0016 Playground Resurfacing
- \$15,300 to 301.0031 FSP/Artificial Turf Infields

Transportation Capital:

- \$100,000 to 302.0002 New LED Street Lights
- \$80,214 to 302.0053 123rd St SW – Bridgeport Way to 47th Ave SW Street
- \$72,000 to 302.0065 SRTS Gravelly Lake Drive (Bridgeport to Steilacoom)
- Reduce funding for Colonial Plaza by \$744,870 (project savings)

Transfer to GO Bond Debt Service, Housekeeping / 1-Time

Increase transfer by \$831 in 2019 to align with scheduled debt service payments for the 2016 LED Streetlights LOCAL financing.

Internal Service Charges – See Internal Service Funds for Additional Information

Property Management:

- Total \$52,176 for City Hall LED Lighting Conversion
- Total \$15,500 for Police Station Battery Backup Repair/Upgrade & Service Agreement
- Total \$10,000 for Police Station Generator Plug In

Information Technology:

- Total \$6,400 for Professional Services for Position Renumbering
- Total \$8,520 for KnowBe4 Cybersecurity Training
- Total \$117,395 for Additional Cybersecurity Program

Fund 101 Street

PK - Colonial Plaza O&M, New / 1-Time & Ongoing

Add \$8,992 beginning in 2020 for Colonial Plaza operations and maintenance (catenary lighting power, catenary lighting replacement, street/lamp festival power, paver failure due to root upheaval, and concrete sidewalk failure from root upheaval).

PK – Overtime, New / Ongoing

Add \$1,500 annually in support of storm events and the City's growing special events. The department does an excellent job growing and adding events that require logistical and staff support from both parks and operations & maintenance teams. SummerFest, Truck and Tractor Day, and the Christmas parade/tree lighting are the three that require additional staff time. During storm response, the department uses all hands on deck so the additional budget request reflects that additional work.

PK – New Street Signs, New / Ongoing

Add \$7,500 annually for new street signs that are requested to be installed by Public Works Engineering (PWE). Streets O&M division constantly get requests from PWE to add new signs, usually at the request of the Police Department, businesses, or the general public. These are new signs, posts, and concrete. The signs vary from regulatory (speed limit, no parking, etc.) to informational (service club, church, etc.) signs. This is on top of the signs O&M has to replace as part of regular maintenance.

PK – Street Lighting, New / Ongoing

Add \$10,000 annually for street light electricity costs for about 45 upgraded lights on TPU poles and 15 new street lights on 123rd Street project.

PK – Snow & Ice Maintenance, New / Ongoing

Add \$15,000 to purchase salt for snow and ice maintenance in advance of winter season.

PW - Non-Motorized Plan, Housekeeping / 1-Time

Shift budgeted expenditures from 2020 to 2019.

PW – Consulting Services for Build Grant, Housekeeping / 1-Time

Add \$50,000 for consultant contract to assist the City in developing materials for the BUILD (Better Utilizing Investments to Leverage Development) Transportation Discretionary Grant Program. The BUILD program provides a unique opportunity for the USDOT to invest in road, rail, transit and port projects that promise to achieve national objectives. Previously known as TIGER (Transportation Investment Generating Economic Recovery) Discretionary Grants, Congress has dedicated nearly \$7.1 billion for 10 rounds of National Infrastructure Investments to fund projects that have a significant local or regional impact. As this program can fund projects up to \$25 million, development of the materials for a grant this size requires assistance and expertise beyond the norm to prepare a competitive grant application.

Internal Service Charges – See Internal Service Funds for Additional Information

Property Management:

- Total \$3,162 for City Hall LED Lighting Conversion

Information Technology:

- Total \$761 for KnowBe4 Cybersecurity Training
- Total \$10,490 for Additional Cybersecurity Program
- Total \$30,000 for Fiber Repair

Risk Management:

- Total \$100,000 for Potential Risk Management Claims

Fund 102 Real Estate Excise Tax

REET Revenue

Increase REET revenue estimate by \$550,000 in 2019 for a total revised estimate of \$2,250,000. The proposed budget adjustment does not include changes to the 2020 budget. Consistent with the current strategy of preserving real estate excise tax with the goal of creating an opportunity fund and setting aside excess real estate tax for future capital projects, 2020 revenues collected in excess of the current \$1,700,000 budget will be dedicated for this purpose.

Transfers to Debt Service, Housekeeping / 1-Time

Reduce debt service on 2019 LTGO bond issue by \$220,000 in accordance with debt service schedule and fiscal agent and other debt service related fees.

Transfers to Capital Projects – See Capital Projects for Additional Information

Parks Capital:

- Total \$519,589 to 301.0003 Harry Todd Phase II Waterfront Improvements

Transportation Capital:

- Total \$49,786 to 302.0051 Lakewood Drive – Flett Creek to 74th Overlay
- Total \$269,786 to 302.0053 123rd St SW – Bridgeport Way to 47th Ave SW Street
- Total \$309,000 to 302.0060 100th St SW & Lakewood Drive SW Traffic Signal Replacement
- Reduce total transfers by \$189,958 to 302.0063 Colonial Plaza Project (project savings)

Fund 104 Hotel/Motel Lodging Tax

Hotel/Motel Lodging Tax Revenue

Increase revenue estimate by \$100,000 in 2019 for a revised estimate of \$900,000.

Fund 181 Felony Seizures

Felony Seizure, New / 1-Time

Appropriate 2019 funds received of \$6,035 through year-to-date July for eligible felony seizure related activity.

Fund 192 Office of Economic Adjustment/South Sound Military Communities Partnership

OEA JLUS JBLM CU Implementation 3, Grant / 1-Time

The grant funds provide for a written report detailing alternatives to alleviate traffic congestion on local transportation networks in the vicinity of JBLM; document policy and procedure recommendations and develop a coordination plan for accessible and affordable housing for active duty military members in the area; and written report offering mitigation strategies to protect endangered species habitat in Thurston County while lifting restrictions on military training. The grant funding period is September 1, 2019 through August 31, 2020. Federal funds total \$506,027 and non-federal match total \$56,890 and is funded within the existing SSMCP budget.

JBLM North Clear Zone – Purchase of Tactical Tailor Building, Grant / 1-Time

Add \$6,183,000 for the purchase of the Tactical Tailor Building. Secured funding sources include: USAF (Air Force) \$3,600,000; REPI (Readiness and Environmental Protection Integration) \$953,000; and 2019/2021 State Capital Budget \$500,000. Funding sources anticipated include: REPI \$500,000; and Pierce County \$630,000 (current budget \$130,000 / proposed budget \$500,000). These funds, along with the \$760,000 from the State Capital budget (2017/2018) that is already budgeted, provides \$6,943,000 to move Tactical Tailor and acquire their property.

Fund 195 Public Safety Grants

PD - Emergency Management Performance, Grant / 1-Time

The \$33,075 in grant funds provide for partial reimbursement of the Emergency Management Coordinator's position shared with West Pierce Fire and Rescue. The grant funding period is June 1, 2019 through August 31, 2020.

PD – Washington State Parks Boater Safety, Grant / 1-Time

The grant increase of \$1,131 provides additional funds for instructor support, for a total of \$17,281 in grant funds with a required local match of \$6,320 that is included within the existing budget. The grant funds are intended to compensate the City for actively supporting recreational boating safety in Washington State. The grant funding period is March 1, 2019 through September 30, 2019.

PD – Pierce County Sheriff's STOP VAWA (Violence Against Women Act) – Grant / 1-Time

The grant increase of \$1,661 provides additional training funds for two police officers, for a total of \$3,836 in grant funds. Pierce County awards funds after they have received billing for training attendance and adjusts the grant award accordingly. The grant funding period is January 1, 2019 through June 30, 2019.

PD – Pierce County Sheriff's Phlebotomy, Grant / 1-Time

The \$435 in grant funds provide for reimbursement of Washington State Phlebotomist re-certifications for three police officers. The grant funding period is October 1, 2018 through June 30, 2019.

PD – Washington State Patrol Phlebotomy, Grant / 1-Time

The \$15,000 in grant funds provide for phlebotomy services to the Washington State Patrol's Mobile Impaired Driving Unit processing facilities, police officer overtime and municipal court on-call pay. The grant funding period is October 1, 2018 through September 30, 2019.

PD – Office of Justice Programs Bulletproof Vest Partnership, Grant / 1-Time

Add 2019 grant award of \$10,763 for armored vests that meet the National Institute of Justice applicable ballistic and stab resistant standards for police officers. There is a 50% local match required which is already budgeted in the General Fund. This grant funding is for April 1, 2019 through August 31, 2021.

Fund 201 GO Bond Debt Service

2019 LTGO Bonds, Housekeeping / 1-Time

Reduce debt service on 2019 LTGO bond issue by \$220,000 in accordance with debt service schedule and fiscal agent and other debt service related fees. The funding source for these bonds is real estate excise tax.

Fund 202 LID Debt Service

LID Debt Service, Housekeeping / 1-Time

Earmark estimated funds totaling \$7,257 for early redemption of bonds and fiscal agent fees.

Fund 301 Parks Capital

301.0003 Harry Todd Park Phase I ADA, Dock, Bulkhead, Shoreline, Open Space, Grant / 1-Time

Add \$1,080,000 in project expenditures funded by WWRP Water Access grant of \$580,000 and Aquatic Lands Enhancement Account (ALEA) Grant of \$500,000.

301.0003 Harry Todd Park Phase II Waterfront, New / 1-Time

The project was developed as part of the two RCO grant applications that were structured in a way that they were providing the bulk of the required local match. Unfortunately the City was not awarded the WWRP Water Access grant in the amount of \$626,718. If the City were unable to replace this source of revenue then the City would not be able to accept the \$500,000 ALEA grant and would forego replacement of the fishing and boating piers and restroom building. The proposed budget adjustment replaces \$600,000 in funds anticipated with \$107,129 from General Fund and \$519,589 from REET. Phase II project costs with these adjustments is \$1,326,718.

301.0013 Fort Steilacoom Park/North Angle Lane Improvements, Housekeeping / 1-Time

Eliminate duplicate Town of Steilacoom contribution. This \$25,000 was redirected to 301.0014 Fort Steilacoom Park/South Angle Lane Parking and Trail for new restrooms in the previous budget adjustment.

301.0014 Fort Steilacoom Park/South Angle Lane Parking and Trail, New / 1-Time

The original cost estimate was created as part of the RCO grant application and was purposely optimistic in order to maximize the grant request while trying to minimize the local match requirement. Unfortunately, after submitting the grant application, the City received new costs estimates for the restroom construction that greatly exceeded the original estimate. The additional funding of \$370,000 from the General Fund (\$20,000 of this amount is funded by Oak Tree Mitigation Funds) will allow for the full development of the intended scope and preserve the full amount of the grant award. Project costs with these adjustments is \$1,500,000.

301.0017 Playground Resurfacing, New / 1-Time

Add \$9,000 for playground resurfacing. \$10,000 is budgeted annually for playground resurfacing. Earlier this year \$4,300 was used for the new playgrounds in Oakbrook and American Lake parks. The remaining funds from the existing budget is set aside for Fort Steilacoom Park (under review). The additional funds are needed to replace Kiwanis park playground. The Kiwanis Club is purchasing and installing a \$70,000 structure (to include swings) in late September. The City will need to provide all new surfacing in this park, estimated at \$9,000. Source is General Fund.

301.0031 Fort Steilacoom Park/Artificial Turf Infields, New / 1-Time

In the City's "Capital Funding Request" to the State Legislature a preliminary project cost estimate was developed that established a total project cost of \$1,260,000. The City requested \$1M from the State and the City would provide a local match of \$260K. The final State award, after administrative fees is \$994,700. The City Council allocated \$250,000 of REET funds in the 2019/2020 biennial budget leaving a \$15,300 shortfall which is proposed to be covered by General Fund.

301.0032 Springbrook Park Expansion, Grant / 1-Time

Increase project costs for Springbrook Clover Creek Restoration from \$750,000 to \$788,000 funded by an increase in State Legislative allocation. Funds will be used for restoration efforts to improve the biodiversity of native and aquatic plants and improve water quality within this important salmon bearing riparian area. Additionally, this project will improve the quality of life for some of Lakewood's most vulnerable, underserved and diverse residents by improving their access to open space areas. Park proximity has been shown to play an integral part in promoting higher levels of park use and physical health, especially for youth.

Fund 302 Transportation Capital

302.0002 New LED Street Lights, New / 1-Time

Increase project costs by \$100,000 to complete 2019 street lights and (includes \$14,000 to cover any unknowns that pop up in the remainder of 2019), funded by General Fund. Costs include staff utilization to administer and inspect the large street light efforts in 2018. The contractor required more time to accomplish the work and more interaction in part due to the different utilities we coordinated work with during design and different staff they used during construction. It also includes change orders to the citywide electrical contract to re-pour sidewalk panels, connect school zone lights to permanent metered power, and upgrade transformers for the new metered services. This was unanticipated work and was previously authorized by Council action. Other costs include additional poles from PSE to complete a neighborhood that was missed during design and vendor oversight of prior year billings.

302.0051 Lakewood Drive – Flett Creek to 74th Overlay, New / 1-Time

Increase project costs by \$111,187 to finalize the project funded by REET \$49,786 and SWM \$61,401. This need is driven in part by an agreement to allow the contractor to conduct a portion of the work at night with full closure to speed up the work and complete it early. The charge to SWM is just a recognition that the full amount expected was not transferred and we are requesting this amount from the original funding requested be transferred.

302.0053 123rd St SW – Bridgeport Way to 47th Ave SW Street Project, New / 1-Time

Increase project costs by \$350,000 funded by General Fund \$80,214 and REET \$269,786. Improvements include curb, gutter, sidewalks, and extends 123rd Street between Bridgeport Way and 47th Avenue, relocation of the intersection of 123rd and Bridgeport to south to move it away from the I-5 ramp terminal intersection, and add a new left turn lane for southbound Bridgeport Way to 123rd Street,

302.0060 100th St SW & Lakewood Drive SW Traffic Signal Replacement, New / 1-Time

Increase project costs by \$403,000 for a total project cost of \$1,025,733. The additional funds from REET of \$309,000 and SWM of \$94,000 (for related storm drainage element) allows the City to complete the sidewalks on both sides of the street from Bridgeport Way east to the existing sidewalks east of Lakewood drive.

302.0063 Colonial Plaza, Housekeeping & New / 1-Time

Reduce projects sources by \$641,927 and project costs by \$742,357. The revised estimated project cost is \$2,151,643 and includes: design \$100,000; construction admin costs \$90,000; Lakeview Light & Power power relocation \$30,157; construction \$1,906,486; and security cameras \$25,000 (new). Sources include: grants \$785,000; Lakewood Water District \$69,720; motor vehicle excise tax \$58,000; increased gas tax \$47,300; multi-modal \$82,400; General Fund \$245,000; REET \$638,042; and SWM \$226,181.

302.0065 SRTS Gravelly Lake Drive (Bridgeport Way to Steilacoom), New / 1-Time

Add \$72,000 to cover the intersection tie-in work at both ends of the project and the installation of new video detection cameras.

302.0134 Veterans Drive – Gravelly Lake to American Lake Park Sidewalks, New / 1-Time

Move WSDOT \$1,675,000 grant revenues and expenditures from 2020 to 2019. Grants secured total \$2,000,000. Project scope includes curb, gutter, sidewalks, street lighting, associated drainage and pavement along a portion of Veterans Drive and Vernon Ave connecting American Lake Park and the Lake City Business District.

Fund 401 Surface Water Management

Revenue Adjustments

- Storm Drainage Fees. Increase revenue estimates by \$100,000 annually resulting in revised revenue estimates of \$3,826,200 in 2019 and \$4,004,100 in 2020. Revenues collected year-to-date through June totals \$2,288,361 with the other half due in October.
- Site Development Permit Fee. Increase revenue estimate by \$13,000 in 2019 resulting in a revised revenue estimate of \$43,000. Revenues collected year-to-date through June totals \$31,578.

American Lake Management District, New / 1-Time & Ongoing

Add \$152,558 in revenues and 160,320 in expenditures related to the American Lake Management District. This includes 1-time sources of \$75,000 from Department of Ecology Grant, \$30,026 from JBLM/VA contribution, and \$47,532 from lake management district assessments. The program is funded by \$19,447 from SWM which is scheduled to be repaid over the 10-year life of the lake management district.

Colonial Plaza O&M, New / 1-Time & Ongoing

Add \$4,346 beginning in 2020 for Colonial Plaza operations and maintenance (biopod inspection, biopod maintenance and street sweeping).

Transfers to Capital Projects – See Capital Projects for Additional Information

Transportation Capital:

- \$61,401 to 302.0051 Lakewood Drive – Flett Creek to 74th Overlay in 2019
- \$94,000 to 302.0060 100th St SW & Lakewood Drive SW Traffic Signal Replacement in 2019
- Reduce funding by \$76,819 for 302.0063 Colonial Plaza (project savings)

Internal Service Charges – See Internal Service Funds for Additional Information

Property Management:

- Total \$4,662 for City Hall LED Lighting Conversion

Information Technology:

- Total \$516 for KnowBe4 Cybersecurity Training
- Total \$7,115 for Additional Cybersecurity Program

Fund 501 Fleet & Equipment

PD Totaled Vehicle #40371, New / 1-Time

This vehicle was involved in a collision and has been declared a total loss by WCIA. The budget request is to add expenditures of \$57,000 in 2019, funded by replacement reserves of \$816 and insurance proceeds of \$56,184.

PD Totaled Vehicle #40241, New / 1-Time

This vehicle was involved in a collision and has been declared a total loss by WCIA. The budget request is to add expenditures of \$57,000 in 2019, funded by insurance proceeds.

PD Damaged Vehicle #40800, New / 1-Time

This vehicle was involved in a collision and has significant damages as a result. The budget request is to add expenditures of \$30,000 in 2019, funded by replacement reserves of \$20,800 and insurance proceeds of \$9,800.

PD – Eliminate Original Adopted Budget Request, Housekeeping / 1-Time

Passenger van #42160 was approved to be surplus and trailer #42130 was approved to be replaced using proceeds from van #42160, at a net cost of \$38,000. Since then the passenger van has been repurposed as a backup for Courts and the trailer has been determined to be in working condition and will no longer need to be replaced.

Fund 502 Property Management

CH – City Hall LED Lighting Conversion, New / 1-Time

Add \$60,000 for City Hall conversion to LED lighting. This conversion does not include changing out the emergency exit lights or the emergency lighting with battery backup (this is only a few lights) as they are a bit more complicated and costs would exceed the benefits.

PD – Police Station Battery Backup System, New / 1-Time & Ongoing

Add \$6,500 for server room battery backup system upgrade/repair (1-time) and \$9,000 for service agreement to maintain the new battery backup system (ongoing),

PD – Police Station Generator Plug In, New / 1-Time

Add \$10,000 for a generator plug to plug in external generator if backup generator fails as it did this past winter.

Fund 503 Information Technology

AD/HR - Position Renumbering, New / 1-Time

Add \$6,400 for use of Tyler Technology professional services to renumber the City's positions in a logical format while preserving data integrity and history.

CED – PALS Permit System, New / 1-Time & Ongoing

Add internal service charges for new PALS Permit System. 1-time costs are estimated at \$80,000 as is partially funded by accumulated technology fees of \$59,403. Ongoing costs are estimated at \$50,000 annually and is partially offset by current permitting system m&o costs of \$8,400 annually.

PK – Fiber Repair, New / 1-Time

Add \$30,000 for fiber repair. The City's Information Technology team began work over the summer to install new fiber to the O&M shop at Front Street, which would connect them directly to City Hall and the Police Station. Based on initial conversations with the City's Operations Superintendent, IT was informed that conduit had been placed in the ground during previous projects to facilitate the future installation of fiber directly to the O&M shop. This saved thousands of dollars by having it installed previously versus having to dig up the road and install new. During the project it was determined that the conduit which was thought to be usable was damaged due to a previous transportation improvement project to widen the street near South Tacoma Way and the new warehouses that were recently constructed on 96th. Unfortunately this had a negative impact on the fiber project as IT was unable to complete the pull of new cable due to the damaged conduit. IT is requesting \$30,000 to hire a contractor to repair the road and complete the fiber installation. Upon completion, the O&M shop at Front Street will be directly connected to the City network via fiber, eliminating the need for the Comcast small business circuit, enabling all cameras at the facility for security purposes and provide access to city resources over fiber versus the slower Comcast connection.

CW - KnowBe4 Cybersecurity Training, New / 1-Time

Add \$12,297 for city-wide cybersecurity training, offset by WCIA reimbursement of \$2,500 for a net cost of \$9,797. KnowBe4 provides security awareness training to help manage the IT security problems of social engineering, spear phishing and ransomware attacks.

CW - Additional Cybersecurity - New / 1-Time & Ongoing

Add funds to implement additional software and hardware solutions that protect the city's infrastructure from increased potential cyber-attacks both internal and external. The city must implement a solution that not only is robust but also includes hands off automation. Any solution must also leverage a consistent approach across AWS (Amazon Web Services), Azure (Cloud) and VMWare virtualized data centers. It must also adapt to the business needs of the city to ensure the complete protection of any future applications or systems regardless of if they are cloud based or hosted on premises. Complete monitoring of all devices and users across the enterprise is also required to ensure protection not only against external threats but internal.

- ShieldX®. This is a subscription solution with an initial 1-time cost \$45,000 with estimated ongoing costs of \$30,000 each per year.
- Fortinac®. Initial 1-time cost of \$25,000 with ongoing yearly renewal costs of approximately \$15,000.
- Training. \$20,000 in 1-time funds for enhanced security training for information technology staff.

Fund 504 Risk Management

Claims – New / 1-Time

Add \$300,000 in 2019 and \$100,000 in 2020 to account for potential claims anticipated to be covered by insurance recoveries of \$200,000 in 2019 and \$100,000 in 2020. The 2019 budget adjustment includes approximately \$200,000 for repair of 2 damaged traffic signal poles and 18 damaged street lights at various locations in the City. Damage occurred as a result of motor vehicle collisions(s) or theft(s) at 9 locations.

Transfer to Fleet & Equipment Fund, New / 1-Time

Add \$56,184 in 2019 for transfer of insurance proceeds from totaled police vehicle #40371, funded by insurance proceeds.

Transfer to Fleet & Equipment Fund, New / 1-Time

Add \$57,000 in 2019 for transfer of insurance proceeds from totaled police vehicle #40241, funded by insurance proceeds.

Transfer to Fleet & Equipment Fund, New / 1-Time

Add \$9,800 in 2019 for transfer of insurance proceeds from police vehicle #40800, funded by insurance proceeds.

**2019/2020 Mid-Biennium Budget Adjustment
Summary of Proposed Requests**

			Adjustment Type	Ongoing/ 1-Time	Year 2019		Year 2020	
					Revenue	Expenditure	Revenue	Expenditure
Grand Total - All Funds					\$14,378,447	\$14,251,566	\$(2,412,919)	\$ (1,792,138)
Total - Fund 001 General					\$ 514,144	\$ 1,256,397	\$ 696,761	\$ 568,129
Increase Property Tax Revenue Estimate	Revenue	Ongoing	50,000	-	197,600	-		
Increase Sales Tax Revenue Estimate	Revenue	Ongoing	950,000	-	678,900	-		
Increase Parks Sales Tax Revenue Estimate	Revenue	Ongoing	30,000	-	30,000	-		
Increase Criminal Justice Sales Tax Revenue Estimate	Revenue	Ongoing	55,000	-	55,000	-		
Increase Brokered Natural Gas Revenue Estimate	Revenue	Ongoing	10,000	-	10,000	-		
Reduce Leasehold Tax	Revenue	Ongoing	(7,000)	-	(7,000)	-		
Reduce Utility Tax Revenue Estimate	Revenue	Ongoing	(330,000)	-	(330,000)	-		
Increase Franchise Fees Revenue Estimate	Revenue	Ongoing	103,600	-	103,600	-		
Decrease High Crime Revenue Estimate	Revenue	Ongoing	(77,000)	-	(77,000)	-		
Increase Municipal Court Contract Revenue	Revenue	Ongoing	(87,198)	-	(87,198)	-		
Reduce Development Services Revenue Estimate	Revenue	Ongoing	(432,600)	-	-	-		
Reduce Business License Revenue Estimate	Revenue	Ongoing	(54,000)	-	-	-		
Increase Alarm Permits & Fees Revenue Estimate	Revenue	Ongoing	75,000	-	75,000	-		
Increase Animal Services Contracts Revenue Estimate	Revenue	Ongoing	6,196	-	6,095	-		
Increase South Sound 911 Background Investigation Revenue Estimate	Revenue	Ongoing	15,000	-	-	-		
Reduce Municipal Court Fines and Forfeitures Revenue Estimate	Revenue	Ongoing	(74,300)	-	(77,500)	-		
Increase Camera Enforcement Revenue Estimate	Revenue	Ongoing	100,000	-	-	-		
Increase Interest Earnings & Penalties and Interest on Taxes	Revenue	Ongoing	105,000	-	-	-		
CC - Implement Independent Salary Commission Decision	New	Ongoing	-	5,345	-	18,220		
CM - Connections Magazine Fall Edition	New	1-Time	-	8,000	-	-		
CM - Temporary Help	New	1-Time	-	12,000	-	-		
CM - Executive Leadership Team Building	New	1-Time	-	25,000	-	-		
CM - City Manager Personnel Cost Increase per Performance Evaluation	New	Ongoing	-	5,000	-	5,000		
AD - Government Finance Officers Association 2019 Leadership Academy	New	1-Time	-	3,440	-	-		
AD - Volunteer & Employee Recognition Event Venue and Catering	New	Ongoing	-	3,000	-	3,000		
AD - Support Equity Team Professional Services Provided by Pacific Northwest Learning and Government Alliance on Race and Equity (GARE) Membership	New	1-Time	-	4,600	-	1,000		
AD - Leadership Academy Program Restore portion of funds eliminated during the 2019/2020 Adopted Budget	New	Ongoing	-	-	-	4,000		
CD - Office Assistant Limited Term Position with End Date 12/31/2020	New	1-Time	-	33,500	-	80,000		
CD - Training for Permit Counter, Building Inspectors and Apprentice	New	1-Time	-	2,255	-	-		
CD - PALS Permit System 1-Time = \$80,000 (Partially funded by Accumulated Technology Fees \$59,404) Ongoing = \$50,000/year (Partially Offset by Current System M&O Cost of \$8,400/year)	New	1-Time & Ongoing	-	37,518	-	41,600		
CD - Image Campaign	New	1-Time	-	76,493	-	103,500		
CD - Western State Hospital Impacts Analysis	New	1-Time	-	14,960	-	-		

**2019/2020 Mid-Biennium Budget Adjustment
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2019		Year 2020	
			Revenue	Expenditure	Revenue	Expenditure
PK - Fiscal Agent for Lakewood's CHOICE Program	New	1-Time	110,000	110,000	110,000	110,000
PK - Colonial Plaza Dedication	New	1-Time	-	4,000	-	-
PK - Colonial Plaza O&M	New	Ongoing	-	-	-	36,636
PK - Add Street Landscape 0.75 FTE (Net Cost) Limited Term Position with End Date 12/31/2020	New	Ongoing	-	-	-	21,450
PK - Overtime in Support of Storm and Special Events	New	Ongoing	-	5,000	-	5,000
PK - Increase Water Utility at Fort Steilacoom Park	New	Ongoing	-	15,000	-	15,000
PK - Sewer Utility Charge for Sewer Connections at Fort Steilacoom Park	New	Ongoing	-	1,500	-	1,500
PK - SummerFest Adjustment for Donations/Sponsorships and Program Costs	New	1-Time	(48,100)	44,300	-	-
PD - Evidence Section Training \$10,000 / Supplies \$13,710 Source is Evidence Room Revenue	New	1-Time	14,546	14,546	9,264	9,264
PD - South Sound 911 Assessment	New	Ongoing	-	-	-	(19,560)
PD - Jail Services	New	Ongoing	-	250,000	-	250,000
PK - Transfer to Parks CIP 301.0003 Harry Todd Park Phase II Waterfront Improvements	New	1-Time	-	-	-	107,129
PK - Transfer to Parks CIP 301.0014 FSP/South Angle Lane Parking and Trail Improvements	New	1-Time	-	350,000	-	-
PK - Transfer to Parks CIP 301.0014 FSP/South Angle Lane Parking and Trail Improvements Source is Oak Tree Mitigation Funds \$20,000 (Reduce Available Oak Tree \$)	New	1-Time	-	-	-	-
PK - Transfer to Parks CIP 301.0016 Playground Resurfacing	New	1-Time	-	9,000	-	-
PK - Transfer to Parks CIP 301.0031 FSP/Artificial Turf Infields	New	1-Time	-	15,300	-	-
PK - Transfer to Transportation CIP 302.0002 New LED Street Lights	New	1-Time	-	100,000	-	-
PW - Transfer to Transportation CIP 302.0053 123rd St SW - Bridgeport Way to 47th Ave SW Street Project	New	1-Time	-	80,214	-	-
PW - Reduce Transfer to Transportation CIP 302.0063 Colonial Plaza Project Savings	New	1-Time	-	(438,417)	-	(306,453)
PW - Transfer to Transportation CIP 302.0065 SRTS Gravelly Lake Drive (Bridgeport to Steilacoom)	New	1-Time	-	72,000	-	-
PW - Transfer to GO Bond Debt Service LED Streetlight LOCAL Debt Service	Housekeeping	1-Time	-	-	-	831
AD - Internal Service Charge Professional Services for Position Renumbering	New	1-Time	-	6,400	-	-
CW - Internal Service Charge KnowBe4 City-Wide Cybersecurity Training	New	1-Time	-	8,520	-	-

**2019/2020 Mid-Biennium Budget Adjustment
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2019		Year 2020	
			Revenue	Expenditure	Revenue	Expenditure
CW - Internal Service Charge Additional Cybersecurity	New	1-Time & Ongoing	-	78,264	-	39,131
CH - Internal Service Charge LED Lighting Conversion	New	1-Time	-	17,392	-	34,784
PD - Internal Service Charge Police Station Battery Backup Repair/Upgrade & Service Agreement	New	1-Time & Ongoing	-	6,500	-	9,000
PD - Internal Service Charge Police Station Generator Plug In	New	1-Time	-	10,000	-	-
General/Street Fund Subsidy			-	265,767	-	(1,903)
Total - Special Revenue Funds			\$ 7,672,894	\$ 7,951,055	\$ (1,903)	\$ (179,611)
Total - Fund 101 Street O&M			\$ 265,767	\$ 265,767	\$ (1,903)	\$ (1,903)
PK - Colonial Plaza Maintenance	New	Ongoing	-	-	8,992	8,992
PK - Overtime in Support of Storm and Special Events	New	Ongoing	1,000	1,000	1,000	1,000
PK - New Street Signs	New	Ongoing	7,500	7,500	7,500	7,500
PK - Increase Street Lighting for New Street Lights	New	Ongoing	10,000	10,000	10,000	10,000
PK - Salt for Snow & Ice Maintenance	New	Ongoing	15,000	15,000	15,000	15,000
PW - Use of Technology Fees for PALS Permit System	New	1-Time	(6,541)	(6,541)	-	-
PW - Non-Motorized Plan (Shift from 2020 to 2019)	Housekeeping	1-Time	50,000	50,000	(50,000)	(50,000)
PW - Consultant Contract to Assist with BUILD Grant Application	New	1-Time	50,000	50,000	-	-
PK - Internal Service Charge Fiber Repair	New	1-Time	30,000	30,000	-	-
PK - Internal Service Charge Potential Risk Management Claims (Includes Citywide Electrical Repair Project for Damaged Traffic Signals and Street Lights)	New	1-Time	100,000	100,000	-	-
CH - Internal Service Charge LED Lighting Conversion	New	1-Time	1,054	1,054	2,108	2,108
CW - Internal Service Charge KnowBe4 City-Wide Cybersecurity Training	New	1-Time	761	761	-	-
CW - Internal Service Charge Additional Cybersecurity	New	1-Time & Ongoing	6,993	6,993	3,497	3,497
Total - Fund 102 Real Estate Excise Tax			\$ 550,000	\$ 928,161	\$ -	\$ (189,958)
Increase REET Revenue Estimate	Revenue	1-Time	550,000	-	-	-
Reduce Transfer to Debt Service Fund For Transportation 2019 LTGO Bond	Housekeeping	1-Time	-	(220,000)	-	-
Transfer to Transportation CIP 302.0051 Lakewood Drive - Flett Creek to 74th Overlay	New	1-Time	-	49,786	-	-
Transfer to Transportation CIP 302.0053 123rd St SW - Bridgeport Way to 47th Ave SW Street Project	New	1-Time	-	269,786	-	-
Transfer to Transportation CIP 302.0060 100th St SW & Lakewood Drive SW Traffic Signal Replacement	New	1-Time	-	309,000	-	-

**2019/2020 Mid-Biennium Budget Adjustment
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2019		Year 2020	
			Revenue	Expenditure	Revenue	Expenditure
Reduce Transfer to Transportation CIP 302.0063 Colonial Plaza Project Savings Increase REET in 2019 \$519,589 / Reduce REET in 2020 \$519,589	New	1-Time	-	519,589	-	(709,547)
Transfer to Parks CIP 301.0003 Harry Todd Park Phase II Waterfront Improvements	New	1-Time	-	-	-	519,589
Total - Fund 104 Hotel/Motel Lodging Tax			\$ 100,000	\$ -	\$ -	\$ 12,250
Increase Hotel/Motel Lodging Tax Revenue Estimate	Revenue	1-Time	100,000	-	-	-
LTAC Grant Allocation	New	1-Time	-	-	-	12,250
Total - Fund 181 Felony Seizure			\$ 6,035	\$ 6,035	\$ -	\$ -
Eligible Felony Seizures Related Funds	New	1-Time	6,035	6,035	-	-
Total - Fund 192 Office of Economic Adjustment (OEA)			\$ 6,689,027	\$ 6,689,027	\$ -	\$ -
OEA - JBLM CU Implementation	Grant	1-Time	506,027	506,027	-	-
North Clear Zone - Purchase of Tactical Tailor Building Funded by: USAF \$3,600,000 / REPI \$953,000 / State Capital Budget 2017/2018 \$760,000 / State Capital Budget 2019/2021 \$500,000 / Funds Anticipated from Pierce County \$630,000 / Additional Funds Anticipated REPI \$500,000. The current budget already includes \$760,000 from State Capital Budget.	Grant	1-Time	6,183,000	6,183,000	-	-
Total - Fund 195 Public Safety Grants			\$ 62,065	\$ 62,065	\$ -	\$ -
Emergency Management Planning Grant	Grant	1-Time	33,075	33,075		
Washington State Boaters Safety Grant	Grant	1-Time	1,131	1,131	-	-
Pierce County STOP VAWA (Violence Against Women Act) Training Grant	Grant	1-Time	1,661	1,661	-	-
Pierce County Phlebotomy Grant	Grant	1-Time	435	435	-	-
Washington State Patrol Phlebotomy Grant	Grant	1-Time	15,000	15,000	-	-
Office of Justice Programs Bulletproof Vest Partnership	Grant	1-Time	10,763	10,763	-	-
Grand Total - Debt Service Funds			\$ (220,000)	\$ (212,992)	\$ 831	\$ 1,080
Total - Fund 201 General Obligation Bond Debt Service			\$ (220,000)	\$ (220,000)	\$ 831	\$ 831
Reduce 2019 LTGO Bond Debt Service	Housekeeping	1-Time	(220,000)	(220,000)	-	-
Increase LED Street Light LOCAL Debt Service	Housekeeping	1-Time	-	-	831	831
Total - Fund 202 LID Debt Service			\$ -	\$ 7,008	\$ -	\$ 249
Earmark for Early Redemption & Fiscal Agent Fees	Housekeeping	1-Time	-	7,008	-	249
Total - Capital Improvement Project Funds			\$ 5,529,260	\$ 4,412,830	\$ (3,626,282)	\$ (2,610,282)
Total - Fund 301 Parks CIP			\$ 2,444,000	\$ 2,444,000	\$ (935,282)	\$ (935,282)
301.0003 Harry Todd Park Phase I Improvements (ADA, Dock, Bulkhead, Shoreline, Open Space) Funded by WWRP Grant \$580,000 and ALEA Grant \$500,000	Grant	1-Time	1,080,000	1,080,000	-	-
301.0003 Harry Todd Park Phase II Improvements (Waterfront) Remove grants funds anticipated \$600,000 Add transfer in from General Fund \$107,129 Add transfer in From REET Fund \$519,589	New	1-Time	-	-	26,718	26,718
301.0013 FSP & North Angle Lane Improvements Remove Duplicate Town of Steilacoom Contribution	Housekeeping	1-Time	(25,000)	(25,000)	-	-

**2019/2020 Mid-Biennium Budget Adjustment
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2019		Year 2020	
			Revenue	Expenditure	Revenue	Expenditure
301.0014 FSP/South Angle Lane Parking & Trail Improvements Funded by Transfer In From General Fund \$370,000 (includes \$20,000 from Oak Tree Mitigation Funds)	New	1-Time	370,000	370,000	-	-
301.0017 Playground Resurfacing Source is General Fund	New	1-Time	9,000	9,000	-	-
301.0031 FSP/Artificial Turf Infields Reduce funds anticipated by \$5,300 (the amount of State grant admin fees) Increase costs by \$10,000 Source is General Fund of \$15,300	New	1-Time	1,010,000	1,010,000	(1,000,000)	(1,000,000)
301.0032 Springbrook Park Expansion Source is Increase in State Legislative Funds	Grant	1-Time	-	-	38,000	38,000
Total - Fund 302 Transportation CIP			\$ 3,085,260	\$ 1,968,830	\$(2,691,000)	\$ (1,675,000)
302.0002 New LED Street Lights Source is General Fund	New	1-Time	100,000	100,000	-	-
302.0051 Lakewood Drive - Flett Creek to 74th Overlay Source is REET \$49,786 and SWM \$61,401	New	1-Time	111,187	111,187	-	-
302.0053 123rd St SW - Bridgeport Way to 47th Ave SW Street Project Source is General Fund \$80,214 / REET \$269,786	New	1-Time	350,000	350,000	-	-
302.0060 100th St SW & Lakewood Dr SW Traffic Signal Replacement Source is REET \$309,000 and SWM \$94,000	New	1-Time	403,000	403,000	-	-
302.0063 Colonial Center Plaza Reduce Project Costs \$742,357 (net of \$25,000 for new security cameras) Add TIB Grant \$300,000 Add Lakewood Water District Contribution \$69,720 Reduce SWM Contribution \$76,819 Reduce General Fund Contribution \$744,870 Reduce REET \$189,958	Housekeeping & New	1-Time	374,073	(742,357)	(1,016,000)	-
302.0065 SRTS Gravelly Lake Drive (Bridgeport to Steilacoom) Source is General Fund	New	1-Time	72,000	72,000	-	-
302.0134 Veterans Dr - Gravelly Lake Dr to American Lake Park Sidewalks Funded by WSDOT Grant Move Project from 2020 to 2019	Grant	1-Time	1,675,000	1,675,000	(1,675,000)	(1,675,000)
Total - Enterprise Funds			\$ 217,084	\$ 216,395	\$ 148,474	\$ 39,146
Total - Fund 401 Surface Water Management			\$ 217,084	\$ 216,395	\$ 148,474	\$ 39,146
Increase Storm Drainage Fees Revenue Estimate	Revenue	Ongoing	100,000	-	100,000	-
Increase Site Development Permit Fees Revenue Estimate	Revenue	Ongoing	13,000	-	-	-
American Lake Management District Source is DOE Grant \$75,000 / JBLM \$30,026 / Assessments \$23,766/year	New	1-Time & Ongoing	104,084	131,000	48,474	29,320
Colonial Plaza O&M	New	Ongoing	-	-	-	4,346
Transfer to Transportation CIP 302.0051 Lakewood Drive - Flett Creek to 74th Overlay	New	1-Time	-	61,401	-	-
Transfer to Transportation CIP 302.0060 100th St SW & Lakewood Drive SW Traffic Signal Replacement	New	1-Time	-	94,000	-	-

**2019/2020 Mid-Biennium Budget Adjustment
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2019		Year 2020	
			Revenue	Expenditure	Revenue	Expenditure
Transfer to Transportation CIP 302.0063 Colonial Plaza	New	1-Time	-	(76,819)	-	-
CH - Internal Service Charge LED Lighting Conversion	New	1-Time	-	1,554	-	3,108
CW - Internal Service Charge KnowBe4 City-Wide Cybersecurity Training	New	1-Time	-	516	-	-
CW - Internal Service Charge Additional Cybersecurity	New	1-Time & Ongoing	-	4,743	-	2,372
Total - Internal Service Funds			\$ 665,065	\$ 627,881	\$ 369,200	\$ 389,400
Total - Fund 501 Fleet & Equipment			\$ 56,184	\$ 19,000	\$ 66,800	\$ 87,000
PD - Replace Totaled Vehicle #40371 Funded by Reserves \$816 / Insurance Proceeds \$56,184	New	1-Time	56,184	57,000	-	-
PD - Replace Totaled Vehicle #40241 Funded by Insurance Proceeds \$57,000	New	1-Time	-	-	57,000	57,000
PD - Replace Vehicle # 40800 Due to Significant Damage from Collision Funded by Insurance Proceeds \$9,800 / Replacement Reserves \$20,200	New	1-Time	-	-	9,800	30,000
PD - Eliminate Adopted Budget Request Retain Passenger Van #42160 instead of surplus. Retain Trailer #42130 instead of replacing. Net cost savings is \$38,000.	Housekeeping	1-Time	-	(38,000)	-	-
Total - Fund 502 Property Management			\$ 36,500	\$ 36,500	\$ 49,000	\$ 49,000
CH - LED Lighting Conversion	New	1-Time	20,000	20,000	40,000	40,000
PD - Police Station Battery Backup Repair/Upgrade & Service Agreement 1-Time in 2019 / Ongoing in 2020	New	1-Time	6,500	6,500	9,000	9,000
PD - Police Station Generator Plug In	New	1-Time	10,000	10,000	-	-
Total - Fund 503 Information Technology			\$ 216,197	\$ 216,197	\$ 86,600	\$ 86,600
AD - Professional Services for Position Renumbering System	New	1-Time	6,400	6,400	-	-
CD - PALS Permitting System	New	1-Time & Ongoing	80,000	80,000	41,600	41,600
PK - Fiber Repair	New	1-Time	30,000	30,000	-	-
CW - KnowBe4 City-Wide Cybersecurity Training	New	1-Time	9,797	9,797	-	-
CW - Additional Cybersecurity 1-Time \$90,000 in 2019 / Ongoing \$45,000 in 2020	New	1-Time & Ongoing	90,000	90,000	45,000	45,000
Total - Fund 504 Risk Management			\$ 356,184	\$ 356,184	\$ 166,800	\$ 166,800
Claims Expense Offset by Insurance Recoveries	New	1-Time	300,000	300,000	100,000	100,000
Transfer to Fleet & Equipment Fund For Partial Funding of Replacement Totaled Police Vehicle #40371 Source is Insurance Proceeds	New	1-Time	56,184	56,184	-	-
Transfer to Fleet & Equipment Fund For Funding of Replacement Totaled Police Vehicle #40241 Source is Insurance Proceeds	New	1-Time	-	-	57,000	57,000
Transfer to Fleet & Equipment Fund For Partial Funding of Replacement Totaled Police Vehicle #40800 Source is Insurance Proceeds	New	1-Time	-	-	9,800	9,800

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 18, 2019	TITLE: Ordinance confirming final assessment roll for LID 1109 (Panattoni Woodbrook Development)	TYPE OF ACTION: <input checked="" type="checkbox"/> ORDINANCE NO. 722 <input type="checkbox"/> RESOLUTION <input type="checkbox"/> MOTION <input type="checkbox"/> OTHER
PUBLIC HEARING: October 17, 2019	ATTACHMENTS: Ordinance Hearing Examiner's decision and exhibits	
REVIEW: November 12, 2019		

SUBMITTED BY: Paul A. Bucich, P.E., Public Works Engineering Director

RECOMMENDATION: It is recommended that the City Council pass an Ordinance approving and adopting the findings, conclusions and recommendations made by the appointed Hearing Examiner and approving and confirming the final assessment roll for Local Improvement District (LID) 1109.

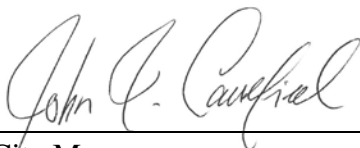
DISCUSSION: The City formed LID 1109 in June 2017 for the purpose of constructing street improvements associated with the then proposed 475,000 square foot warehouse facility now located at 14801 Spring St SW. This LID was petitioned by the property owner (YKC Investments LLC) and lessee (Panattoni Development) to facilitate construction of frontage improvements required under various land use permits. **Continued on page 2**

ALTERNATIVE(S): Council may elect not to confirm the final assessment roll as recommended. However, no protests to the final assessment or the method of calculation have been filed with the City and staff believes the final assessment roll as presented to be the most equitable distribution of the true costs among the benefited property within the LID boundaries. Not confirming or modifying the final assessment roll could provide cause for protest or appeal. Regardless, the LID administrative costs would still need to be satisfied and more significantly the City would not recover the incurred project costs.

FISCAL IMPACT: All costs of the LID will be paid for by the abutting property owner; therefore, there will be no fiscal impact on the City.

Greg Vigoren
Prepared by

Paul A. Bucich
Department Director



City Manager

DISCUSSION Cont'd:

Construction of the frontage improvements is now complete and the City is moving forward with closing out the LID.

A Final Assessment Roll Hearing for LID 1109 was held on October 17, 2019, before Phil Olbrechts, Hearing Examiner. At the hearing, staff presented information regarding the formation, notification, final costs and distribution of those final costs among the benefited properties. The property owner within the LID boundary, TA Tacoma Gateway LLC, was notified of their assessment and of the hearing pursuant to all applicable laws. The City received no written protests to the proposed final assessment nor did anyone appear at the hearing wishing to be heard.

The LID boundary encompasses 4 tax parcels: 0219221162, 0219221163, 0219221164 and 0219221165 (see attached revised Final Assessment Roll Exhibit C-15 (a zero has been added to the beginning of each parcel number to reflect the correct parcel numbers) and attached Vicinity Map Exhibit B).

Attached as Exhibit A are the Findings of Fact, Conclusions of Law and Recommendation prepared by Phil Olbrechts, Hearing Examiner.

Once the final assessment has been confirmed there is a 10-day appeal period. After the appeal period has expired, staff will notify the property owner that the assessment has been filed for collection and that they have a 30-day interest-free prepayment period in which they can prepay all or a portion of their assessment. After the 30-day prepayment period, staff will prepare for the sale of bonds in the amount of the unpaid balance. It is anticipated that the bond sale will be in the amount of \$922,757.02. This amount reflects calculated bond and LID administration costs whereas the final assessment of \$940,137.70 estimated these costs at 7% of the project costs.

ORDINANCE NO. 722

AN ORDINANCE relating to local improvement districts; approving and confirming the assessment roll certified to the City Council on September 16, 2019, for the cost of the improvements in Local Improvement District 1109 (Panattoni Woodbrook Development) in the City of Lakewood, pursuant to Ordinance No. 717, adopted on September 16, 2019; and levying and assessing the amount thereof against the lots, tracts, parcels of land and other property shown on the assessment roll; providing for the prepayment of assessments; and providing for the disposition of the moneys collected upon said assessment.

WHEREAS, an assessment roll levying special assessments against the properties located in LID No. 1109 (Panattoni Woodbrook Development) (the "LID"), in the City of Lakewood, Washington (the "City"), created under Ordinance No. 671, was filed with the City Clerk as provided by law; and

WHEREAS, the City Council (the "Council") fixed the time and place for a public hearing on the assessment roll for October 17, 2019, at 10:00 a.m., in the Council Chambers in Lakewood City Hall, 6000 Main Street SW, in the City of Lakewood, and designated its Hearing Examiner to conduct the hearing; and

WHEREAS, notice of the time and place of the hearing on and of making objections to the assessment roll was duly published at the times and in the manner provided by law and duly mailed to each property owner on the assessment roll; and

WHEREAS, at the time and place fixed and designated in the notices, the hearing on the assessment roll was duly held, as provided by the Hearing Examiner; and

WHEREAS, the Hearing Examiner issued his Findings, Conclusions and Recommendations on November 1, 2019, attached hereto, noting that no objections have been made to the LID; and

WHEREAS, the Hearing Examiner recommended that the City Council adopt an ordinance approving and confirming the assessments and assessment roll as shown in Exh. C-15, attached to the Hearing Examiner's decision, for the construction of certain street improvements as provided by Ordinance No. 671, and levying and assessing the cost and expense thereof against the parcels of land as shown on the final assessment roll; and

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

Section 1. The Council accepts, approves and adopts the Hearing Examiner's Findings, Conclusions and Recommendations. The Council finds that the special

benefit/proportionate assessment approach to establishing assessments for the LID is valid and supported by the Hearing Examiner's Findings, Conclusions and Recommendations and that it more fairly, equitably and accurately reflects the benefits to property resulting from the improvements in the LID than other methods.

Section 2. The final assessment roll shall be prepared in the total amount of \$940,137.70 and filed with the City Clerk. The Council hereby finds that this final assessment roll is just and equitable and that no assessment against property within the LID is greater than the special benefits to be derived from the improvements. Accordingly, this final assessment roll is hereby approved and confirmed, and the assessments set forth therein are hereby levied against each lot, tract and parcel of property described in the roll.

Section 3. The City Clerk is hereby directed to place in the hands of the Assistant City Manager of Administrative Services for collection the final assessment roll for the LID, when received as provided in Section 2 of this ordinance. Upon such placement, the amount of each assessment set forth in the roll and any interest or penalty imposed from time to time, will become a lien against the property so assessed. The lien will be paramount and superior to any other lien or encumbrance whatsoever, theretofore or thereafter created, except a lien for general taxes.

Section 4. Upon receipt of the final assessment roll for the LID, the Assistant City Manager of Administrative Services is hereby directed to publish notice at the times and in the manner required by RCW 35.49.010, stating that the roll is in her hands for collection and that such assessments or any portion thereof may be paid to the City at any time within thirty (30) days from the date of the first publication of such notice, without penalty, interest or costs.

Section 5. The amount of any assessment, or any portion thereof, against property in the LID not paid within the thirty (30) day period from the date of the first publication of the Assistant City Manager of Administrative Service's notice is payable in thirteen (13) equal annual installments, together with interest on the diminishing principal balance thereof at an estimated rate not to exceed 6 % per annum, with the exact interest rate to be fixed in connection with the issuance and sale of the local improvement bond that will provide the balance of financing for costs of the LID. Interest shall begin accruing on the thirtieth (30th) day following first publication of such notice. The first installment shall become due and payable one year from the expiration of the thirty (30) day prepayment period. Annual installments, including interest and any penalty, must be paid in full when due. Assessments shall be deposited into the special fund(s) created for this purpose.

Section 6. Any installment not paid when due shall thereupon become delinquent. As provided in Lakewood City Code Section 12.17.030, all delinquent installments shall be subject to a penalty from the date of the delinquency until paid. Whenever any installment shall become delinquent, each such delinquent installment

remaining unpaid at the date of delinquency shall have added thereto a penalty equal to the not to exceed rate of interest provided by in the ordinance (6.00%) authorizing the issuance and sale of the bonds to finance the LID improvements plus five percent (e.g. an interest rate of 11.00%).

Section 7. The lien of any assessment may be discharged at any time after the thirty (30) day prepayment period by payment of the entire principal amount of the assessment remaining unpaid together with interest thereon to the due date of the next installment.

Section 8. If a court of competent jurisdiction declares any provision of this ordinance to be contrary to law, then that provision will be null and void and will be deemed severable from the remaining provisions of this ordinance and will in no way affect the validity of the other provisions of this ordinance.

Section 9. This ordinance will be in full force and effect five days after its passage and publication as provided by law.

PASSED by the City Council this 18th day of November, 2019.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to form:

Heidi Ann Wachter, City Attorney

BEFORE THE HEARING EXAMINER FOR THE CITY OF LAKEWOOD

RE: Local Improvement District No. 1109
150th St SW, Spring St and 146th St.
SW Street Improvements
Final Assessment Roll

FINDINGS OF FACT, CONCLUSIONS OF
LAW AND RECOMMENDATION

Summary

It is recommended that the City Council adopt an ordinance approving and confirming the final assessment roll of Local Improvement District (“LID”) No 1109. LID No. 1109 is limited to four parcels owned by one entity. The improvements funded by the LID were a condition of approval for a warehouse development proposed by a former owner of the four parcels. Construction of the LID improvements has been completed and a final assessment roll has been prepared. The LID improvements are comprised of a full-width overlay and half-street improvements to 150th St SW and 146th St. SW and a full-width overlay along Spring Street. State law requires notice to the property owner that it may object to the final assessment. No objections have been made.

A hearing on the preliminary assessment roll was held by the hearing examiner on October 17, 2019 in accordance with RCW 35.44.070. No one attended the hearing other than City staff. RCW 35.44.100 requires that the final assessment roll be confirmed by the City Council by ordinance. To the extent substantiated by the hearing record, the Council may correct, review, raised, lower, change or modify the roll of any part thereof, or set aside the roll and order the assessments to be made de novo. However, if the Council reduces any parcel’s assessment, the City must agree to pay the difference, or the final assessment hearing process must be redone. If the Council raises a parcel’s assessment, the final assessment process must also be redone, with new hearing notices and a new public hearing, however only owners of parcels whose assessment have been raised may file objections.

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Testimony

Greg Vigoren, Lakewood Engineering Services Manager, confirmed that no objections had been filed against the final assessment.

Exhibits

The following exhibits were admitted into the final assessment roll hearing:

C-1 Petition to City to form LID from YKC Investment LLC

C-2 Determination of Non-Significance for Panattoni warehouse project

C-3 Resolution No. 2017-08 intending to form LID No. 1109; and setting time and place of formation hearing

C-4 Affidavit of Publication for Resolution No. 2017-08

C-5 Mailed Formation Hearing Notice with Certification of Mailing

C-6 Preliminary assessment roll

C-7 Hearing Examiner's Report on formation

C-8 Ordinance No. 671 establishing LID No. 1109

C-9 Affidavit of Publication for Ordinance No. 671

C-10 Pictures of typical Improvements

C-11 Affidavit of Publication of bid advertisement

C-12 Engineer's bid tabulation

C-13 Council minutes showing contract award

C-14 Final cost estimate

C-15 Final assessment roll

C-16 Ordinance No. 717 setting the date for final assessment roll public hearing

C-17 Affidavit of Publication for Ordinance No. 717

C-18 Mailed Final Assessment Hearing Notice with Certification of Mailing

C-19 Final Assessment Roll Hearing Examiner Staff Report

Findings of Fact

1. Formation Ordinance. LID No. 1109 was formed June 19, 2017 by Ordinance No. 671. Exhibit A to Ordinance No. 671 identified the parcels subject to LID No. 1109 as Pierce County Tax Parcel Numbers 219221162, 219221163, 21922164, and 21922165. Section 2 of Ordinance No. 671 identified the required improvements as follows:

The City Council orders the design, construction and carrying out of the Improvements, including installing half-street improvements consisting of curb, gutter, sidewalk, asphalt pavement widening (including a two-inch full street width asphalt overlay), storm drainage, street lighting, landscaping and other associated improvements along the street frontages of portions of 150th Street SW and 146th Street SW, and a full-width two-inch asphalt pavement overlay located on portions of Spring Street SW. All of the foregoing shall be in accordance with the plans and specifications therefor approved and/or prepared by the City's Public Works Department, and may be modified by the City Council as long as such modification does not affect the general purposes of the Improvements.

(Collectively "The LID Improvements")

2. Property Ownership. All four parcels comprising LID No. 1109 are currently (as of the date of the October 17, 2019 final assessment hearing) owned by TA Tacoma Gateway LLC. The property owner at the time of LID formation, YKC Investments LLC, petitioned (Ex. C-1) the City to form LID No. 1109 on behalf of the future owner, Panattoni Development Company, to facilitate construction of frontage improvements required as a condition of developing the property with a 475,000 square foot warehouse.

3. Bid and Award. The LID Improvements were put to public bid and the City Council awarded the construction contract to Rodarte Construction, Inc. in the amount of \$804,613 by Motion 2017-41 on August 7, 2017. Ex. C-13.

4. Final Cost. Final Cost of the LID Improvements was \$940,137.70 as shown in the Final Cost Estimate. Ex. C-14.

5. Assessment Method. RCW 35.44.040 authorizes LID assessments to be levied proportionally based on property square footage. Staff determined this method fairly reflected the benefits resulting from the improvements and the method was employed to formulate the assessment amounts imposed by the final assessment roll, Ex. C-15.

6. Setting Assessment Roll Hearing. The City Council set the date for the hearing to be held by

1 the hearing examiner to consider the final assessment roll for LID No. 1109 in Ordinance No. 717,
2 approved September 16, 2019. Notice of the Final Assessment Roll Hearing for LID No. 1109, along
3 with a copy of Ordinance No. 717, which set the hearing date, were mailed via Certified Mail to the
4 property owner of all LID 1109 property as shown on the Pierce County Assessor-Treasurer website
(TA Tacoma Gateway LLC). Ex. C-18.

5 7. Assessment Roll Hearing. As directed by Ordinance No. 717, the hearing examiner held a
6 hearing on the final assessment roll on October 17, 2019. No objections to the final assessment roll
hearing were held prior to or at the hearing. No one attended the hearing except for City staff.

7 8. Benefit Conferred. Based upon proper application of the property square footage assessment
8 method as demonstrated in Ex. C-15, it is determined that all of the parcels within the LID were
9 specially benefited by the LID Project in an amount greater than or equal to their LID assessment, that
the assessment method used by the City—special benefit analysis--was fair and equitable, and that it
10 resulted in each property's assessment share being proportionate in relation to other parcels in the LID.

11 **Conclusions of Law**

12
13 1. Authority. The hearing examiner was directed by Ordinance No. 717 to conduct the final
14 assessment roll hearing and to report a recommendation to the City Council. The hearing examiner is
authorized to conduct such hearings by LMC 1.36.128(A) and RCW 35.44.070.

15 2. Burden of Proof. It is presumed that all property in the assessment area is specially benefitted
16 by the improvement in an amount at least equal to the assessment contained in the final assessment
17 roll, and that the assessments in the final assessment roll are imposed on each property equitably and in
18 proportion to all other property in the assessment area. *Seattle v. Rogers Clothing*, 114 Wn.2d 213, 229
(1990). Competent evidence of appraisal values and benefits is necessary to rebut these presumptions.
Id. at 229-230.

19 3. Assessment Roll Procedures. All procedures required prior to confirmation of the final
20 assessment roll by RCW Chapters 35.43 and 35.44, the Lakewood Municipal Code and the Ordinances
and Resolutions of the City relating to LID No. 1109 have been followed.

21 4. Benefit. all of the parcels within the LID were specially benefited by the LID Improvements in
22 an amount greater than or equal to their LID assessment, that the assessment method used by the
23 City—special benefit analysis--was fair and equitable, and that it resulted in each property's
assessment share being proportionate in relation to other parcels in the LID.

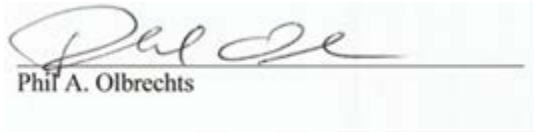
24 5. Any Finding of Fact that should be denominated a Conclusion of Law shall be deemed to be a
25 Conclusion of Law. Any Conclusion of Law that should be denominated a Finding of Fact shall be
deemed to be a Finding of Fact.

26 6.

1
2 **Recommendation**

3 Based upon the foregoing findings and conclusions, it is recommended that the City Council adopt an
4 ordinance approving and confirming the assessments and assessment roll as shown in Ex. C-15 of LID No.
5 1109 for the construction of certain street improvements as provided by ordinance no. 1909, and levying
6 and assessing the cost and expense thereof against the parcels of land as shown on the final assessment roll.

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8 DATED this 1st day of November, 2019.

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11 Phil A. Olbrechts

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Hearing Examiner for Lakewood

Exhibit 'C-1'

February 17, 2017

Mr. Don Wickstrom, Public Works Director
City of Lakewood
6000 Main Street SW
Lakewood, WA 98499

Project: Tacoma Gateway
Subject: Request to form LID for frontage improvements

Dear Don Wickstrom:

I am currently under contract with Panattoni Development Company for purchase of my property in Lakewood for purpose of ground-up development of an industrial warehouse building. The extent of my decisions made to proceed with city improvements adjacent to my property will be a result of Panattoni's decisions. In the event Panattoni elects to terminate the purchase contract on my property, I will reserve the right to elect, upon my sole decision, to move forward with any city improvements.

I would like to formally request the formation of a Local Improvement District (LID) for the construction of frontage improvements along my property. I anticipate that I will likely be the only member/participant in the LID. My property includes parcel numbers 0219221162, 0219221163, 0219221164, and 0219221165.

The proposed improvements include frontages on 146th Street SW and 150th Street SW as described in the Determination of Non-Significance (DNS) for the proposed Tacoma Gateway project (formerly known as Thorne Lane Logistics). The frontage improvements include widening, curb, gutter, sidewalk, and a full width overlay. Also included in the proposed LID would be a full width 2" overlay to Spring Street SW between 150th Street SW and 146th Street SW.

I also anticipate entering into two separate No Protest Local Improvement District Covenant Agreements. The first No Protest LID Agreement will be for an overlay to 146th Street SW west of Spring Street SW as described in the DNS. The other No Protest LID Agreement will be for completion of the full improvements to Spring Street SW as required in the DNS. Both No Protest LID Agreements are for future LIDs and are separate from the proposed LID described above.

The project developer, Panattoni Development, plans to donate to the City the full design of the LID improvements. We expect that the construction of the LID improvements would take place concurrent with onsite construction of the Tacoma Gateway project. The project developer will be providing a detailed cost estimate for the improvements in order to start the LID formation process.

Sincerely,

Tij - Liz Geh
2/22/2017



Exhibit 'C-2'

CITY OF LAKEWOOD DETERMINATION OF NON-SIGNIFICANCE

APPLICATION NO.: LU-16-00138

PROJECT NAME: Thorne Lane Logistics

SITE ADDRESS: 14801 Spring ST SW, Lakewood WA. The project will span over 4 parcels which will be combined through a Boundary Line Adjustment. (APN# 0219221162, -63, -64, -65)

ACTION: Construction of a new 471,300sf warehouse and distribution facility with associated parking, loading dock(s) and landscaping.

PROJECT APPLICANT: Contour Engineering, LLC
PO Box 949
Gig Harbor, WA 98335

PROPOSAL:

The Lakewood Community Development Department received a SEPA Environmental Review application from Contour Engineering LLC for a project that includes the construction of a new 471,300sf warehouse and distribution facility with associated parking, loading dock(s) and landscaping to be located at 14801 Spring ST SW. The property, which is part of the *Industrial Business Park* (IBP) zoning district, currently consists of 4 parcels which will be combined through the Boundary Line Adjustment process. All existing structures currently existing on-site will be demolished prior to construction activities. The project will also include on and off site improvements as required by the City of Lakewood Public Works Department including curb, gutter sidewalks and road improvements. The application was deemed complete on August 17, 2016.

The project submittal includes the following environmental information:

1. SEPA Checklist prepared by Stephen Bridgeford with Contour Engineering, LLC.
2. Geotechnical Engineering Study dated September 27, 2012 prepared by Earth Solutions NW, LLC.
3. Traffic Impact Analysis dated September 2016 prepared by Heath & Associates, Inc.
4. Project Plans dated July 2016, prepared by Contour Engineering.

PUBLIC NOTICE AND AGENCY COMMENTS:

As a part of the SEPA process, the City of Lakewood issued a Notice of Application on September 8, 2016, with a 15-day comment period and contacted other agencies and City departments to determine if the proposal would have impacts on environmental conditions, existing service levels or need additional review. No public comments were received about the project. Agency

comments were received from the City of Lakewood Public Works Department and the Washington State Department of Ecology:

1. Comments from the Washington State Department of Ecology, dated September 22, 2016 discuss toxic cleanup, waste removal related to demolition, and water quality. More specifically, if contamination is suspected, discovered, or occurs during the proposed construction, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, Ecology must be notified. With relation to waste removal, if greater than 250 cubic yard of inert, demolition, and/or wood waste if used as fill material, a Solid Waste Handling permit may be required pursuant to WAC 173-350-990. The applicant is required to consult with the Tacoma Pierce County Health Department regarding waste removal regulations and permitting requirements. Ecology suggests that the applicant review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," on Ecology's website. Lastly, erosion control measures must be in place prior to any clearing, grading or construction. Certain construction activities may require coverage under the Construction Stormwater General Permit. If there are known soil/ground water contaminants present on-site, additional information will be required to be submitted. See Exhibit B for more detailed information.
2. Comments received from the City of Lakewood Public Works Department, dated November 23, 2016 indicate that a Site Development Permit and Drainage Review shall be required and approved prior to the issuance of building permits for the project. All other details and specific requirements can be reviewed in Exhibit C.

FINDINGS:

The Responsible Official of the City of Lakewood hereby makes the following findings and conclusions based upon a review of the environmental checklist, other information on file with the City of Lakewood, and the policies, plans, and regulations designated by the City as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act pursuant to RCW 43.21C.060.f

1. YKC Investment LLC has proposed the development of a 471,300sf industrial warehouse facility at 14801 Spring ST SW. The proposal will utilize the main property on Spring ST SW and 3 smaller adjacent properties, APN#0219221163, -64, -65.
2. The subject property is zoned *Industrial Business Park* (IBP). The IBP zoning district provides for a coordination of uses and design to facilitate an active integration of employment, services, and business/light industrial uses.
3. The surrounding area is developed with a variety of different use types. Properties to the north and east are developed with mostly single family and multi-family residential uses. Properties to the south are mostly vacant and the large property to the west remains Woodbrook Middle School.
4. The following permits are required for the proposal: Boundary Line Adjustment, Design Review, Tree Removal Permit, Conditional Use Permit, Site Development Permit, Drainage

Review, New Commercial/Industrial Building Permit, Plumbing Permit, Mechanical Permit and possible Tenant Improvement Permit from the City of Lakewood.

5. The existing site is relatively flat with slopes ranging between 2-10% and soils consisting of loose to medium dense sand with gravel. The site is not located in a geologically hazardous or critical area.
6. According to the SEPA Checklist, approximately 93.8% of the site will be covered with impervious surfaces.
7. The project will be reviewed by the City's Public Works Department for consistency with state and local regulations for temporary and permanent erosion and sediment control, and storm water quantity and treatment.
8. According to the SEPA Checklist, the proposed building will not exceed a height of 60ft. The principal building materials will be concrete, metal, and glass.
9. A Traffic Impact Analysis (TIA) prepared by Heath & Associates, Inc., in September 2016, indicates that the proposal, designated as a *High-Cube Warehouse/Distribution Center*, is anticipated to generate an average of 792 Average Weekly Daily Trips (AWDT), and 52-57 AM and PM peak-hour trips.
10. Based on traffic and additional independent analysis, off-site improvements and other requirements set forth by the City of Lakewood Public Works Department are detailed in Exhibit C, attached.
11. Application packets were sent to various agencies with jurisdiction for review once the application was deemed complete. Comments were received from Lakewood Public Works Department, and Washington State Department of Ecology (Exhibit B and C).
12. The City of Lakewood issued a Notice of Application for the proposal with a 15-day comment period on September 8, 2016. The notice was mailed to property owners within 100 feet of the project site, published in *The News Tribune*, and posted near the property frontage in accordance with notice requirements provided in Lakewood Municipal Code Section 18A.02.545. The City received no comments from the general public.
13. The City of Lakewood has utilized the optional DNS process outlined in WAC 197-11-355 to provide public notice for this project. This threshold determination will be final upon issuance, and no additional comment period will be provided.

CONCLUSIONS OF RESPONSIBLE OFFICIAL:

The Responsible Official concludes that all potentially significant environmental impacts will be mitigated through adherence to state, fire, building, and local code regulations and policies. Pursuant to WAC 197-11-350 (3), a Determination of Non-Significance (DNS) is hereby issued. This conclusion is based on staff review of the environmental checklist and application materials. The DNS is supported by plans, policies, and regulations adopted by the City of Lakewood for the exercise of substantive authority under SEPA.

The applicant shall comply with requirements specified in the correspondence from Washington State Department of Ecology dated September 22, 2016, and Lakewood Public Works Department memo dated November 23, 2016 (Exhibits B and C).

EXHIBITS:

- A. SEPA Checklist prepared by Stephen Bridgeford with Contour Engineering, LLC
- B. Comments from Washington State Department of Ecology dated September 22, 2016
- C. Comments from City of Lakewood Public Works Department dated November 23, 2016

Agency: City of Lakewood
Community Development Department
6000 Main Street SW
Lakewood, WA 98499

Date of Issue: November 30, 2016

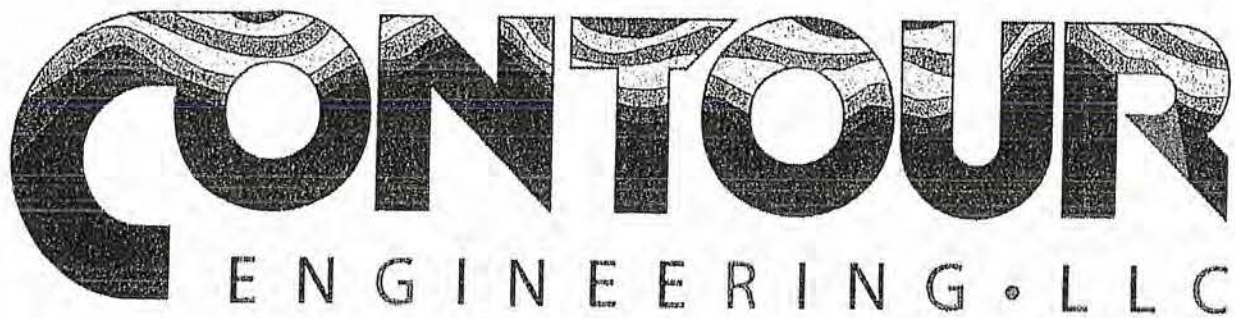
Appeal Deadline: December 14, 2016



SEPA Responsible Official:
Frank Fiori
Planning Manager

NOTE: This DNS will become final on the Date of Issuance. Pursuant to WAC 197-11-340, RCW 43.21C.075, LMC 14.02.200 and LMC 18A.02.740, decisions of the Responsible Official may be appealed to the City of Lakewood Hearing Examiner. The decision of the Hearing Examiner in any such appeal will be final. A written notice identifying the grounds for the appeal must be filed with the City Clerk within 14 days of the date the Determination of Non-Significance becomes final. Appeals are filed with a four-hundred and fifty (\$450.00) fee at the Community Development Department, located at the above address.

NOTE: The issuance of this Determination of Non-Significance does not constitute project approval. The applicant must comply with all other applicable requirements of City of Lakewood Departments and/or the Hearing Examiner prior to beginning construction.



SEPA CHECKLIST
FOR
THORNE LANE LOGISTICS CENTER

CITY OF LAKEWOOD, WASHINGTON

JULY 2016

Prepared For:
Panattoni Development Company
Travis Hale
900 SW 16th Street, Suite 330
Renton, WA 98057

Prepared By:
Stephen Bridgeford, Land Planner

Reviewed By:
Jeremy F. Haug, P.E., Project Engineer

Contour Project #: 16-142

A. Background

1. Name of proposed project, if applicable:

Thorne Lane Logistics Center

2. Name of applicant:

Stephen Bridgeford, Land Planner, Contour Engineering LLC

3. Address and phone number of applicant and contact person:

**PO Box 949
Gig Harbor, WA 98335**

4. Date checklist prepared:

June 2016

5. Agency requesting checklist:

City of Lakewood

6. Proposed timing or schedule (including phasing, if applicable):

Work will begin after all necessary permits are obtained. It is anticipated that all work will be done in a single phase.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Engineering Study, Earth Solutions NW LLC, Sept. 2012 (Appendix B)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes, the subject site is involved in an area wide map amendment.

10. List any government approvals or permits that will be needed for your proposal, if known.

**City of Lakewood: SEPA Review, Site Development Permit, Building Permits,
Pierce County Utilities: Sewer Connection Permits
Department of Ecology: NPDES**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project is to include new construction of an approximately 471,300 sf single story warehouse/distribution use facility with the possibility of a manufacturing use utilized as markets dictate. The subject site is 950,794 sq. ft. or 21.8 acres.

Please see Appendix A for the Site Plan and preliminary grading and utility exhibits.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The site is located on Spring St SW between 146th & 150th St. SW, Lakewood, WA 98439
NE ¼ of Section 22, Township 19 N Range 2 E
Tax parcels: 021922-1162, -1163, 1164 and 1165.**

Please see Appendix A for the vicinity map

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:
(underline one): Flat, rolling, hilly, steep slopes, mountainous, other

The site is generally flat to gently sloped with a section of 10% slope for approx. 100-ft.

- b. What is the steepest slope on the site (approximate percent slope)?

2 to 10 percent

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The USDA Natural Resource Conservation Service (NRCS) Web Soil Survey for does not provide mapping of this area. Per the Geotechnical Engineering Study prepared for the project, see Appendix B, underlying the native topsoil layer is loose to medium dense sand with gravel and gravel with sand soils to the extent of the test pits.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None visible or noted in the Geotechnical Engineering Report of Appendix B

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Proposed grading of the site will consist of excavating and reworking the existing earth materials with excavations for building footings, stormwater systems and site utilities. Exact earthwork quantities are on known at this time, however it is anticipated that up to 150,500 cubic yards of material will be moved during the grading operations with a estimated net cut of 20,000 cubic yard. The source of all fill materials has not been determined to date. Fill materials will likely include materials typical with site development like structural fill, top soil, and gravels.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

As with any construction site, erosion can occur but an appropriate Temporary Erosion and Sediment Control (TESC) plan will be implemented during construction activities. There are no sources of erosion from the final use.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 93.8% of the site will be covered with impervious surfaces

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A Construction Stormwater Pollution Prevention Plan (SWPPP) along with a Temporary Erosion and Sediment Control (TESC) Plan will be approved by the City of Lakewood and implemented for those.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, there will be vehicle exhaust emissions from construction equipment, and some dust can be expected from various construction operations. The post-construction project will have emissions from trucks and automobiles similar to that of other comparable sized and use projects.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not to our knowledge

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

During construction, dust control BMPs will be utilized as needed

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies on or adjacent to the project site. Emerson Lake is north of the site approximately 250-ft from the sites northern property line.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

The will be no fill or dredge material associated with the proposed

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

There will be no discharge, the site will be served by public sanitary sewer. All existing septic systems will be decommissioned and removed as part of this project per current Tacoma-Pierce County Health Department and Department of Ecology standards and guidelines.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff will be collected and conveyed from paved areas and roof drains via a tight-lined conveyance system to an infiltration facility. Stormwater from paved areas will be treated for water quality prior to being infiltrated.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Collection, conveyance and appropriate treatment of stormwater per the current City Stormwater Management guidelines with the on-site infiltration of generated stormwater

4. Plants

- a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation: Bramble

- b. What kind and amount of vegetation will be removed or altered?

The vast majority of the site will be graded and therefore the majority of the existing vegetation will need to be removed.

- c. List threatened and endangered species known to be on or near the site.

None known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A landscape design plan will be prepared to comply with the requirements of the City of Lakewood Municipal Code

- e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry are classified as a Class C Noxious Weed by the Washington State Weed Control Board and are listed as a Non Regulated Weed by the Pierce County Noxious Weed Control Board.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened and endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, explain.

To our knowledge, the site is not a part of a migration route. However, as with the rest of Western Washington State, the project site is located within the Pacific flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

None Proposed

- e. List any invasive animal species known to be on or near the site.

None Known

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for lighting, air conditioning, possible equipment use and/or re-charge, etc. It is anticipated that natural gas will be used for the buildings heating needs.

If a manufacturing use is utilized, manufacturing equipment would most likely use electricity however any specifics at this time are unknown.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, not to our knowledge

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The project will comply with applicable Energy Code requirements

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not known at this time. It is unknown at this time what will be housed, stored, distributed, etc. at the facility or what will be manufactured or used in the manufacturing process if that use is utilized. Any such environmental hazards will be mitigated through the appropriate permitting process to ensure all appropriate BMPs are used and safety measures are adhered too.

- 1) Describe any known or possible contamination at the site from present or past uses.

There are no known contamination onsite from present or past uses.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals or conditions that might affect the project development and design. As mentioned above it is unknown at this time what will be housed, stored, distributed, etc. at the facility or what will be manufactured or used in the manufacturing process if that use is utilized. Any such environmental hazards will be mitigated through the appropriate permitting process to ensure all appropriate BMPs are used and safety measures are adhered too.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There are no known hazardous chemicals that might be stored or used during the projects development.

- 4) Describe special emergency services that might be required.

No special services are foreseen at this time. The building will likely have a sprinkler or other fire suppression system

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None foreseen as needed at this time

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Vehicle and airplane traffic noise from JBLM

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

In the short-term, there will be noise associated with grading and construction equipment. Hours of construction activities will be restricted to those allowed by City of Lakewood codes and regulations.

In the long-term, post-construction, noise will be generated from the truck and automobile traffic. The working hours of the facility are not known at this time.

- 3) Proposed measures to reduce or control noise impacts, if any:

Hours of construction activities will be restricted to those allowed by City of Lakewood codes and regulations.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The project site consists of 4 tax parcels, some vacant and some with SFR. Adjacent to the site to the north is 146th St. SW, to the south is 150th St. SW and to the west is Spring St. and a public school. The site borders single family and multi-family residences to the east.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not to our knowledge

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There are no known farm or forest land in the vicinity of the subject property.

- c. Describe any structures on the site.

There are currently multiple single family residences and associated assessor structures like garages and sheds.

- d. Will any structures be demolished? If so, what?

All existing structures will be removed

- e. What is the current zoning classification of the site?

Business Park (IBP) but the subject parcels are part of an Area Wide Map Amendment to enhance Industrial Uses

- f. What is the current comprehensive plan designation of the site?

Industrial

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

It is unknown how many people will work at the completed project but it can be estimated at approximately 50-100 full and part time. This estimate will also adjust depending on utilization of a warehouse/distribution use or that of a manufacturing.

- j. Approximately how many people would the completed project displace?

The project would remove the capacity to house approximately 22 people

- k. Proposed measures to avoid or reduce displacement impacts, if any:

The are no proposed measures

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed will be developed and designed to comply with all applicable City of Lakewood codes and regulations

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any proposed portion of the building will be no more than 60 feet. The principle building materials will be concrete, metal and glass

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposal will comply with all applicable commercial development standards, specific use design standards, landscaping, and sign requirements for the City of Lakewood.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Some area and parking lighting around the perimeter will occur during night-time hour. Glare is not expected to be an issue but could occur of some windows depending on time of day and weather conditions.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None known

- d. Proposed measures to reduce or control light and glare impacts, if any:

All exterior lighting and/or illumination of the site and structure will be directed downward and contained on the site to avoid spillage onto abutting properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are none in the immediate vicinity of the project. The closest park is Harry Todd Park on the other side of Interstate 5, approximately 0.8 miles to the NW as the crow flies. There are several private equestrian facilities located to the east along 150th St SW.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

There are none proposed with this application

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

To our knowledge, there are no buildings, structures, or site listed in or eligible for listing in national, state, or local preservation registers on or within 300-feet of the site

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not to our knowledge

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Department of Archaeology & Historic Preservation WISAARD online Database

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If any archaeological sites, Traditional Cultural Properties (TCPs), or historic buildings are identified within or adjacent to the project area that are eligible for national, state, or local registers, additional coordination with the City of Lakewood, Department of Archaeology and Historic Preservation, and the Puyallup or Nisqually Tribes (if applicable) will be necessary. Potential mitigation measures for controlling impacts would be to avoid the resource and/or minimize impact to the resource by conducting additional archaeological testing, a TCP study, and/or further documentation of the historic

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

See Site Plan exhibit as Appendix A. The site is served by primarily 150th St. SW and 146th St SW with access to the site from both these streets as well as Spring St. which connects them both.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Pierce Transit Route 206 currently serves the site. Route 206 loops around 146th St SW and 150th St SW. The nearest stop is at the intersection of 150th St SW and Spring St.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No parking spaces will be eliminated. 239 spaces are proposed.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No new roads or streets are required.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

It is anticipated that the warehousing (high-cube)/distribution use will generate an AWDT total of 1610 vpd with the manufacturing use generating an AWDT total of 652 vpd.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

None Proposed.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None Proposed

16. Utilities

- a. Underline utilities currently available at the site:

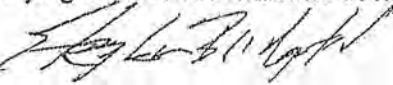
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility services proposed for the project include water and fire provided by the Lakewood Water, communication and cable provided by Comcast and/or CenterLink, sanitary sewer provided by Pierce County Utilities, and natural gas and power provided by PSE.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee STEPHEN BRIDGEMAN

Position and Agency/Organization CONSULTANT ENGINEER INC LLC

Date Submitted: 2016-07-18



EXHIBIT # B

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

September 22, 2016

Andrea Bell, Assistant Planner
City of Lakewood
Community Development Department
6000 Main Street
Lakewood, WA 98499

Dear Ms. Bell:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the Thorne Lane Logistics Center Project (LU1600138) located at 14801 Spring Street Southwest as proposed by Stephen Bridgeford, Contour Engineering, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Eva Barber (360) 407-7094

This property is within a quarter mile of one contaminated site. The site is PSE Transformer at Meadowbrook Apts., Facility Site ID (FSID) 17519. To search and access information concerning this site, visit Ecology's website at: <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during the proposed construction of a warehouse and a distribution facility with associated parking, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Eva Barber with the SWRO, Toxics Cleanup Program at the phone number given above.

WASTE 2 RESOURCES: Beth Gill (360) 407-6380

If greater than 250 cubic yards of inert, demolition, and/or wood waste is used as fill material, a Solid Waste Handling permit may be required (WAC 173-350-990). Check with your local jurisdictional health department for any permitting requirements that may be required.

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. Also, be aware that PCBs are increasingly being found in caulking and paint. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," on Ecology's website at:
www.ecy.wa.gov/programs/hwtr/dangermat/demo_debris_constr_materials.html.

WATER QUALITY: Chris Montague-Breakwell (360) 407-6364

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at:
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(SM:16-4940)

cc: Eva Barber, TCP
Beth Gill, W2R
Chris Montague-Breakwell, WQ
Stephen Bridgeford, Contour Engineering, LLC (Applicant)



Memorandum

Date: November 23, 2016

To: Andrea Bell, Assistant Planner

From: Don Wickstrom, Public Works Director

RE: SEPA Review for Thorne Lane Logistics Center on Spring St SW between 146th St SW and 150th St SW

The Public Works Department has reviewed the SEPA application for the Thorne Lane Logistics Center project located between 146th St SW and 150th St SW. The submitted documents are complete enough for this department to provide review comments and conditions of approval as follows:

Site Development and Site Stormwater

1. A Site Development Permit and Drainage Review will be required and shall be reviewed and approved prior to any building permits being issued. The submittal requirements can be found in Lakewood Municipal Code 12A.04.040 and 12A.10.080 and the City of Lakewood Engineering Standards Manual (ESM). The City of Lakewood utilizes the Pierce County Stormwater Management and Site Development Manual or the Stormwater Management Manual for Western Washington (DOE Manual) for storm water requirements and designs.
2. Storm water runoff from all pollution generation impervious surfaces shall be collected and receive water quality/quantity treatment per *LMC12A.11* and Figure 11.2.
3. There are several encumbrances of the subject property identified in the title report that affect the future development of the site (easements, agreements, etc). Prior to any building and/or site development permit issuance, the applicant shall provide documentation to the satisfaction of the Public Works Department, that these encumbrances have been eliminated or modified to accommodate the development.
4. A Title Report shall be provided that is current within the last 6 months.

Traffic

The Public Works Department reviewed the Traffic Impact Analysis (TIA) completed by Heath & Associates, Inc. dated February 13, 2013 as well as the traffic report dated September 29, 2016. In addition, the City utilized its on-call consultant, Transpo Group, to evaluate the traffic operations at the Thorne Lane interchange and for consistency with the citywide traffic model and Woodbrook

Business Park Development Study 2009. The current designated level of service threshold on Murray Road at the interchange is LOS F. Based on the results of the TIA and additional independent analysis, the off-site improvements below shall be considered adequate mitigation for the proposed development.

Off Site Improvements

According to the Lakewood Municipal Code 12A.09 street frontage improvements and other road improvements are required as follows:

1. 146th Street SW, Spring Street SW, and 150th Street SW Frontage Improvements shall be constructed per the following:
 - a. 146th Street SW and Spring Street SW: Widen the roadways eighteen (18') feet as measured from the existing centerline to face of curb. The roadway section shall be based on an approved pavement design but not less than a minimum of 6" hot mix asphalt (HMA) / 4" crushed surfacing top course (CSTC). Note: the exiting road pavement was recently totally reconstructed in 2011 and is 4" of hot mix asphalt (HMA) over 4" of crushed surfacing top course (CSTC). As such it does not need to be reconstructed and thus bulk of the road widening work will occur between the existing gutter line of the asphalt swale and the alignment of the new concrete curb and gutter section. Said minimum new widen road section shall be no less the 5' wide as noted in condition 1.h. below. Further the new curb and gutter section will be held 2" higher than the 4" of hot mix asphalt over 4" of crushed surfacing top course to allow for a 2" overlay of the both the existing pavement and new widen section thereof.
 - b. 150th Street SW: Widen the roadway twenty-three (23') feet as measured from the existing centerline to face of curb, except as noted below to accommodate the left turn lanes and other improvements. This half street includes a six (6') foot Two Way Left Turn Lane (TWLTL), twelve (12') foot travel lane, and five (5') foot bike lane. The roadway section shall be based on an approved pavement design but not less than a minimum 6" HMA / 4" CSTC. Note: the exiting road pavement was recently totally reconstructed in 2011 and is 4" of hot mix asphalt (HMA) over 4" of crushed surfacing top course (CSTC). As such it does not need to be reconstructed and thus the bulk of the road widening work will occur between the existing gutter line of the asphalt swale and the face of the new concrete curb and gutter section. Further the new curb and gutter section will be held 2" higher than the 4" of hot mix asphalt over 4" of crushed surfacing top course to allow for a 2" HMA overlay as noted in condition #2 below of the both the existing pavement and new widen section thereof.
 - c.
 - i. Dedicate a minimum five (5') feet of additional right-of-way along the property frontage. Additional right-of-way may be necessary to accommodate other required improvements as noted below.
 - d. Install concrete vertical curb and gutter.
 - e. Install seven (7') foot concrete sidewalks (attached).

- f. Install landscaping behind the sidewalk in accordance with Planning Department requirements.
 - g. Install city standard driveway approaches at the proposed locations. The wider driveways as shown on the site plan are acceptable, provided that adequate signing and striping are submitted for review and approval.
 - i. The northernmost driveway on Spring Street shall be relocated away from the intersection of 146th Street SW to the satisfaction of the Public Works Department.
 - ii. The southernmost driveway on Spring Street shall be relocated away from the intersection of 150th Street to accommodate the required turn pockets.
 - h. Road restoration shall include a minimum five (5) feet full asphalt replacement measured from sawcut line to face of new curb and an overlay of the asphalt pavement as noted below.
 - i. Install storm drainage system to include catch basins, infiltration system, etc., as required by the Civil Engineer's design.
 - j. All new utility services shall be placed underground with existing utility poles relocated, as needed to behind physical improvements (i.e. sidewalk, pavement, etc.).
 - k. Install street lighting per the Engineering Standards Manual (ESM).
 - l. Roadway widening shall also include adequate tapers from the frontage to transition to the existing roadway in accordance with the ESM.
2. The applicant shall provide a full road width HMA overlay of 146th Street SW, Spring Street SW, and 150th Street SW along the property frontage and tapers based on an approved pavement design. The depth of the overlay shall be consistent with the approved pavement design but not less than 2" and a total pavement thickness of not less than 6". The existing wedge curbs shall be removed and replaced to accommodate the overlay and a two (2') foot crushed rock (CSTC) shoulder shall be placed behind the wedge curb on the opposite side of the roadway from the subject property.
 3. 146th Street SW west of Spring Street SW is not suitable for heavy truck traffic associated with the proposed development. The applicant shall restrict truck traffic from traveling along 146th Street from Spring Street to Murray Road and direct them to 150th Street through a combination of measures to the satisfaction of the City Engineer as listed below. If truck traffic is adequately restricted, no additional off-site improvements along this section of 146th Street are required. Truck traffic restriction measures include:
 - a. Signage will be appropriately placed at the 146th Street SW and Spring Street driveways stating that 'no truck traffic is allowed onto 146th Street SW', with 'left turn only' signage for trucks on the Spring Street driveways.
 - b. A covenant restriction will be recorded on the properties title that restricts truck traffic onto 146th Street SW. This will be written so to be transferred to any future property ownership.

To ensure the above conditions are effective in preventing truck from utilizing this section of roadway, the property owner (applicant) shall enter into a No Protest Local Improvement District (LID) Covenant Agreement that is executed and runs with the property. This

agreement assures the City that there is a financing mechanism in place to pay for improvements to 146th St from Spring St to Murray Rd should in the City's sole judgment the above condition prove ineffective. Upon the City's determination that improvements are necessary to 146th Street said improvements shall include, but not limited to, a full width, 2-inch asphalt overlay of 146th street from Spring Street to Murray Road, removal and replacement of the existing wedge curb, crushed rock shoulders, and widening of 146th Street at the intersection of Murray Road to accommodate truck traffic right turns on to Murray Road. Upon the City determining said improvements are needed the property owner (applicant) shall complete same within 6 months of the City's notice to do so. Failure to do so shall be cause for revocation of permits and forfeiture of all rights to occupy or otherwise use the identified development. The exact terms, conditions and language contained in the LID Covenant agreement shall be subject to the review and approval of the City Engineer. It's the intent that the agreement shall run for no longer than 10 years on the property for which during that time should the City not notify the property that said improvements on 146th Street from Spring Street to Murray Road are required, the LID Covenant Agreement shall lapse along with the property owners obligation for same.

4. The applicant shall provide a left turn pocket on 150th Street to serve the driveway on 150th Street. Tapers and the turn pocket length shall meet the Engineering Standards Manual.
5. The applicant shall ensure right turns from the 150th Street driveway and Spring Street SW onto 150th Street can be made without impacting on-coming traffic. Turning templates will be allowed to demonstrate that trucks will not cross the roadway centerline. Additional widening may be necessary to accommodate.
6. The applicant shall widen Spring Street SW at the intersection of 150th Street SW to allow for a separate dedicated right turn only lane and left turn only lane. The length of turn lanes shall be per current City and AASHTO standards to the satisfaction of the Public Works Department. Additional right-of-way on the subject property will be required to accommodate these improvements.
7. The applicant shall be required to make signage improvements to the 146th Street SW and Spring Street SW intersection as determined acceptable by the City Engineer. This may include advanced warning signs, stop sign, striping, etc. as recommended through a report prepared and stamped by a professional engineer licensed to practice within the State of Washington. This report shall be prepared to include the specific project proposal at the time of building permit application.

NOTE: City's Standard Details, Engineering Standards Manual (ESM), Lakewood Municipal Code could be found at City's website: <http://www.cityoflakewood.us>

The plans for all work within the public right-of-way shall be prepared by a professional engineer licensed to practice within the State of Washington. The plans shall be submitted and approved prior to work beginning in the right-of-way. Right of way permit shall be obtained by the contractor for any work in a public right of way.

If you have any questions or comments, please contact Kent T Smith at 253-983-7787 or ksmith@cityoflakewood.us

Exhibit 'C-3'

RESOLUTION NO. 2017-08

A RESOLUTION of the City Council of the City of Lakewood, Washington, declaring the intention of the City Council to order certain local improvements described herein and setting the date of a public hearing to consider the formation of Local Improvement District No. 1109 (Panattoni Woodbrook Development).

WHEREAS, it is the intention of the Council to order certain improvements described in Section 1 hereof, and

WHEREAS, the Council desires to form a local improvement district for the purpose of making the improvements described in Section 1 hereof, the cost of which improvements will borne in whole or in part by special assessments upon the property that will receive special benefit from the improvements, and

WHEREAS, the date, time and place of a public hearing to consider the proposed local improvement district and improvements should be established,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES as follows:

Section 1. In accordance with Lakewood Municipal Code (LMC) 12A.17.010 and chapter 35.43 RCW, the City Council hereby declares its intention to order certain improvements, the nature and territorial extent of which are set forth as follows:

(a) Half-street improvements consisting of curb, gutter, sidewalk, asphalt pavement widening (including a two-inch half-street overlay), storm drainage, street lighting, landscaping and other associated improvements along the street frontages of portions of 150th Street SW and 146th Street SW; and

(b) A full-width two-inch asphalt pavement overlay located on portions of Spring Street SW.

All of the foregoing improvements shall be in accordance with the plans and specifications therefor prepared by the City and may be modified by the City as long as that modification does not affect the purpose of the improvements.

Section 2. The total cost and expense required to make a complete improvement, including legal, engineering, surveying, administrative, printing, acquisition and all other expenses of every kind, is estimated to be \$1,020,000.00. Upon adoption of an ordinance ordering the local improvements described in Section 1, such cost and expense shall be paid from special assessments against the property specially benefited by the local improvements and from other funds legally available to the City for such purpose, and a local improvement district to be designated "Local Improvement District No. 1109 (Panattoni Woodbrook Development)" shall be established as embracing as near as may be all the property specially benefited by such local improvements, which property shall be assessed to pay all of the cost of such local improvements under the mode of payment of bonds.

Section 3. Actual assessments may vary from assessment estimates, so long as they do not exceed a figure equal to the increased true and fair value the improvement, or street lighting, adds to the property.

Section 4. The Hearing Examiner of the City of Lakewood is hereby designated to conduct a public hearing to consider the creation of the proposed local improvement district described herein. The hearing shall be held in the Council Chambers, 6000 Main Street SW, Lakewood, Washington, on May 18, 2017 at 10:00 a.m. All persons who may desire to object to the making of the improvement or the formation of the local improvement district shall do so in writing and file such complaint with the City Clerk before 5:00 p.m. on May 11, 2017, or shall appear and present their objections at the hearing. Upon completion of the public hearing, the Hearing Examiner shall report recommendations to the City Council for final action.

Section 5. The Director of the Public Works Department shall certify to the City Council and submit to the Hearing Examiner on or at a date prior to May 11, 2017, the estimated cost and expense of the proposed improvement, a description of the boundaries of the proposed local improvement district (including a diagram or print showing the lots, tracts or parcels of lands or other property which will be specially benefited by the proposed improvement), and a statement of the portion of the total cost and expense of the proposed improvement that should be borne by the property within the proposed local improvement district.

Section 6. The City Clerk shall publish this Resolution in at least two consecutive issues of the official newspaper of the City of Lakewood, the first publication being at least 15 days before the day fixed for the public hearing to be held in accordance with this Resolution.

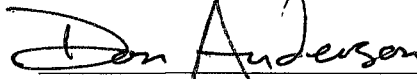
Section 7. The Director of the Public Works Department shall give notice by mail at least 15 days before the day fixed for the hearing to the owners or reputed owners of all lots, tracts and parcels of land or other property to be specially benefited by the proposed improvement, as shown on the rolls of the Pierce County Assessor, directed to the address thereon shown. The notice shall set forth the nature of the proposed improvement, the estimated cost, a statement that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement (or street lighting) adds to the property, and the estimated benefits of the particular lot, tract or parcel.

Section 8. If any sections, sentence, clause or phrase of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Resolution or its application to any other person, property or circumstance.

Section 9. This Resolution shall be in full force and effect upon passage and signatures hereon.


PASSED by the City Council this 17th day of April, 2017.

CITY OF LAKEWOOD



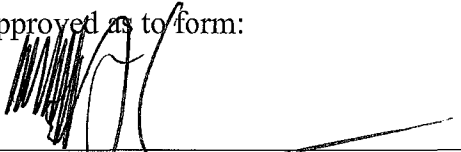
Don Anderson, Mayor

Attest:



Alice M. Bush, MMC, City Clerk

Approved as to form:



Heidi Ann Wachter, City Attorney

m. Kaur, Asst. City Atty

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
256525	0003033616	RESOLUTION NO. 2017-08 A RESOLUTION of	RES 2017-08	\$1,623.71	1	150

Attention: ALICE BUSH

CITY OF LAKEWOOD
6000 MAIN ST SW
LAKEWOOD, WA 984995027

RESOLUTION NO. 2017-08
A RESOLUTION of the City Council of the City of Lakewood, Washington, declaring the intention of the City Council to order certain local improvements described herein and setting the date of a public hearing to consider the formation of local improvement district No. 1109 (Panatieri Woodbrook Development).

WHEREAS, it is the intention of the Council to order certain improvements described in Section 1 hereof, and

WHEREAS, the Council desires to form a local improvement district for the purpose of making the improvements described in Section 1 hereof, the cost of which improvements will be borne in whole or in part by special assessments upon the property that will receive special benefit from the improvements, and

WHEREAS, the date, time and place of a public hearing to consider the proposed local improvement district and improvements should be established.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES as follows:

Section 1. In accordance with Lakewood Municipal Code (LMC) 12A.17.010 and chapter 35.43 RCW, the City Council hereby declares its intention to order certain improvements, the nature and territorial extent of which are set forth as follows:

(a) Half-street improvements consisting of curb, gutter, sidewalk, asphalt pavement widening (including a two-inch half-street overlay), storm drainage, street lighting, landscaping and other associated improvements along the street frontages of portions of 150th Street SW and 146th Street SW; and

(b) A full-width two-inch asphalt pavement overlay located on portions of Spring Street SW.

All of the foregoing improvements shall be in accordance with the plans and specifications therefor prepared by the City and may be modified by the City as long as that modification does not affect the purpose of the improvements.

Section 2. The total cost and expense required to make a complete improvement, including legal, engineering, surveying, administrative, printing, acquisition and all other expenses of every kind, is estimated to be \$1,020,000.00. Upon adoption of an ordinance ordering the local improvements described in Section 1, such cost and expense shall be paid from special assessments against the property specially benefited by the local improvements and from other funds legally available to the City for such purpose, and a local improvement district to be designated "Local Improvement District No. 1109 (Panatieri Woodbrook Development)" shall be established as embracing as near as may be all the property specially benefited by such local improvements, which property shall be assessed to pay all of the cost of such local improvements under the mode of payment of bonds.

Section 3. Actual assessments may vary from assessment estimates, so long as they do not exceed a figure equal to the increased true and fair value the improvement, or street lighting, adds to the property.

Section 4. The Hearing Examiner of the City of Lakewood is hereby designated to conduct a public hearing to consider the creation of the proposed local improvement district described herein. The hearing shall be held in the Council Chambers, 6000 Main Street SW, Lakewood, Washington, on May 18, 2017 at 10:00 a.m. All persons who may desire to object to the making of the improvement or the formation of the local improvement district shall do so in writing and file such complaint with the City Clerk before 5:00 p.m. on May 11, 2017, or shall appear and present their objections at the hearing. Upon completion of the public hearing, the Hearing Examiner shall report recommendations to the City Council for final action.

Section 5. The Director of the Public Works Department shall certify to the City Council and submit to the Hearing Examiner on or at a date prior to May 11, 2017, the estimated cost and expense of the proposed improvement, a description of the boundaries of the proposed local improvement district (including a diagram or print showing the lots, tracts or parcels of lands or other property

ELIZABETH BROWN, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The News Tribune, as amended, for:

2 Insertions

Published On:

April 20, 2017, April 27, 2017

Elizabeth Brown
(Principal Clerk)

Subscribed and sworn on this 27th day of April in the year of 2017 before me, a Notary Public, personally appeared before me Elizabeth Brown known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.



Kari F Lambert
Notary Public in and for the state of Washington, residing in Pierce County 1950 S. State St, Tacoma, WA 98405

which will be specially benefited by the proposed improvement, and a statement of the portion of the total cost and expense of the proposed improvement that should be borne by the property within the proposed local improvement district.

Section 6. The City Clerk shall publish this Resolution in at least two consecutive issues of the official newspaper of the City of Lakewood, the first publication being at least 15 days before the day fixed for the public hearing, to be held in accordance with this Resolution.

Section 7. The Director of the Public Works Department shall give notice by mail at least 15 days before the day fixed for the hearing to the owners or reputed owners of all lots, tracts and parcels of land or other property to be specially benefited by the proposed improvement, as shown on the rolls of the Pierce County Assessor, directed to the address thereon shown. The notice shall set forth the nature of the proposed improvement, the estimated cost, a statement that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement (or street lighting) adds to the property, and the estimated benefits of the particular lot, tract or parcel.

Section 8. If any sections, sentence, clause or phrase of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Resolution or its application to any other person, property or circumstance.

Section 9. This Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 17th day of April, 2017.

CITY OF LAKEWOOD
Don Anderson, Mayor

Attest:
Alice M. Bush, MMC, City Clerk
Approved as to form:
Heidi Ann Wachter, City Attorney



Exhibit 'C-5'

Don Anderson
Mayor

May 18, 2017

Jason Whalen
Deputy Mayor

Mary Moss
Councilmember

Michael D. Brandstetter
Councilmember

John Simpson
Councilmember

Marie Barth
Councilmember

Paul Bocchi
Councilmember

John J. Caulfield
City Manager

CERTIFICATION OF MAILING

I, WESTON OTT, for the City of Lakewood, Washington, do hereby certify that on 21st day of APRIL, 2017, the undersigned mailed the attached Notice of Public Hearing on Local Improvement District 1109.

NAME WESTON OTT
TITLE TRANSPORTATION DIVISION MANAGER
Attachment

CITY OF LAKEWOOD, WASHINGTON

NOTICE OF PUBLIC HEARING

You are listed on the rolls of the Pierce County Assessor as the owner of the following described properties located within the proposed City of Lakewood Local Improvement District No. 1109.

Property address: 14801 Spring St SW, Lakewood, WA
Parcel No.: 0219221162
Property address: 7360 146th St SW, Lakewood, WA
Parcel No.: 0219221163
Property address: 7345 150th St SW, Lakewood, WA
Parcel No.: 0219221164
Property address: 7335 150th St SW, Lakewood, WA
Parcel No.: 0219221165

NOTICE IS HEREBY GIVEN that pursuant to Resolution No. 2017-08 (Exhibit A) adopted April 17, 2017, the City of Lakewood declared its intention to initiate the formation of Local Improvement District No. 1109 to construct half street improvements including but not limited to road widening, curb, gutter, sidewalk, storm drainage, street lighting, landscaping and associated improvements along 146th St SW and 150th St SW and a 2 inch thick full width asphalt overlay of Spring St SW within said local improvement district boundaries (Exhibit B, B1) and to proportionally assess benefited properties for said improvements.

The total cost of the proposed improvements is estimated to be \$1,020,000 which shall be borne and assessed against benefited properties within the local improvement district.

The actual assessment may vary from the estimated assessment as long as it does not exceed a figure equal to the increased true and fair value the improvements add to the property. The benefits to, and assessment against, the property herein listed is estimated as shown on the attached Preliminary Assessment Roll (Exhibit C).

The public hearing upon the proposed formation of Local Improvement District No. 1109 will be held before the City of Lakewood Hearings Examiner in the Council Chambers located at 6000 Main Street SW, Lakewood, Washington on May 18, 2017 at 10:00 a.m.

Those persons wishing to comment on the proposed improvements and the formation of Local Improvement District No. 1109 must either file a written response with and received by the City Clerk (6000 Main St SW, Lakewood, WA) by 5:00 p.m. on May 11, 2017, or appear and present their testimony at the hearing. No other responses will be considered. If the City Council elects to pass an ordinance forming the local improvement district, the owner(s) of property within the local improvement district subject to 60 percent or more of the total cost of the improvement shall have 30 days from and after the passage of such ordinance to file a written protest with the City Clerk to the ordering of such improvements. The protest shall be signed by the property owner(s) and identify the property by address or other appropriate description.

Dated this 21st day of April, 2017.

Exhibit A

RESOLUTION NO. 2017-08

A RESOLUTION of the City Council of the City of Lakewood, Washington, declaring the intention of the City Council to order certain local improvements described herein and setting the date of a public hearing to consider the formation of Local Improvement District No. 1109 (Panattoni Woodbrook Development).

WHEREAS, it is the intention of the Council to order certain improvements described in Section 1 hereof, and

WHEREAS, the Council desires to form a local improvement district for the purpose of making the improvements described in Section 1 hereof, the cost of which improvements will borne in whole or in part by special assessments upon the property that will receive special benefit from the improvements, and

WHEREAS, the date, time and place of a public hearing to consider the proposed local improvement district and improvements should be established,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES as follows:

Section 1. In accordance with Lakewood Municipal Code (LMC) 12A.17.010 and chapter 35.43 RCW, the City Council hereby declares its intention to order certain improvements, the nature and territorial extent of which are set forth as follows:

(a) Half-street improvements consisting of curb, gutter, sidewalk, asphalt pavement widening (including a two-inch half-street overlay), storm drainage, street lighting, landscaping and other associated improvements along the street frontages of portions of 150th Street SW and 146th Street SW; and

(b) A full-width two-inch asphalt pavement overlay located on portions of Spring Street SW.

All of the foregoing improvements shall be in accordance with the plans and specifications therefor prepared by the City and may be modified by the City as long as that modification does not affect the purpose of the improvements.

Section 2. The total cost and expense required to make a complete improvement, including legal, engineering, surveying, administrative, printing, acquisition and all other expenses of every kind, is estimated to be \$1,020,000.00. Upon adoption of an ordinance ordering the local improvements described in Section 1, such cost and expense shall be paid from special assessments against the property specially benefited by the local improvements and from other funds legally available to the City for such purpose, and a local improvement district to be designated "Local Improvement District No. 1109 (Panattoni Woodbrook Development)" shall be established as embracing as near as may be all the property specially benefited by such local improvements, which property shall be assessed to pay all of the cost of such local improvements under the mode of payment of bonds.

Section 3. Actual assessments may vary from assessment estimates, so long as they do not exceed a figure equal to the increased true and fair value the improvement, or street lighting, adds to the property.

Section 4. The Hearing Examiner of the City of Lakewood is hereby designated to conduct a public hearing to consider the creation of the proposed local improvement district described herein. The hearing shall be held in the Council Chambers, 6000 Main Street SW, Lakewood, Washington, on May 18, 2017 at 10:00 a.m. All persons who may desire to object to the making of the improvement or the formation of the local improvement district shall do so in writing and file such complaint with the City Clerk before 5:00 p.m. on May 11, 2017, or shall appear and present their objections at the hearing. Upon completion of the public hearing, the Hearing Examiner shall report recommendations to the City Council for final action.

Section 5. The Director of the Public Works Department shall certify to the City Council and submit to the Hearing Examiner on or at a date prior to May 11, 2017, the estimated cost and expense of the proposed improvement, a description of the boundaries of the proposed local improvement district (including a diagram or print showing the lots, tracts or parcels of lands or other property which will be specially benefited by the proposed improvement), and a statement of the portion of the total cost and expense of the proposed improvement that should be borne by the property within the proposed local improvement district.

Section 6. The City Clerk shall publish this Resolution in at least two consecutive issues of the official newspaper of the City of Lakewood, the first publication being at least 15 days before the day fixed for the public hearing to be held in accordance with this Resolution.

Section 7. The Director of the Public Works Department shall give notice by mail at least 15 days before the day fixed for the hearing to the owners or reputed owners of all lots, tracts and parcels of land or other property to be specially benefited by the proposed improvement, as shown on the rolls of the Pierce County Assessor, directed to the address thereon shown. The notice shall set forth the nature of the proposed improvement, the estimated cost, a statement that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement (or street lighting) adds to the property, and the estimated benefits of the particular lot, tract or parcel.

Section 8. If any sections, sentence, clause or phrase of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Resolution or its application to any other person, property or circumstance.

Section 9. This Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 17th day of April, 2017.

CITY OF LAKEWOOD



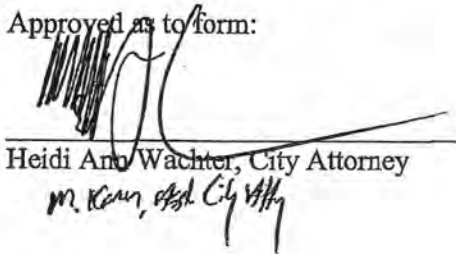
Don Anderson, Mayor

Attest:



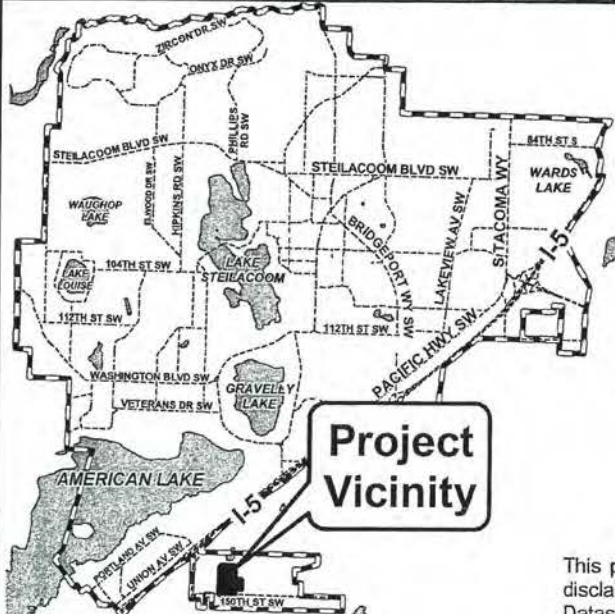
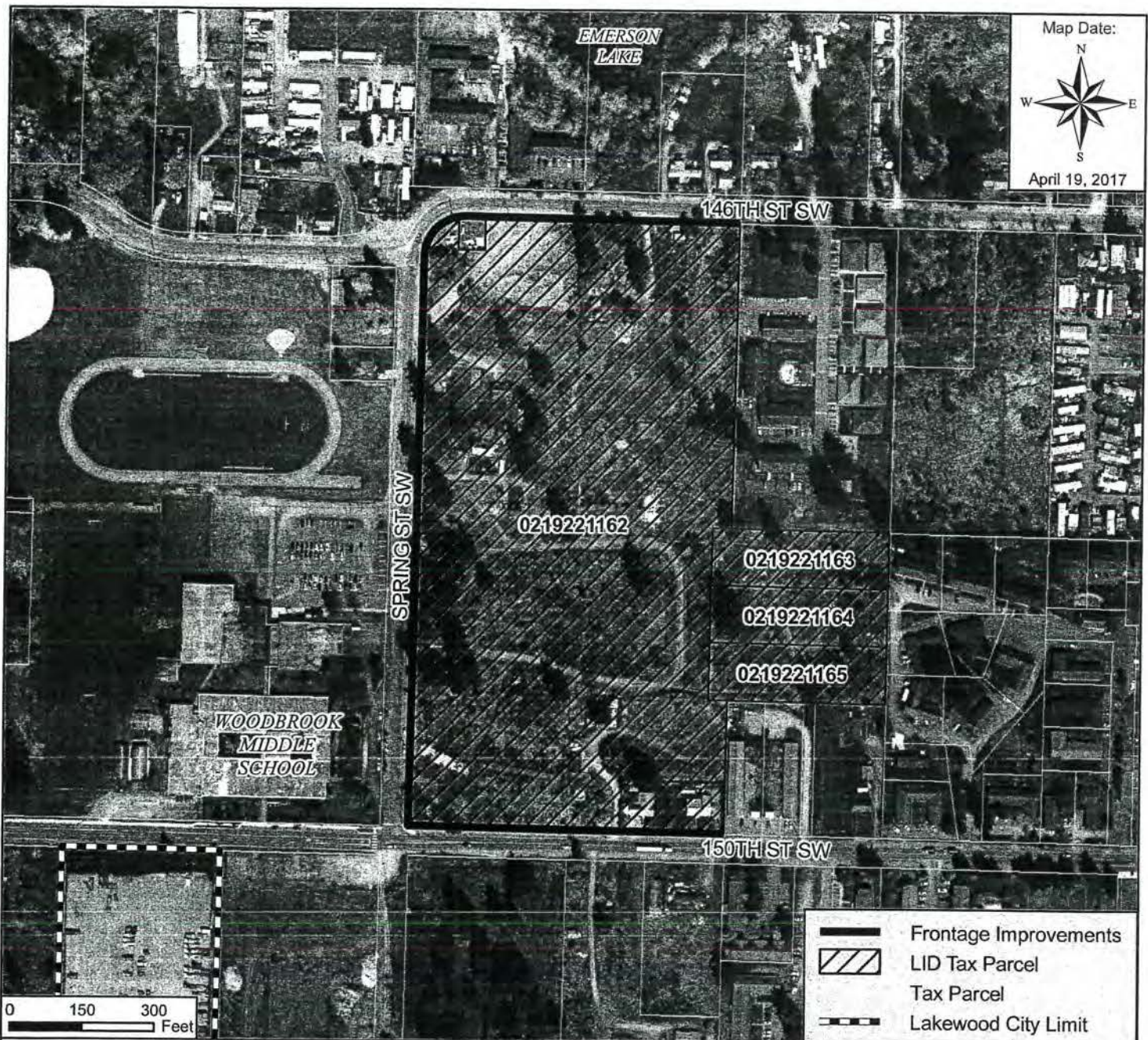
Alice M. Bush, MMC, City Clerk

Approved as to form:



Heidi Ann Wachter, City Attorney

m. Kern, Asst. City Atty



City of Lakewood Public Works

Exhibit B LID 1109 Woodbrook Development

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.

EXHIBIT B1
Legal Descriptions

Parcel 0219221162:

Section 22 Township 19 Range 02 Quarter 12 PARCEL A OF BLA 2014-07-30-5001 BEG AT NE COR OF TR 45 OF UNREC PLAT OF AMERICAN LAKE GARDENS TH S 00 DEG 23 MIN 26 SEC E 630.37 FT TH TH S 89 DEG 33 MIN 40 SEC W 40 FT TH S 00 DEG 23 MIN 26 SEC E 355 FT TH N 89 DEG 33 MIN 40 SEC E 40 FT TH S 00 DEG 23 MIN 26 SEC E 275.38 FT TH S 89 DEG 33 MIN 23 SEC W 659.9 FT TH N 00 DEG 23 MIN 51 SEC W 1175.92 FT TH NELY 118.44 FT ALG C TO R RAD OF 85 FT THRU C/A OF 79 DEG 50 MIN 09 SEC TH S 00 DEG 23 MIN 51 SEC E 68.68 FT TH N 89 DEG 33 MIN 59 SEC E 55 FT TH N 00 DEG 23 MIN 51 SEC W 70 FT TH N 89 DEG 33 MIN 59 SEC E 535.06 FT TO POB OUT OF 1-012, 1-027, 1-028, 1-038, 1-046, 1-061, 1-062, 1-063, 1-069, 1-111, 1-129, 1-145, 1-147, 5-003, & 6-007 SEG 2015-0107 JP 09/10/14 JP

Parcel 0219221163:

Section 22 Township 19 Range 02 Quarter 12 PARCEL B OF BLA 2014-07-30-5001 BEG AT NE COR OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS TH S 00 DEG 23 MIN 26 SEC E 118 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 118 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP

Parcel 0219221164:

Section 22 Township 19 Range 02 Quarter 12 PARCEL C OF BLA 2014-07-30-5001 BEG AT A PT ON E LI OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS 118 FT S OF NE COR THEREOF TH S 00 DEG 23 MIN 26 SEC E 118 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 118 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP

Parcel 0219221165:

Section 22 Township 19 Range 02 Quarter 12 PARCEL D OF BLA 2014-07-30-5001 BEG AT A PT ON E LI OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS 236 FT S OF NE COR THEREOF TH S 00 DEG 23 MIN 26 SEC E 119 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 119 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP

City of Lakewood
EXHIBIT C
PRELIMINARY ASSESSMENT ROLL
LID No. 1109 Panattoni Woodbrook Development
4/5/2017

PARCEL NO.	LEGAL OWNER	Zone & Termini Units	Cost/Weighted Unit	ASSESSMENT
0219221162	YKC Investment LLC PO Box 98630 Lakewood WA 98496-8630	1,625,136	\$0.58	\$943,724.41
0219221163	YKC Investment LLC PO Box 98630 Lakewood WA 98496-8630	43,660	\$0.58	\$25,353.58
219221164	YKC Investment LLC PO Box 98630 Lakewood WA 98496-8630	43,660	\$0.58	\$25,353.58
219221165	YKC Investment LLC PO Box 98630 Lakewood WA 98496-8630	44,030	\$0.58	\$25,568.44
	Total	1,756,486		\$1,020,000.00

Exhibit 'C-6'

City of Lakewood
EXHIBIT C
PRELIMINARY ASSESSMENT ROLL
LID No. 1109 Panattoni Woodbrook Development
4/5/2017

PARCEL NO.	LEGAL OWNER	Zone & Termini Units	Cost/Weighted Unit	ASSESSMENT
0219221162	YKC Investment LLC PO Box 98630 Lakewood WA 98496-8630	1,625,136	\$0.58	\$943,724.41
0219221163	YKC Investment LLC PO Box 98630 Lakewood WA 98496-8630	43,660	\$0.58	\$25,353.58
219221164	YKC Investment LLC PO Box 98630 Lakewood WA 98496-8630	43,660	\$0.58	\$25,353.58
219221165	YKC Investment LLC PO Box 98630 Lakewood WA 98496-8630	44,030	\$0.58	\$25,568.44
	Total	1,756,486		\$1,020,000.00

Exhibit 'C-6'

City of Lakewood
EXHIBIT C
PRELIMINARY ASSESSMENT ROLL
LID No. 1109 Panattoni Woodbrook Development
4/5/2017

PARCEL NO.	LEGAL OWNER	Zone & Termini Units	Cost/Weighted Unit	ASSESSMENT
0219221162	YKC Investment LLC PO Box 98630 Lakewood WA 98496-8630	1,625,136	\$0.58	\$943,724.41
0219221163	YKC Investment LLC PO Box 98630 Lakewood WA 98496-8630	43,660	\$0.58	\$25,353.58
219221164	YKC Investment LLC PO Box 98630 Lakewood WA 98496-8630	43,660	\$0.58	\$25,353.58
219221165	YKC Investment LLC PO Box 98630 Lakewood WA 98496-8630	44,030	\$0.58	\$25,568.44
	Total	1,756,486		\$1,020,000.00

Exhibit 'C-7'

BEFORE THE HEARING EXAMINER FOR THE CITY OF LAKEWOOD

RE: Local Improvement District No. 1109

150th St SW, Spring St and 146th St.
SW Street Improvements

Formation Hearing

FINDINGS OF FACT, CONCLUSIONS OF
LAW AND RECOMMENDATION

Summary

It is recommended that the City Council adopt an ordinance forming Local Improvement District ("LID") No. 1109. The LID will finance a full-width overlay and half-street improvements to 150th St SW and 146th St. SW and a full-width overlay along Spring Street. The improvements will be limited to the street frontages of four contiguous parcels of property. No objections have been made to the formation of the LID. The owner of the four parcels requested the formation of the LID and the four parcels comprise all the properties that will be assessed by the LID. Since the LID improvements will improve the City's public roads at the sole expense of a property owner who requested the LID, it serves the public health, safety and welfare to approve an ordinance forming LID No. 1109.

Adoption of a formation ordinance will form the LID and set the boundaries of benefitted properties that would be assessed for the LID improvements. Once the LID is formed, a second final assessment roll hearing will be held to give benefitted property owners an opportunity to contest the amounts they will be assessed. A hearing on the proposed formation was held by the City of Lakewood Hearing Examiner on May 18, 2017. No one except staff testified at the hearing.

Testimony

Matthew Kaser, Assistant City Attorney, summarized the LID proposal. He noted that no objections

1 had been filed for the proposal.

2 Weston Ott, City of Lakewood Public Works Transportation Division Manager, noted that the LID
3 improvements are very straightforward. The benefitted property is surrounded on three sides by public
4 right of way, specifically 150th St SW, Spring St and 146th St. SW. The LID will fund half street
5 improvements on all three sides, which includes curb and gutter, sidewalks, storm drainage and street
6 lighting. Spring street will only need a two-inch overlay. In response to examiner questions, Mr. Ott
7 responded that 146th St. SW does not have full street improvements on both sides, so that half of the
8 street will still not be fully improved upon completion of L ID improvements.

9 **Exhibits**

10 The 17 exhibits identified at page 6 of the revised January 18, 2017 Staff Report were admitted into
11 the record during the January 18, 2017 hearing.

- 12 1. March 6, 2017 Memo from Wickstrom to Mayor and Council re LID
- 13 2. Affidavit of Publication of Notice of LID Hearing
- 14 3. Preliminary Assessment Role
- 15 4. LID Project Design
- 16 5. February 17, 2017 letter from property owner requesting LID
- 17 6. Resolution of Intent
- 18 7. Aerial Photograph of LID site
- 19 8. Notice of Hearing
- 20 9. Certificate of Mailing for Hearing Notice
- 21 10. June 2, 2017 Letter from City Requesting Supplementation of Record
- 22 11. June 2, 2017 Letter from Panattoni Noting Full Width Overlay
- 23 12. June 5, 2017 email string from M. Kaser to Examiner re RE: *LID 1109 Hearings Examiner*
24 *Report*, with attachments

25 **Findings of Fact**

26 **Procedural:**

- 27 1. Resolution of Intent. On April 17, 2017, the City of Lakewood City Council adopted Resolution
28 No. 2017-08. The resolution declared an intention to form LID No. 1109 and set a date for a hearing
29 on its formation for May 18, 2017.
- 30 2. Hearing. The hearing examiner held a hearing on the formation of the LID on May 18, 2017.
31 No one except staff chose to testify at the hearing. No objections to the formation of the LID were
32 filed in advance of the hearing or voiced at the hearing.

1 2.5. Supplementation of Record with Ex. 10, 11 and 12. After the close of the hearing, City staff
2 submitted a request to supplement the record (Ex. 10) with a letter from Panattoni (Ex. 11), correcting
3 the record and stating that the street overlays along 146th St. SW and 150th St. SW will be full width
4 overlays, correcting testimony at the LID formation hearing that overlays would only be half-width.
The supplementary exhibits are admitted and the record is corrected to reflect that the LID involves
full width overlays along the street frontages identified in Finding of Fact No. 3 below.

5 Panattoni assumed ownership of the property subject to the LID from YKC Investments LLC the day
6 after the LID formation hearing on May 19, 2017. While in the process of purchasing the property, it
7 had requested YKC Investments LLC to ask the City to form the LID. YKC Investments submitted
8 this request to the City via Ex. 5. Exhibit 12 evidences current ownership of Panattoni¹. The full
9 width overlay is included in the cost estimate of the project and was identified in construction plans
10 submitted to the City. Given that the current owner initiated the request for the full width-overlays
and that no one except City staff testified at the formation hearing, it is determined that no one will be
prejudiced by the addition of Ex. 10, 11 and 12 and they are admitted into the record.

11 **Substantive:**

12 3. LID Improvements. LID improvements will be composed of half-street improvements
13 consisting of curb, gutter, sidewalk, asphalt pavement widening (including a two-inch half-street
14 overlay), storm drainage, street lighting, landscaping and other associated improvements along the
15 street frontages of portions of 150th Street SW and 146th Street SW. Additionally, a full-width two-
16 inch asphalt pavement overlay located on portions of Spring Street SW and full width overlays will be
17 added along 146th St. SW and 150th St. SW frontages. According to Resolution No. 2017-08, the total
cost and expense required to make a complete improvement, including legal, engineering, surveying,
administrative, printing, acquisition and all other expenses of every kind, is estimated to be
\$1,020,000.00. The identified improvements will be located along the street frontages of Tax Parcel
No. 0219221162, 0219221163, 0219221164, and 0219221165.

18 4. LID Boundaries and Preliminary Assessment. The preliminary assessment role, Ex. 3,
19 submitted by City staff identifies four parcels as located within the LID. All four parcels are owned by
20 YKC Investment LLC. The preliminary assessment roll assesses the entire \$1,020,000 cost of LID
improvements upon the four parcels.

21 5. Public Benefit. The proposed LID will improve public roads at the sole expense of the property
22 owner who requested the LID. See Ex. 5. Staff did not express any concerns over the proposed LID
23 and no objections were filed or voiced over formation of the LID. For these reasons, it is determined

24 ¹ Ex. 12 is an email that contains a statement from Travis Hale, who represents Panattoni, that Panattoni assumed
25 ownership of all the property subject to the LID on May 19, 2017, the day after the LID formation hearing. Mr. Hale
26 attached closing documents to Ex. 12 showing transfer of property, but the purchaser of the property is identified in
those documents as Tacoma Gateway Lakewood LLC. City staff should ensure that Tacoma Gateway Lakewood
LLC is properly notified for the final assessment roll hearing.

1 that approval of the proposed LID will serve the public health, benefit and welfare.

2 3 **Conclusions of Law**

4 1. Authority. The hearing examiner was directed by Resolution No. No. 2017-08 to conduct the
5 formation hearing and to report a recommendation to the City Council. The hearing examiner is
6 authorized to conduct such hearings by LMC 1.36.127(A) and RCW 35.43.140.

7 2. Formation Hearing Requirements. City staff have complied with all requirements for an LID
8 formation hearing.

9 RCW 35.43.140 authorizes the formation of an LID to be commenced by a resolution declaring the
10 City's intent to form the LID. The resolution must set a date for a hearing to be held on the formation
11 of the LID. Resolution No. 2017-08 served this purpose. RCW 35.43.140 requires the resolution to be
12 published in at least two consecutive issues of the official newspaper of the city, with first publication
13 at least 15 days prior to the hearing. Ex. 2, an affidavit of publication, establishes compliance with this
14 requirement by publication in the Tacoma News Tribune on April 20 and April 27, 2017. Upon the
15 adoption of a resolution, RCW 35.43.130 requires the preparation of a preliminary assessment roll.
16 That roll has been completed and entered into the record as Ex. 3. RCW 35.43.150 requires notice of
17 the formation hearing to be provided to all owners of benefitted properties to be provided by mail 15
18 days in advance of the formation hearing. Ex. 8 and 9 establish compliance with the notice
19 requirements of RCW 35.43.150, evidencing that notice of the hearing was mailed to the benefitted
20 property owner on April 21, 2017.

21 **Recommendation**

22 It is recommended that the City Council adopt an ordinance approving the formation of LID No. 1109. As
23 noted in the Findings of Fact, adoption of the LID would further public health, safety and welfare since the
24 LID provides for public road improvements at the request and expense of the sole benefitted property
25 owner and no objections have been voiced or filed against the LID. As determined in the Conclusions of
26 Law, the formation hearing was held in conformity with applicable procedural requirements.

DATED this 6th day of June, 2017.

23
24 
Phil A. Olbrechts

25 Pro Tem Hearing Examiner for Lakewood
26

Exhibit 'C-8'

ORDINANCE NO. 671

AN ORDINANCE of the City Council of the City of Lakewood, Washington, establishing Local Improvement District No. 1109 (Panattoni Woodbrook Development); ordering certain improvements within the local improvement district; creating a local improvement district fund; providing for the issuance and sale of local improvement district warrants or other short-term financing for the improvements; and approving certain matters related thereto.

WHEREAS, by Resolution No. 2017-08, adopted April 17, 2017, the City Council of the City of Lakewood, Washington (the “City”) declared its intention to order the improvement of certain property located in the City including half-street improvements consisting of curb, gutter, sidewalk, asphalt pavement widening (including a two-inch half-street overlay), storm drainage, street lighting, landscaping and other associated improvements along the street frontages of portions of 150th Street SW and 146th Street SW, and a full-width two-inch asphalt pavement overlay located on portions of Spring Street SW (collectively, the “Improvements”), and to create a local improvement district to finance those Improvements, and fixed May 18, 2017, at 10:00 a.m., local time, in the Council Chambers of City Hall at 6000 Main Street SW, in Lakewood, Washington, as the time and place for hearing all matters relating to the proposed improvements and all comments thereon and objections thereto; and

WHEREAS, the Public Works Director of the City caused an estimate to be made of the cost and expense of the Improvements and certified that estimate to the City Council, together with all papers and information in his possession relating thereto, a description of the boundaries of the proposed local improvement district and a statement of what portion of the cost and expense of the Improvements should be borne by the property within the proposed district; and

WHEREAS, that estimate was accompanied by a diagram of the Improvements showing thereon the lots, tracts, parcels of land, and other property which will be specially benefited by the Improvements and the estimated cost and expense thereof to be borne by each lot, tract and parcel of land or other property; and

WHEREAS, after due notice by mailing and publication to affected property owners within the proposed district, as required by law, a hearing was held on the formation of such proposed district, before Phil Olbrechts, as Hearing Examiner, on May 18, 2017, at the appointed time and place, and all persons wishing to be heard were heard; and

WHEREAS, the report of the Hearing Examiner containing Findings of Fact, Conclusions of Law and Recommendation dated June 6, 2017, was duly filed with the City and has been made available to the public and members of the City Council and staff; and

WHEREAS, the City Council has determined it to be in the best interests of the City that the Improvements be carried out and that the proposed local improvement district be created in connection therewith; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as follows:

Section 1. Council Findings. Having reviewed the record of the hearing and considered the report of the Hearing Examiner, and being otherwise fully informed and advised, and after due consideration, the City Council finds and declares as follows:

(a) The Findings of Fact, Conclusions of Law and Recommendation are approved and adopted;

(b) The carrying out of the Improvements and formation of the proposed local improvement district is found to be in the public interest and should be ordered;

(c) No persons have protested or objected to creation of the proposed local improvement district to finance the Improvements and

(d) The assessments within the proposed local improvement district should be determined on the basis of the benefit of its Improvements as a whole to the properties within the entire district.

Section 2. Ordering of Improvements. The City Council orders the design, construction and carrying out of the Improvements, including installing half-street improvements consisting of curb, gutter, sidewalk, asphalt pavement widening (including a two-inch full street width asphalt overlay), storm drainage, street lighting, landscaping and other associated improvements along the street frontages of portions of 150th Street SW and 146th Street SW, and a full-width two-inch asphalt pavement overlay located on portions of Spring Street SW. All of the foregoing shall be in accordance with the plans and specifications therefor approved and/or prepared by the City's Public Works Department, and may be modified by the City Council as long as such modification does not affect the general purposes of the Improvements.

Section 3. Creation of Local Improvement District. The City Council orders the creation of a local improvement district to be known as "Local Improvement District No. 1109 (Panattoni Woodbrook Development) (the "District"). The boundaries of the District shall be as described in Exhibit A attached hereto and incorporated herein by this reference. It is hereby found that the boundaries of the District embrace as nearly as practicable all of the property specially benefitted by the Improvements.

Section 4. Estimated Costs and Assessments. The total estimated cost and expense of all of the Improvements is declared to be \$1,020,000.00, which amount does not exceed the estimated increase in the true and fair value of all property specially benefitted by the Improvements. All of such cost and expense shall be borne by and assessed against the property specially benefitted by such Improvements included in the District which embraces as nearly as practicable all property specially benefitted by such Improvements, plus debt issuance expenses.

Section 5. Assessment Methods. In accordance with the provisions of RCW 35.44.047, the City may use any method or combination of methods to compute assessments which may be deemed to most fairly reflect the special benefits to the properties being assessed.

Section 6. Interim Financing Authorized. The City may, for the purpose of meeting any and all costs and expenses of constructing the Improvements for which funds are not otherwise available, issue warrants against the hereinafter established Local Improvement Fund. Each such warrant shall bear interest from the date of issuance at a rate to be established hereafter by the Assistant City Manager – Administrative Services, as issuing officer. Such interim warrants, together with the interest due thereon, shall be redeemed from proceeds of the sale of local improvement district bonds or other obligations or the prepayment of assessments collected within the District. In the alternative, the City hereafter may provide for internal City financing by means of interfund loans or the issuance of other short-term obligations pursuant to chapter 39.50 RCW. Such warrants, loans or obligations shall be issued in an aggregate principal amount not in excess of the cost and expense of the Improvements, plus debt issuance expenses. Any warrants, bonds, or other obligations shall contain the language required by RCW 35.45.070.

The City may authorize expenditures to be made for the Improvements (other than for any cost or expenses expected to be paid by the City) prior to the date that any tax-exempt short term obligations or local improvement district bonds are issued to finance costs of the Improvements (such as from proceeds of interfund loans or other available resources of the City). The City hereby declares its official intent pursuant to Treasury Regulation Section 1.150-2(e), that those expenditures, to the extent not reimbursed with prepaid special benefit assessments, are to be reimbursed from proceeds of tax-exempt obligations to be issued in an

expected maximum principal amount of \$1,020,000.00 to finance or refinance the cost of the Improvements.

The City is authorized to issue local improvement district bonds for the District which shall bear interest at a rate and be payable on or before a date to be hereafter fixed by ordinance. The bonds shall be issued in exchange for and/or in redemption of any and all revenue warrants, interfund loans or other short-term obligations hereafter authorized and not redeemed from the prepayment of special assessments within twenty days after the expiration of the thirty-day period for the cash payment without interest of assessments on the assessment roll for the District. The bonds shall be paid and redeemed by the collection of special assessments to be levied and assessed against the property within the District, payable in annual installments, with interest at a rate to be hereafter fixed by ordinance. The exact form, amount, date, interest rate and denominations of such bonds hereafter shall be fixed by ordinance of the City Council. Such bonds shall be sold in such manner as the City Council hereafter shall determine.

Section 7. Competitive Bids for Improvements. In all cases where the work necessary to be done in connection with the making of such Improvements is carried out pursuant to contract upon competitive bids (and the City shall have and reserves the right to reject any and all bids), the call for bids shall include a statement that payment for such work will be made in cash warrants drawn upon the hereinafter created Local Improvement Fund.

Section 8. Local Improvement Account Created. An account for the District is hereby created and established in the office of the Assistant City Manager – Administrative Services, within the LID Debt Service Fund. The proceeds from the sale of revenue warrants, interfund loans or other short-term obligations drawn against such funds which may be issued and sold or made by the City and the collections of special assessments, interest and penalties thereon shall

be deposited in this Local Improvement Fund. Any cash warrants issued to the contractor or contractors in payment for the work to be done by them in connection with the Improvements, and cash warrants in payment for all other items of expense in connection with the Improvements shall be issued against this fund.

Section 9. Filing and Posting of Preliminary Assessment. Within 15 days of the passage of this ordinance there shall be filed with the Assistant City Manager – Administrative Services the title of the Improvements and the respective District number, a copy of the diagram or print showing the boundaries or territorial extent of the District and the preliminary assessment roll or abstract of each such roll showing thereon the lots, tracts and parcels of land that will be specially benefited thereby and the estimated cost and expense of the Improvements to be borne by each lot, tract or parcel of land. The Assistant City Manager – Administrative Services immediately shall post the proposed assessment roll upon their index of local improvement assessments against the properties affected by the Improvements.

Section 10. Ratification. All actions previously taken consistent with or in furtherance of the provisions and purposes of this ordinance are ratified and confirmed.

Section 11. Effective Date. This ordinance shall take effect and be in full force from and after its passage and five (5) days following its publication as required by law.

ADOPTED by the City Council this 19th day of June, 2017.

A handwritten signature in blue ink that reads "Don Anderson". The signature is written in a cursive style with a large, stylized "D" and "A".

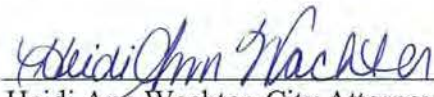
Don Anderson, Mayor

Attest:

A handwritten signature in blue ink that reads "Alice M. Bush". The signature is written in a cursive style with a large, stylized "A" and "B".

Alice M. Bush, MMC, City Clerk

Approved as to Form:

A handwritten signature in blue ink that reads "Heidi Ann Wachter". The signature is written in a cursive style with a large, stylized "H" and "W".

Heidi Ann Wachter, City Attorney

EXHIBIT A
Legal Descriptions

Parcel 0219221162:

Section 22 Township 19 Range 02 Quarter 12 PARCEL A OF BLA 2014-07-30-5001 BEG AT NE COR OF TR 45 OF UNREC PLAT OF AMERICAN LAKE GARDENS TH S 00 DEG 23 MIN 26 SEC E 630.37 FT TH TH S 89 DEG 33 MIN 40 SEC W 40 FT TH S 00 DEG 23 MIN 26 SEC E 355 FT TH N 89 DEG 33 MIN 40 SEC E 40 FT TH S 00 DEG 23 MIN 26 SEC E 275.38 FT TH S 89 DEG 33 MIN 23 SEC W 659.9 FT TH N 00 DEG 23 MIN 51 SEC W 1175.92 FT TH NELY 118.44 FT ALG C TO R RAD OF 85 FT THRU C/A OF 79 DEG 50 MIN 09 SEC TH S 00 DEG 23 MIN 51 SEC E 68.68 FT TH N 89 DEG 33 MIN 59 SEC E 55 FT TH N 00 DEG 23 MIN 51 SEC W 70 FT TH N 89 DEG 33 MIN 59 SEC E 535.06 FT TO POB OUT OF 1-012, 1-027, 1-028, 1-038, 1-046, 1-061, 1-062, 1-063, 1-069, 1-111, 1-129, 1-145, 1-147, 5-003, & 6-007 SEG 2015-0107 JP 09/10/14 JP

Parcel 0219221163:

Section 22 Township 19 Range 02 Quarter 12 PARCEL B OF BLA 2014-07-30-5001 BEG AT NE COR OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS TH S 00 DEG 23 MIN 26 SEC E 118 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 118 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP

Parcel 0219221164:

Section 22 Township 19 Range 02 Quarter 12 PARCEL C OF BLA 2014-07-30-5001 BEG AT A PT ON E LI OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS 118 FT S OF NE COR THEREOF TH S 00 DEG 23 MIN 26 SEC E 118 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 118 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP

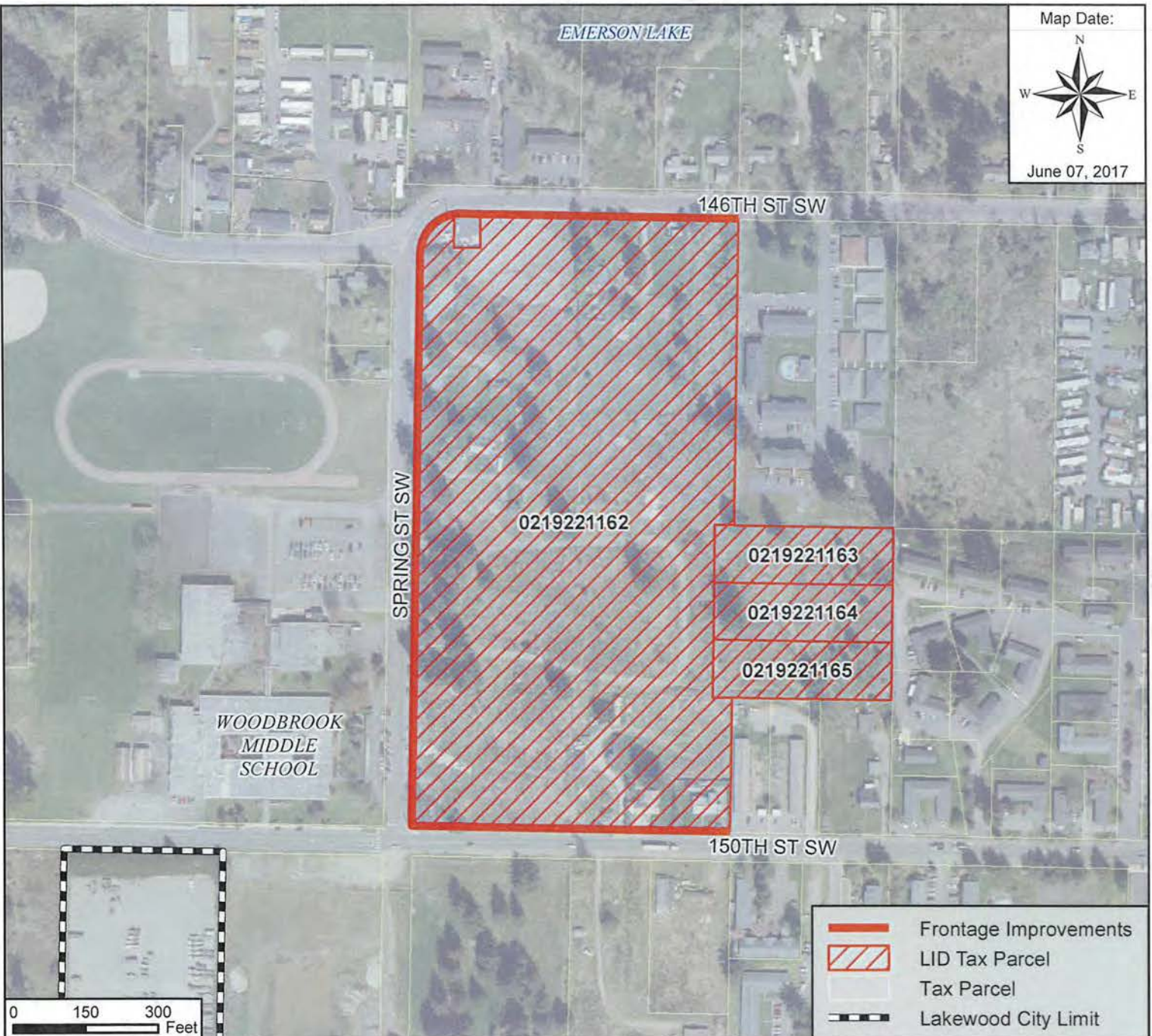
Parcel 0219221165:

Section 22 Township 19 Range 02 Quarter 12 PARCEL D OF BLA 2014-07-30-5001 BEG AT A PT ON E LI OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS 236 FT S OF NE COR THEREOF TH S 00 DEG 23 MIN 26 SEC E 119 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 119 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP

Map Date:



June 07, 2017



City of Lakewood Public Works

Exhibit A LID 1109 Woodbrook Development

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data 2011 this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.

CERTIFICATION

I, the undersigned, City Clerk of the City of Lakewood, Washington (the "City"), hereby certify as follows:

1. The attached copy of Ordinance No. 671 (the "Ordinance") is a full, true and correct copy of an ordinance duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on June 19, 2017, as that ordinance appears on the minute book of the City; and the Ordinance will be in full force and effect five days after publication in the official newspaper of the City.

2. A quorum of the members of the City Council was present throughout the meeting and a majority of those members present voted in the proper manner for the passage of the Ordinance.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of June, 2017.

CITY OF LAKEWOOD, WASHINGTON

A handwritten signature in blue ink, appearing to read "Alice M. Bush", is written over a horizontal line.

Alice M. Bush, MMC, City Clerk

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
256525	0003134536	City of Lakewood Lakewood City Hall 6000 Main :	ORD 671	\$199.01	1	33

Attention: BRIANA SCHUMACHER

CITY OF LAKEWOOD

6000 MAIN ST SW

LAKEWOOD, WA 984995027

City of Lakewood
Lakewood City Hall
6000 Main Street SW
Lakewood, WA 98499
(253) 589-2489

(Legal Notice)
June 20, 2017

NOTICE OF ORDINANCE PASSED
BY LAKEWOOD CITY COUNCIL

The following is a summary of an Ordinance
passed by the City of Lakewood City Council on the
19th day of June, 2017

ORDINANCE NO. 671

AN ORDINANCE of the City Council of the City of
Lakewood, Washington, establishing Local
Improvement District No. 1109 (Panston/
Woodbrook Development); ordering certain
improvements within the local improvement
district; creating a local improvement district
fund; providing for the issuance and sale of local
improvement district warrants or other short-term
financing for the improvements; and approving
certain matters related thereto.

This ordinance shall take effect and be in full force
from and after its passage and five (5) days
following its publication as required by law.

The full text of the Ordinance is available at the
City Clerk's Office, Lakewood City Hall, 6000 Main
Street, SW, Lakewood, Washington 98499, (253)
589-2489. A copy will be mailed out upon
request.

Alice M. Bush, MMC, City Clerk
Published in the Tacoma News Tribune: June 22,
2017

ELIZABETH BROWN, being duly
sworn, deposes and says: That
he/she is the Principal Clerk of the
publication; The News Tribune,
printed and published in Tacoma,
Pierce County, State of Washington,
and having a general circulation
therein, and which said newspaper(s)
have been continuously and
uninterruptedly published in said
County during a period of six months
prior to the first publication of the
notice, a copy of which is attached
hereto: that said notice was published
in The News Tribune, as amended,
for:

1

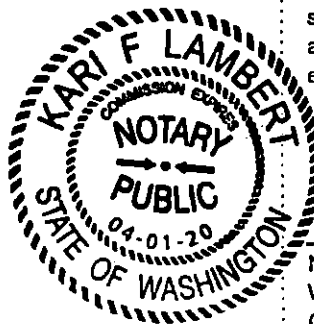
Insertions

Published On:

June 22, 2017

Elizabeth Brown
(Principal Clerk)

Subscribed and sworn on this 22nd
day of June in the year of 2017 before
me, a Notary Public, personally
appeared before me Elizabeth Brown
known or identified to me to be the
person whose name subscribed to
the within instrument, and being by
first duly sworn, declared that the
statements therein are true, and
acknowledged to me that he/she
executed the same.



Kari F Lambert
Notary Public in and for the state of
Washington, residing in Pierce
County 1950 S. State St, Tacoma, WA
98405

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
256525	0003134536	City of Lakewood Lakewood City Hall 6000 Main :	ORD 671	\$199.01	1	33

Attention: BRIANA SCHUMACHER

CITY OF LAKEWOOD
6000 MAIN ST SW
LAKEWOOD, WA 984995027

City of Lakewood
Lakewood City Hall
6000 Main Street SW
Lakewood, WA 98499
(253) 589-2489

(Legal Notice)
June 20, 2017

NOTICE OF ORDINANCE PASSED
BY LAKEWOOD CITY COUNCIL

The following is a summary of an Ordinance passed by the City of Lakewood City Council on the 19th day of June, 2017.

ORDINANCE NO. 671.

AN ORDINANCE of the City Council of the City of Lakewood, Washington, establishing Local Improvement District No. 1109 (Paradise Woodbrook Development); ordering certain improvements within the local improvement district; creating a local improvement district fund; providing for the issuance and sale of local improvement district warrants or other short-term financing for the improvements; and approving certain matters related thereto.

This ordinance shall take effect and be in full force from and after its passage and five (5) days following its publication as required by law.

The full text of the Ordinance is available at the City Clerk's Office, Lakewood City Hall, 6000 Main Street, SW, Lakewood, Washington 98499, (253) 589-2489. A copy will be mailed out upon request.

Alice M. Bush, MMC, City Clerk
Published in the Tacoma News Tribune: June 22, 2017

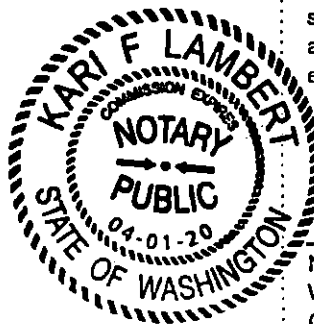
ELIZABETH BROWN, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The News Tribune, as amended, for:

1 Insertions

Published On:
June 22, 2017

Elizabeth Brown
(Principal Clerk)

Subscribed and sworn on this 22nd day of June in the year of 2017 before me, a Notary Public, personally appeared before me Elizabeth Brown known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.



Kari F Lambert
Notary Public in and for the state of Washington, residing in Pierce County 1950 S. State St, Tacoma, WA 98405

EXHIBIT 'C-10'



Looking west on 150th Street SW toward Spring Street SW



Looking north on Spring St SW toward 146th Street SW



Looking west on 146th Street SW toward Spring Street SW

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
256525	0003180732	ADVERTISEMENT FOR BIDS Tacoma Gateway	TACOMA GATEWAY LID 302.01	\$884.33	1	81

Attention: BRIANA SCHUMACHER

**CITY OF LAKEWOOD
6000 MAIN ST SW
LAKEWOOD, WA 984995027**

ADVERTISEMENT FOR BIDS

Tacoma Gateway
Local Improvement District No. 1109
City Project Number: 302.0064

Sealed bids will be received by the City of Lakewood at the office of the City Clerk at 6000 Main Street SW, Lakewood, Washington 98499-5027, until 2:30 p.m. on Tuesday, August 1, 2017, and not later, and will then be opened and publicly read aloud in the Mt. Rainier Room (3rd floor).

This contract provides for the construction of improvements along portions of 148th St SW, Spring St SW, and 150th St SW in the Woodbrook neighborhood of Lakewood. Improvements consist of: road widening, installation of a storm water infiltration system, construction of curb, gutter, sidewalks, paving, and all other work necessary to complete the project as specified and shown in the Contract Documents.

Plans, specifications, addenda, and plan holders list for this project are available on-line through Builders Exchange of Washington, Inc. at <http://www.bewa.com>. Click on: "Posted Projects"; "Public Works"; "City of Lakewood, WA." Bidders are encouraged to "Register as a Bidder", in order to receive automatic email notification of future addenda and to be placed on the "Bidders List". Contact Builders Exchange of Washington at (425) 258-1303 should you require further assistance. Informational copies of any available maps, plans, and specifications are on file for inspection in the office of the Lakewood Public Works Director (253) 589-2489.

Bidders shall be qualified for the type of work proposed. A Bidder's Construction Experience form is included in the Contract Provisions.

All bids shall be submitted on the prescribed Bid Forms and in the manner as stated in this advertisement and in the Bid Documents, and said bids shall be accompanied by a bid deposit in the form of cash, cashier's check, certified check, postal money order, or a surety bond to the City of Lakewood in the amount of five percent (5%) of the total amount of the bid. Faxed bids and/or surety bonds will not be accepted.

Bids must be submitted in a sealed envelope with the outside clearly marked with the bid opening date and time, the project name and number as it appears in this advertisement and the name and address of the bidder. Bids shall be addressed to the City Clerk, City of Lakewood, 6000 Main Street SW, Lakewood, Washington 98499-5027 or hand delivered to the first floor receptionist.

The City of Lakewood reserves the right to determine and may waive any informalities or minor defects or reject any and all bids. The City of Lakewood reserves the right to determine the lowest responsible bidder based on factors other than price, including but not limited to the following: liability exposure, references and past performance, history of claims with other agencies on similar projects, inadequate or ambiguous specifications, specifications have been revised, lowest responsible bid deemed not best price obtainable, bids not independently arrived or submitted in bad faith (i.e. price fixing), a determination made that all the necessary requirements of bid process have not been met, insufficient competition, and other claims or other indications that cancellation or rejection of all bids is clearly in the best interest of the City. The City of Lakewood expressly reserves the right to accept the bids and award contracts to responsible bidders which are in the best interest of the City, to postpone the acceptance of bids and the award of the contracts for a period not to exceed 30 days, or to reject any and all bids received and to waive irregularities in the bid or in the bidding.

Alice M. Bush
City Clerk
Daily Journal of Commerce
Publish: July 18, 2017 and July 25, 2017
Tacoma News Tribune
Publish: July 18, 2017 and July 25, 2017

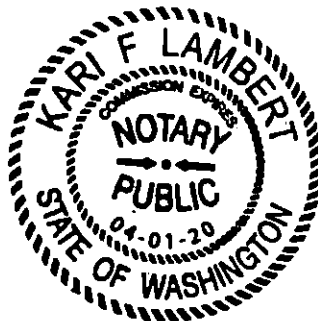
ELIZABETH BROWN, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The News Tribune, as amended, for:

2 Insertions

Published On:
July 18, 2017, July 25, 2017

Elizabeth Brown
(Principal Clerk)

Subscribed and sworn on this 25th day of July in the year of 2017 before me, a Notary Public, personally appeared before me Elizabeth Brown known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.



Kari F Lambert
Notary Public in and for the state of Washington, residing in Pierce County 1950 S. State St, Tacoma, WA 98405

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
256525	0003180732	ADVERTISEMENT FOR BIDS Tacoma Gateway	TACOMA GATEWAY LID 302.01	\$884.33	1	81

Attention: BRIANA SCHUMACHER

**CITY OF LAKEWOOD
6000 MAIN ST SW
LAKEWOOD, WA 984995027**

ADVERTISEMENT FOR BIDS

Tacoma Gateway
Local Improvement District No. 1109
City Project Number: 302.0064

Sealed bids will be received by the City of Lakewood at the office of the City Clerk at 6000 Main Street SW, Lakewood, Washington 98499-5027, until 2:30 p.m. on Tuesday, August 1, 2017, and not later, and will then be opened and publicly read aloud in the Mt. Rainier Room (3rd floor).

This contract provides for the construction of improvements along portions of 148th St SW, Spring St SW, and 150th St SW in the Woodbrook neighborhood of Lakewood. Improvements consist of: road widening, installation of a storm water infiltration system, construction of curb, gutter, sidewalks, paving, and all other work necessary to complete the project as specified and shown in the Contract Documents.

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The City of Lakewood reserves the right to determine and may waive any informalities or minor defects or reject any and all bids. The City of Lakewood reserves the right to determine the lowest responsible bidder based on factors other than price, including but not limited to the following: liability exposure, references and past performance, history of claims with other agencies on similar projects, inadequate or ambiguous specifications, specifications have been revised, lowest responsible bid deemed not best price obtainable, bids not independently arrived or submitted in bad faith (i.e. price fixing), a determination made that all the necessary requirements of bid process have not been met, insufficient competition, and other claims or other indications that cancellation or rejection of all bids is clearly in the best interest of the City. The City of Lakewood expressly reserves the right to accept the bids and award contracts to responsible bidders which are in the best interest of the City, to postpone the acceptance of bids and the award of the contracts for a period not to exceed 30 days, or to reject any and all bids received and to waive irregularities in the bid or in the bidding.

Alice M. Bush
City Clerk
Daily Journal of Commerce
Publish: July 18, 2017 and July 25, 2017
Tacoma News Tribune
Publish: July 18, 2017 and July 25, 2017

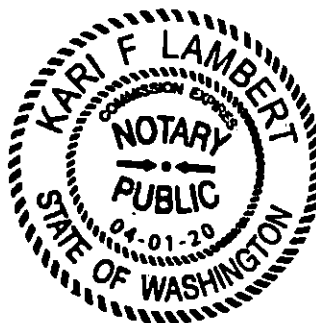
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2 Insertions

Published On:
July 18, 2017, July 25, 2017

Elizabeth Brown
(Principal Clerk)

Subscribed and sworn on this 25th day of July in the year of 2017 before me, a Notary Public, personally appeared before me Elizabeth Brown known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.



Kari F Lambert
Notary Public in and for the state of Washington, residing in Pierce County 1950 S. State St, Tacoma, WA 98405

Exhibit 'C-12'

BID TABULATIONS													
PROJECT NAME: Tacoma Gateway Local Improvement District PROJECT NO.: 302.0064 - LID No. 1109 BID OPENING DATE: 8/1/2017								Note: We hereby certify that these tabulated bids represent all bids received and that the additions of all prices shown have been checked and corrected.					
				ENGINEER'S ESTIMATE		RODARTE CONSTRUCTION		MILES RESOURCES, LLC		PIVETTA BROTHERS CONSTRUCTION		SOUND PACIFIC CONSTRUCTION	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Minor Change	1	FA	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
2	SPCC Plan	1	LS	\$8,000.00	\$8,000.00	\$250.00	\$250.00	\$900.00	\$900.00	\$513.00	\$513.00	\$1,000.00	\$1,000.00
3	Mobilization	1	LS	\$75,000.00	\$75,000.00	\$72,000.00	\$72,000.00	\$64,200.00	\$64,200.00	\$86,200.00	\$86,200.00	\$88,000.00	\$88,000.00
4	Project Temporary Traffic Control	1	LS	\$80,000.00	\$80,000.00	\$30,000.00	\$30,000.00	\$91,000.00	\$91,000.00	\$90,000.00	\$90,000.00	\$80,000.00	\$80,000.00
5	Clearing, Grubbing and Roadside Cleanup	1	LS	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$5,800.00	\$5,800.00	\$28,600.00	\$28,600.00	\$9,000.00	\$9,000.00
6	Sawcutting	5,460	LF	\$3.50	\$19,110.00	\$2.25	\$12,285.00	\$1.75	\$9,555.00	\$1.75	\$9,555.00	\$4.00	\$21,840.00
7	Removal of Structures and Obstructions	1	LS	\$20,000.00	\$20,000.00	\$5,000.00	\$5,000.00	\$43,350.00	\$43,350.00	\$13,755.00	\$13,755.00	\$12,000.00	\$12,000.00
8	Utility Potholing	10	EA	\$500.00	\$5,000.00	\$500.00	\$5,000.00	\$330.00	\$3,300.00	\$260.00	\$2,600.00	\$400.00	\$4,000.00
9	Roadway Excavation Incl. Haul	1	LS	\$20,000.00	\$20,000.00	\$38,500.00	\$38,500.00	\$29,850.00	\$29,850.00	\$71,250.00	\$71,250.00	\$25,000.00	\$25,000.00
10	Shoring or Extra Excavation Class B	1	LS	\$9,500.00	\$9,500.00	\$500.00	\$500.00	\$2,360.00	\$2,360.00	\$525.00	\$525.00	\$500.00	\$500.00
11	Crushed Surfacing Top Course	250	TON	\$40.00	\$10,000.00	\$35.00	\$8,750.00	\$51.00	\$12,750.00	\$41.50	\$10,375.00	\$49.00	\$12,250.00
12	Planing Bituminous Pavement	1,100	SY	\$3.00	\$3,300.00	\$10.00	\$11,000.00	\$8.30	\$9,130.00	\$8.60	\$9,460.00	\$6.00	\$6,600.00
13	HMA Cl. 1/2 In. PG 64-22	1,690	TON	\$125.00	\$211,250.00	\$92.00	\$155,480.00	\$71.25	\$120,412.50	\$91.20	\$154,128.00	\$90.00	\$152,100.00
14	Ductile Iron Sewer Pipe 12 In. Dia.	53	LF	\$80.00	\$4,240.00	\$150.00	\$7,950.00	\$93.50	\$4,955.50	\$91.75	\$4,862.75	\$89.00	\$4,717.00
15	Corrugated Polyethylene Storm Sewer Pipe 12 In. Dia.	108	LF	\$40.00	\$4,320.00	\$100.00	\$10,800.00	\$69.00	\$7,452.00	\$93.25	\$10,071.00	\$76.00	\$8,208.00
16	Catch Basin Type 1	12	EA	\$1,700.00	\$20,400.00	\$1,200.00	\$14,400.00	\$1,220.00	\$14,640.00	\$1,325.00	\$15,900.00	\$1,600.00	\$19,200.00
17	Catch Basin Type 1P w/ Downturned Elbow	6	EA	\$2,000.00	\$12,000.00	\$1,400.00	\$8,400.00	\$1,400.00	\$8,400.00	\$1,500.00	\$9,000.00	\$1,900.00	\$11,400.00
18	Sedeiment Control Structure, Type 2, 54 In. Dia.	3	EA	\$3,000.00	\$9,000.00	\$4,500.00	\$13,500.00	\$4,410.00	\$13,230.00	\$6,000.00	\$18,000.00	\$3,500.00	\$10,500.00
19	Clean Out	9	EA	\$500.00	\$4,500.00	\$1,000.00	\$9,000.00	\$1,260.00	\$11,340.00	\$800.00	\$7,200.00	\$800.00	\$7,200.00
20	Adjust Catch Basin	18	EA	\$525.00	\$9,450.00	\$450.00	\$8,100.00	\$430.00	\$7,740.00	\$440.00	\$7,920.00	\$700.00	\$12,600.00
21	Adjust Manhole	14	EA	\$580.00	\$8,120.00	\$450.00	\$6,300.00	\$570.00	\$7,980.00	\$440.00	\$6,160.00	\$700.00	\$9,800.00
22	Adjust Valve Box	12	EA	\$350.00	\$4,200.00	\$250.00	\$3,000.00	\$450.00	\$5,400.00	\$350.00	\$4,200.00	\$500.00	\$6,000.00
23	Infiltration Gallery, 12-In. Diam.	759	LF	\$105.00	\$79,695.00	\$110.00	\$83,490.00	\$50.00	\$37,950.00	\$42.50	\$32,257.50	\$75.00	\$56,925.00
24	Inlet Protection	25	EA	\$125.00	\$3,125.00	\$55.00	\$1,375.00	\$145.00	\$3,625.00	\$46.50	\$1,162.50	\$100.00	\$2,500.00
25	Planting	1	LS	\$90,300.00	\$90,300.00	\$100,000.00	\$100,000.00	\$111,000.00	\$111,000.00	\$110,975.00	\$110,975.00	\$105,000.00	\$105,000.00
26	Irrigation System	1	LS	\$55,900.00	\$55,900.00	\$80,000.00	\$80,000.00	\$66,720.00	\$66,720.00	\$66,100.00	\$66,100.00	\$70,000.00	\$70,000.00
27	Cement Conc. Traffic Curb and Gutter	1,335	LF	\$35.00	\$46,725.00	\$25.00	\$33,375.00	\$15.00	\$20,025.00	\$14.35	\$19,157.25	\$24.00	\$32,040.00
28	Cement Conc. Driveway Entrance, Type 1	145	SY	\$90.00	\$13,050.00	\$54.00	\$7,830.00	\$54.00	\$7,830.00	\$51.75	\$7,503.75	\$60.00	\$8,700.00
29	Cement Conc. Sidewalk	850	SY	\$70.00	\$59,500.00	\$40.00	\$34,000.00	\$31.00	\$26,350.00	\$30.00	\$25,500.00	\$40.00	\$34,000.00
30	Cement Conc. Curb Ramp	1	EA	\$3,500.00	\$3,500.00	\$1,500.00	\$1,500.00	\$1,275.00	\$1,275.00	\$1,225.00	\$1,225.00	\$1,700.00	\$1,700.00
31	Electrical System	1	LS	\$8,000.00	\$8,000.00	\$16,500.00	\$16,500.00	\$35,300.00	\$35,300.00	\$30,500.00	\$30,500.00	\$40,000.00	\$40,000.00
32	Permanent Signing	1	LS	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$21,820.00	\$21,820.00	\$2,260.00	\$2,260.00	\$20,000.00	\$20,000.00
33	Plastic Stop Line	42	LF	\$20.00	\$840.00	\$17.00	\$714.00	\$18.50	\$777.00	\$17.50	\$735.00	\$17.00	\$714.00
34	Plastic Traffic Arrow	2	EA	\$110.00	\$220.00	\$250.00	\$500.00	\$290.00	\$580.00	\$285.00	\$570.00	\$275.00	\$550.00
35	Plastic Lane Line	4,307	LF	\$1.50	\$6,460.50	\$2.00	\$8,614.00	\$2.25	\$9,690.75	\$2.15	\$9,260.05	\$2.00	\$8,614.00
	TOTAL				\$926,705.50								
Bidder's Total Contractor has signed acknowledgement of receipt of addenda Contractor has correctly signed bid proposal Contractor has submitted bid bond or 5% Contractor has signed non-collusion affidavit Contractor has completed bid form							\$804,613.00		\$826,687.75		\$877,480.80		\$892,658.00
						N/A							
						Y							
						Y							

BID TABULATIONS

PROJECT NAME: Tacoma Gateway Local Improvement District
PROJECT NO.: 302.0064 - LID No. 1109
BID OPENING DATE: 8/1/2017

				ENGINEER'S ESTIMATE		R. W. SCOTT CONSTRUCTION		N. W. CASCADE		TUCCI & SONS		PUGET PAVING & CONSTRUCTION	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Minor Change	1	FA	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
2	SPCC Plan	1	LS	\$8,000.00	\$8,000.00	\$500.00	\$500.00	\$5,000.00	\$5,000.00	\$250.00	\$250.00	\$500.00	\$500.00
3	Mobilization	1	LS	\$75,000.00	\$75,000.00	\$113,000.00	\$113,000.00	\$90,000.00	\$90,000.00	\$150,000.00	\$150,000.00	\$173,235.00	\$173,235.00
4	Project Temporary Traffic Control	1	LS	\$80,000.00	\$80,000.00	\$45,000.00	\$45,000.00	\$36,000.00	\$36,000.00	\$94,000.00	\$94,000.00	\$142,000.00	\$142,000.00
5	Clearing, Grubbing and Roadside Cleanup	1	LS	\$10,000.00	\$10,000.00	\$7,500.00	\$7,500.00	\$17,500.00	\$17,500.00	\$9,300.00	\$9,300.00	\$50,000.00	\$50,000.00
6	Sawcutting	5,460	LF	\$3.50	\$19,110.00	\$3.00	\$16,380.00	\$1.75	\$9,555.00	\$1.00	\$5,460.00	\$1.00	\$5,460.00
7	Removal of Structures and Obstructions	1	LS	\$20,000.00	\$20,000.00	\$18,000.00	\$18,000.00	\$13,500.00	\$13,500.00	\$14,000.00	\$14,000.00	\$87,200.00	\$87,200.00
8	Utility Potholing	10	EA	\$500.00	\$5,000.00	\$400.00	\$4,000.00	\$550.00	\$5,500.00	\$610.00	\$6,100.00	\$500.00	\$5,000.00
9	Roadway Excavation Incl. Haul	1	LS	\$20,000.00	\$20,000.00	\$85,000.00	\$85,000.00	\$70,000.00	\$70,000.00	\$24,000.00	\$24,000.00	\$72,446.00	\$72,446.00
10	Shoring or Extra Excavation Class B	1	LS	\$9,500.00	\$9,500.00	\$2,000.00	\$2,000.00	\$600.00	\$600.00	\$250.00	\$250.00	\$10,000.00	\$10,000.00
11	Crushed Surfacing Top Course	250	TON	\$40.00	\$10,000.00	\$33.00	\$8,250.00	\$39.00	\$9,750.00	\$65.00	\$16,250.00	\$50.00	\$12,500.00
12	Planing Bituminous Pavement	1,100	SY	\$3.00	\$3,300.00	\$8.00	\$8,800.00	\$12.00	\$13,200.00	\$11.00	\$12,100.00	\$6.00	\$6,600.00
13	HMA Cl. 1/2 In. PG 64-22	1,690	TON	\$125.00	\$211,250.00	\$95.00	\$160,550.00	\$100.00	\$169,000.00	\$92.00	\$155,480.00	\$95.00	\$160,550.00
14	Ductile Iron Sewer Pipe 12 In. Dia.	53	LF	\$80.00	\$4,240.00	\$130.00	\$6,890.00	\$135.00	\$7,155.00	\$185.00	\$9,805.00	\$148.00	\$7,844.00
15	Corrugated Polyethylene Storm Sewer Pipe 12 In. Dia.	108	LF	\$40.00	\$4,320.00	\$96.00	\$10,368.00	\$100.00	\$10,800.00	\$165.00	\$17,820.00	\$100.00	\$10,800.00
16	Catch Basin Type 1	12	EA	\$1,700.00	\$20,400.00	\$1,400.00	\$16,800.00	\$1,600.00	\$19,200.00	\$1,160.00	\$13,920.00	\$1,400.00	\$16,800.00
17	Catch Basin Type 1P w/ Downturned Elbow	6	EA	\$2,000.00	\$12,000.00	\$1,500.00	\$9,000.00	\$2,150.00	\$12,900.00	\$1,250.00	\$7,500.00	\$1,600.00	\$9,600.00
18	Sedeiment Control Structure, Type 2, 54 In. Dia.	3	EA	\$3,000.00	\$9,000.00	\$6,000.00	\$18,000.00	\$5,450.00	\$16,350.00	\$5,500.00	\$16,500.00	\$6,400.00	\$19,200.00
19	Clean Out	9	EA	\$500.00	\$4,500.00	\$900.00	\$8,100.00	\$1,100.00	\$9,900.00	\$700.00	\$6,300.00	\$850.00	\$7,650.00
20	Adjust Catch Basin	18	EA	\$525.00	\$9,450.00	\$400.00	\$7,200.00	\$500.00	\$9,000.00	\$750.00	\$13,500.00	\$800.00	\$14,400.00
21	Adjust Manhole	14	EA	\$580.00	\$8,120.00	\$800.00	\$11,200.00	\$600.00	\$8,400.00	\$750.00	\$10,500.00	\$800.00	\$11,200.00
22	Adjust Valve Box	12	EA	\$350.00	\$4,200.00	\$500.00	\$6,000.00	\$375.00	\$4,500.00	\$600.00	\$7,200.00	\$650.00	\$7,800.00
23	Infiltration Gallery, 12-In. Diam.	759	LF	\$105.00	\$79,695.00	\$120.00	\$91,080.00	\$102.00	\$77,418.00	\$80.00	\$60,720.00	\$98.00	\$74,382.00
24	Inlet Protection	25	EA	\$125.00	\$3,125.00	\$80.00	\$2,000.00	\$70.00	\$1,750.00	\$100.00	\$2,500.00	\$50.00	\$1,250.00
25	Planting	1	LS	\$90,300.00	\$90,300.00	\$98,000.00	\$98,000.00	\$106,345.50	\$106,345.50	\$97,000.00	\$97,000.00	\$116,000.00	\$116,000.00
26	Irrigation System	1	LS	\$55,900.00	\$55,900.00	\$54,000.00	\$54,000.00	\$32,500.00	\$32,500.00	\$80,000.00	\$80,000.00	\$55,000.00	\$55,000.00
27	Cement Conc. Traffic Curb and Gutter	1,335	LF	\$35.00	\$46,725.00	\$17.00	\$22,695.00	\$27.00	\$36,045.00	\$20.00	\$26,700.00	\$15.00	\$20,025.00
28	Cement Conc. Driveway Entrance, Type 1	145	SY	\$90.00	\$13,050.00	\$52.00	\$7,540.00	\$118.00	\$17,110.00	\$67.00	\$9,715.00	\$55.00	\$7,975.00
29	Cement Conc. Sidewalk	850	SY	\$70.00	\$59,500.00	\$31.00	\$26,350.00	\$52.00	\$44,200.00	\$39.00	\$33,150.00	\$32.00	\$27,200.00
30	Cement Conc. Curb Ramp	1	EA	\$3,500.00	\$3,500.00	\$1,700.00	\$1,700.00	\$2,125.00	\$2,125.00	\$2,500.00	\$2,500.00	\$1,300.00	\$1,300.00
31	Electrical System	1	LS	\$8,000.00	\$8,000.00	\$20,000.00	\$20,000.00	\$35,800.00	\$35,800.00	\$58,000.00	\$58,000.00	\$30,000.00	\$30,000.00
32	Permanent Signing	1	LS	\$2,000.00	\$2,000.00	\$5,600.00	\$5,600.00	\$25,700.00	\$25,700.00	\$41,000.00	\$41,000.00	\$3,000.00	\$3,000.00
33	Plastic Stop Line	42	LF	\$20.00	\$840.00	\$17.00	\$714.00	\$18.00	\$756.00	\$16.00	\$672.00	\$30.00	\$1,260.00
34	Plastic Traffic Arrow	2	EA	\$110.00	\$220.00	\$275.00	\$550.00	\$295.00	\$590.00	\$250.00	\$500.00	\$600.00	\$1,200.00
35	Plastic Lane Line	4,307	LF	\$1.50	\$6,460.50	\$2.10	\$9,044.70	\$2.50	\$10,767.50	\$2.00	\$8,614.00	\$4.00	\$17,228.00
	TOTAL				\$926,705.50								
							\$911,811.70		\$938,917.00		\$1,021,306.00		\$1,196,605.00

Bidder's Total

Contractor has signed acknowledgement of receipt of addenda
Contractor has correctly signed bid proposal
Contractor has submitted bid bond or 5%
Contractor has signed non-collusion affidavit
Contractor has completed bid form



LAKEWOOD CITY COUNCIL MINUTES

Monday, August 7, 2017
City of Lakewood
City Council Chambers
6000 Main Street SW
Lakewood, WA 98499

CALL TO ORDER

Mayor Anderson called the meeting to order at 7:01 p.m.

ROLL CALL

Councilmembers Present: 5 – Mayor Don Anderson; Deputy Mayor Jason Whalen; Councilmembers John Simpson, Marie Barth and Paul Bocchi.

Councilmembers Excused: 2 – Councilmember Mike Brandstetter (arrived at 7:05 p.m. and Councilmember Mary Moss (arrived at 7:13 p.m.)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Anderson.

PROCLAMATIONS AND PRESENTATIONS

Clover Park School District Board Report.

There was no Clover Park School District Board report.

PUBLIC COMMENTS

Speaking before the Council were:

Glen Spieth, Lakewood resident, spoke about a homeless camp at Chambers Creek near Topaz Drive and at Fairlawn Drive on the west side of Bridgeport Way.

C O N S E N T A G E N D A

- A. Approval of the minutes of the City Council meeting of June 19, 2017.
- B. Approval of the minutes of the City Council meeting of July 17, 2017.

- C. Approval of the minutes of the City Council study session of July 24, 2017.
- D. Approval of payroll checks, in the amount of \$2,494,633.54, for the period June 16, 2017 through July 15, 2017.
- E. Approval of claims vouchers, in the amount of \$3,440,690.17, for the period June 16, 2017 through July 13, 2017.
- F. Motion No. 2017-39
Appointing the 2017-2018 Youth Council members.
- G. Motion No. 2017-40
Authorizing the execution of an agreement with Gray & Osborne, Inc., in the amount of \$258,500, for the design of improvements on Steilacoom Boulevard from Puyallup Street to Farwest Drive.
- H. Motion No. 2017-41
Awarding a bid to Rodarte Construction, Inc., in the amount of \$804,613, for the construction of frontage improvements on portions of 150th Street SW, 146th Street SW, and overlay on portions of Spring Street. (LID 1109 Panattoni Woodbrook Development)
- I. Motion No. 2017-42
Awarding a bid to Fenix Earthworks LLC, in the amount of \$328,814.75, for the construction of 600 linear feet of sanitary sewers and street improvements along 150th Street east of Woodbrook Drive.
- J. Items Filed in the Office of the City Clerk:
1. Planning Commission meeting minutes of May 3, 2017.
 2. Landmarks & Heritage Advisory Board meeting minutes of June 22, 2017.

Councilmember Brandstetter arrived at 7:05 p.m.

DEPUTY MAYOR WHALEN REQUESTED THAT ITEM NO. F BE REMOVED FROM THE CONSENT AGENDA TO THE REGULAR AGENDA.

COUNCILMEMBER SIMPSON MOVED TO ADOPT ITEMS A-E AND G-J ON THE CONSENT AGENDA AS PRESENTED. SECONDED BY COUNCILMEMBER BRANDSTETTER. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

R E G U L A R A G E N D A

F. Motion No. 2017-39

Appointing the 2017-2018 Youth Council members.

DEPUTY MAYOR WHALEN MOVED TO ADOPT MOTION NO. 2017-39 APPOINTING THE 2017-2018 YOUTH COUNCIL MEMBERS. SECONDED BY COUNCILMEMBER SIMPSON. VOICE VOTE WAS TAKEN AND CARRIED.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

REPORTS BY THE CITY MANAGER

Review of Megan Court final plat.

Assistant City Manager for Development Services Bugher provided an overview of the Megan Court final plat development.

Discussion ensued relative to impervious surfaces if there are any financial requirements relative to homeowners associations setting aside sufficient reserves for repairs on private driveway and streets.

Councilmember Moss arrived at 7:13 p.m.

Review of Comprehensive Plan amendment process.

Assistant City Manager for Development Services Bugher provided an overview of the Comprehensive Plan amendment process and reviewed staff

Exhibit 'C-14'

05/21/2019

Final Cost for LID #1109

Construction Costs	\$858,395.50
Deduct for 150th St work paid by others	-\$16,328.00
Design engineering	\$14,203.37
Construction engineering	\$23,779.36
LID admin at 7% of construction costs	\$60,087.47
Grand Total	\$940,137.70

CITY OF LAKEWOOD
FINAL ASSESSMENT ROLL
LID #1109 - TACOMA GATEWAY
09/05/2019

LID PARCEL ID	TAX PARCEL NUMBER	LEGAL OWNER	LID ASSESSMENT	SPECIAL ASSESSMENT	TOTAL ASSESSMENT
1	0219221162	TA Tacoma Gateway LLC C/O TA Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660	\$787,561.06	\$0.00	\$787,561.06

Legal Description:

Parcel 0219221162:

Section 22 Township 19 Range 02 Quarter 12 PARCEL A OF BLA 2014-07-30-5001 BEG AT NE COR OF TR 45 OF UNREC PLAT OF AMERICAN LAKE GARDENS TH S 00 DEG 23 MIN 26 SEC E 630.37 FT TH TH S 89 DEG 33 MIN 40 SEC W 40 FT TH S 00 DEG 23 MIN 26 SEC E 355 FT TH N 89 DEG 33 MIN 40 SEC E 40 FT TH S 00 DEG 23 MIN 26 SEC E 275.38 FT TH S 89 DEG 33 MIN 23 SEC W 659.9 FT TH N 00 DEG 23 MIN 51 SEC W 1175.92 FT TH NELY 118.44 FT ALG C TO R RAD OF 85 FT THRU C/A OF 79 DEG 50 MIN 09 SEC TH S 00 DEG 23 MIN 51 SEC E 68.68 FT TH N 89 DEG 33 MIN 59 SEC E 55 FT TH N 00 DEG 23 MIN 51 SEC W 70 FT TH N 89 DEG 33 MIN 59 SEC E 535.06 FT TO POB OUT OF 1-012, 1-027, 1-028, 1-038, 1-046, 1-061, 1-062, 1-063, 1-069, 1-111, 1-129, 1-145, 1-147, 5-003, & 6-007 SEG 2015-0107 JP 09/10/14 JP

LID PARCEL ID	TAX PARCEL NUMBER	LEGAL OWNER	LID ASSESSMENT	SPECIAL ASSESSMENT	TOTAL ASSESSMENT
2	0219221163	TA Tacoma Gateway LLC C/O TA Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660	\$50,715.62	\$0.00	\$50,715.62

Legal Description:

Parcel 0219221163:

Section 22 Township 19 Range 02 Quarter 12 PARCEL B OF BLA 2014-07-30-5001 BEG AT NE COR OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS TH S 00 DEG 23 MIN 26 SEC E 118 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 118 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP

LID PARCEL ID	TAX PARCEL NUMBER	LEGAL OWNER	LID ASSESSMENT	SPECIAL ASSESSMENT	TOTAL ASSESSMENT
3	0219221164	TA Tacoma Gateway LLC C/O TA Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660	\$50,715.62	\$0.00	\$50,715.62
Legal Description: Parcel 0219221164: Section 22 Township 19 Range 02 Quarter 12 PARCEL C OF BLA 2014-07-30-5001 BEG AT A PT ON E LI OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS 118 FT S OF NE COR THEREOF TH S 00 DEG 23 MIN 26 SEC E 118 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 118 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP					
LID PARCEL ID	TAX PARCEL NUMBER	LEGAL OWNER	LID ASSESSMENT	SPECIAL ASSESSMENT	TOTAL ASSESSMENT
4	0219221165	TA Tacoma Gateway LLC C/O TA Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660	\$51,145.41	\$0.00	\$51,145.41
Legal Description: Parcel 0219221165: Section 22 Township 19 Range 02 Quarter 12 PARCEL D OF BLA 2014-07-30-5001 BEG AT A PT ON E LI OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS 236 FT S OF NE COR THEREOF TH S 00 DEG 23 MIN 26 SEC E 119 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 119 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP					
Grand Total:					\$940,137.70

AN ORDINANCE relating to the final assessment roll for local improvement district 1109 (Panattoni, Woodbrook Development); setting October 17, 2019, at 10:00 a.m. as the date and time for a hearing on the assessment roll; assigning the City of Lakewood Hearing Examiner as the officer to conduct the hearing on the assessment roll.

WHEREAS, on June 19, 2017, the City Council adopted Ordinance No. 671 forming LID 1109 (Panattoni Woodbrook Development) for the purpose of completing local improvements including half-street improvements consisting of curb, gutter, sidewalk, asphalt pavement widening (including a two-inch full street width asphalt overlay), storm drainage, street lighting, landscaping and other associated improvements along the street frontages of portions of 150th Street SW and 146th Street SW, and a full-width two-inch asphalt pavement overlay located on portions of Spring Street SW; and

WHEREAS, the local improvements authorized by LID 1109 are complete; and

WHEREAS, the final assessment roll for the local improvements has been prepared and filed with the City Clerk; and

WHEREAS, pursuant to RCW 35.44.070 a public hearing shall be held in order to confirm the final assessment roll for LID 1109; and

WHEREAS, this hearing will provide property owners an opportunity to file objections to their LID assessments, if so desired; and

WHEREAS, the City has established a Hearing examiner system under the provisions of Chapter 35A.63 RCW to hear and decide applications for land uses and other matters as specifically assigned by ordinance in Chapter 1.36 LMC.

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

Section 1. That October 17, 2019, at 10:00 a.m. is hereby fixed as the date and time, and the Council Chambers in Lakewood City Hall, 6000 Main Street SW, in the City of Lakewood, as the place for a public hearing on the final assessment roll for LID 1109.

Section 2. That the Hearing Examiner is assigned as the officer to conduct the hearing, and that the Hearing Examiner shall hold a hearing on the assessment roll and consider all objections filed, following which the Hearing Examiner shall make recommendations to the City Council.

Section 3. The City Clerk shall publish this Ordinance once a week for two consecutive weeks in the official newspaper of the City of Lakewood, the last publication being at least 15 days before the day fixed for the public hearing to be held in accordance with this Ordinance, providing notice to all persons who may desire to object thereto:

- (1) To make their objections in writing and to file them with the City Clerk at or prior to October 17, 2019;

- (2) That all objections to the confirmation of the assessment roll shall state clearly the grounds of objections and that all objections not made within the time and in the manner prescribed shall be conclusively presumed to have been waived;
- (3) That at the time and place fixed and at times to which the hearing may be adjourned, the City Council will sit as a board of equalization for the purpose of considering the roll;
- (4) That at the hearing the Hearing Examiner will consider the objections made and will correct, revise, raise, lower, change, or modify the roll or any part thereof or set aside the roll and order the assessment to be made de novo; and
- (5) That, following the hearing, the City Council will consider confirming the roll by ordinance.

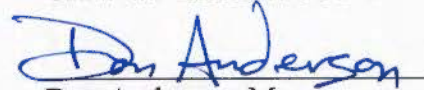
Section 4. The City Clerk shall give notice by mail at least fifteen days before the date fixed for hearing October 17, 2019 to the owner or reputed owner of the property whose name appears on the assessment roll, at the address shown on the tax rolls of the Pierce County Assessor for each item of property described on the list. The notice shall set forth the information regarding the hearing, and the opportunity for the property owner to make their objections, set forth in Section 3.

Section 5. If any sections, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance or its application to any other person, property or circumstance.

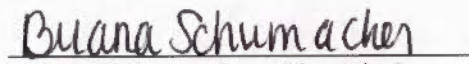
Section 6. This Ordinance shall be in full force and effect five days after the date of its publication.

PASSED by the City Council this 16th day of September, 2019.

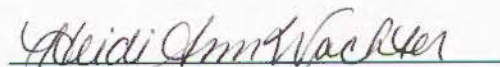
CITY OF LAKEWOOD


Don Anderson, Mayor

Attest:


Briana Schumacher, City Clerk

Approved as to form:


Heidi Ann Wachter, City Attorney

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PQ	Amount	Cols	Depth
256525	0004384546	NOTICE OF ORDINANCE PASSED BY LAKEWOOD	NO. 717	\$156.43	1	2.24 In

Attention: Briana Schumacher

CITY OF LAKEWOOD
6000 MAIN ST SW
LAKEWOOD, WA 984995027NOTICE OF ORDINANCE PASSED
BY LAKEWOOD CITY COUNCIL

The following is a summary of an Ordinance passed by the City of Lakewood City Council on the 16th day of September, 2019.

ORDINANCE NO. 717

AN ORDINANCE relating to the final assessment roll for local improvement district 1109 (Paratoni, Woodbrook Development); setting October 17, 2019, at 10:00 a.m. as the date and time for a hearing on the assessment roll; assigning the City of Lakewood Hearing Examiner as the officer to conduct the hearing on the assessment roll.

This Ordinance shall be in full force and effect five days after the date of its publication.

The full text of the Ordinance is available at the City Clerk's Office, Lakewood City Hall, 6000 Main Street SW, Lakewood, Washington 98499; (253) 983-7705. A copy will be mailed out upon request. Briana Schumacher, City Clerk

VICTORIA RODELA, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto; that said notice was published in The News Tribune, as amended, for:

1 Insertions

Published On:

September 18, 2019

V. Rodella
(Principal Clerk)

Subscribed and sworn on this 18th day of September in the year of 2019 before me, a Notary Public, personally appeared before me Victoria Rodela known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Stefani Scott Beard
Notary Public and for the state of Texas, residing in Dallas County

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

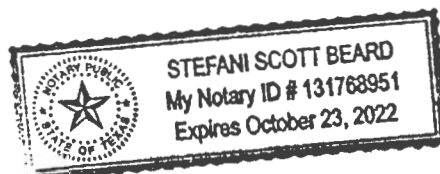




Exhibit 'C-18'

Don Anderson
Mayor

September 24, 2019

Jason Whalen
Deputy Mayor

Mary Moss
Councilmember

Michael D. Brandstetter
Councilmember

John Simpson
Councilmember

Marie Barth
Councilmember

Paul Bocchi
Councilmember

John J. Caulfield
City Manager

CERTIFICATION OF MAILING

I, Briana Schumacher, City Clerk, for the City of Lakewood, Washington, do hereby certify that on 24th day of September, 2019 the undersigned mailed the attached Notice of Public Hearing relating to the final assessment roll for Local Improvement District No. 1109 (Panattoni Woodbrook Development).

B. Schumacher

Briana Schumacher
City Clerk

CITY OF LAKEWOOD, WASHINGTON
NOTICE OF PUBLIC HEARING

You are listed on the rolls of the Pierce County Assessor as the owner of the following described properties located within the proposed City of Lakewood Local Improvement District No. 1109.

Property address:

TA Tacoma Gateway LLC C/O AT Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660

Parcel No.: 219221162

Property address:

TA Tacoma Gateway LLC C/O AT Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660

Parcel No.: 219221163

Property address:

TA Tacoma Gateway LLC C/O AT Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660

Parcel No.: 219221164

Property address:

TA Tacoma Gateway LLC C/O AT Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660

Parcel No.: 219221165

NOTICE IS HEREBY GIVEN that pursuant to Ordinance No. 717 (Exhibit A) adopted September 16, 2019 that **October 17, 2019 at 10:00 a.m.** is the hereby fixed as the date and time for the public hearing relating to the final assessment roll for Local Improvement District No. 1109 (Panattoni Woodbrook Development). The public hearing will be held before the City of Lakewood Hearing Examiner in the Lakewood City Hall Council Chambers located at 6000 Main Street SW, Lakewood, Washington.

All persons who may desire to object thereto or wish to comment must either file a written response received by the City Clerk (6000 Main St SW, Lakewood, WA) prior to October 17, 2019, or appear and present their testimony at the hearing. No other responses will be considered.

Dated this 24th of September, 2019.

ORDINANCE NO. 717

AN ORDINANCE relating to the final assessment roll for local improvement district 1109 (Panattoni, Woodbrook Development); setting October 17, 2019, at 10:00 a.m. as the date and time for a hearing on the assessment roll; assigning the City of Lakewood Hearing Examiner as the officer to conduct the hearing on the assessment roll.

WHEREAS, on June 19, 2017, the City Council adopted Ordinance No. 671 forming LID 1109 (Panattoni Woodbrook Development) for the purpose of completing local improvements including half-street improvements consisting of curb, gutter, sidewalk, asphalt pavement widening (including a two-inch full street width asphalt overlay), storm drainage, street lighting, landscaping and other associated improvements along the street frontages of portions of 150th Street SW and 146th Street SW, and a full-width two-inch asphalt pavement overlay located on portions of Spring Street SW; and

WHEREAS, the local improvements authorized by LID 1109 are complete; and

WHEREAS, the final assessment roll for the local improvements has been prepared and filed with the City Clerk; and

WHEREAS, pursuant to RCW 35.44.070 a public hearing shall be held in order to confirm the final assessment roll for LID 1109; and

WHEREAS, this hearing will provide property owners an opportunity to file objections to their LID assessments, if so desired; and

WHEREAS, the City has established a Hearing examiner system under the provisions of Chapter 35A.63 RCW to hear and decide applications for land uses and other matters as specifically assigned by ordinance in Chapter 1.36 LMC.

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

Section 1. That October 17, 2019, at 10:00 a.m. is hereby fixed as the date and time, and the Council Chambers in Lakewood City Hall, 6000 Main Street SW, in the City of Lakewood, as the place for a public hearing on the final assessment roll for LID 1109.

Section 2. That the Hearing Examiner is assigned as the officer to conduct the hearing, and that the Hearing Examiner shall hold a hearing on the assessment roll and consider all objections filed, following which the Hearing Examiner shall make recommendations to the City Council.

Section 3. The City Clerk shall publish this Ordinance once a week for two consecutive weeks in the official newspaper of the City of Lakewood, the last publication being at least 15 days before the day fixed for the public hearing to be held in accordance with this Ordinance, providing notice to all persons who may desire to object thereto:

- (1) To make their objections in writing and to file them with the City Clerk at or prior to October 17, 2019;

- (2) That all objections to the confirmation of the assessment roll shall state clearly the grounds of objections and that all objections not made within the time and in the manner prescribed shall be conclusively presumed to have been waived;
- (3) That at the time and place fixed and at times to which the hearing may be adjourned, the City Council will sit as a board of equalization for the purpose of considering the roll;
- (4) That at the hearing the Hearing Examiner will consider the objections made and will correct, revise, raise, lower, change, or modify the roll or any part thereof or set aside the roll and order the assessment to be made de novo; and
- (5) That, following the hearing, the City Council will consider confirming the roll by ordinance.

Section 4. The City Clerk shall give notice by mail at least fifteen days before the date fixed for hearing October 17, 2019 to the owner or reputed owner of the property whose name appears on the assessment roll, at the address shown on the tax rolls of the Pierce County Assessor for each item of property described on the list. The notice shall set forth the information regarding the hearing, and the opportunity for the property owner to make their objections, set forth in Section 3.

Section 5. If any sections, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance or its application to any other person, property or circumstance.

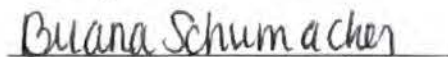
Section 6. This Ordinance shall be in full force and effect five days after the date of its publication.

PASSED by the City Council this 16th day of September, 2019.

CITY OF LAKEWOOD

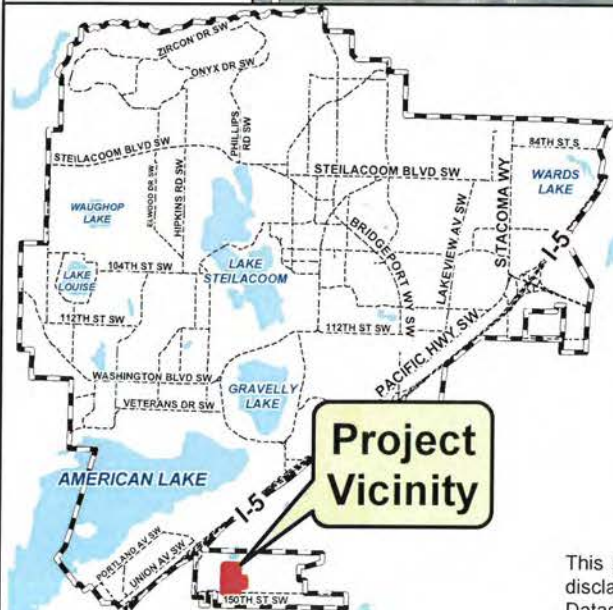
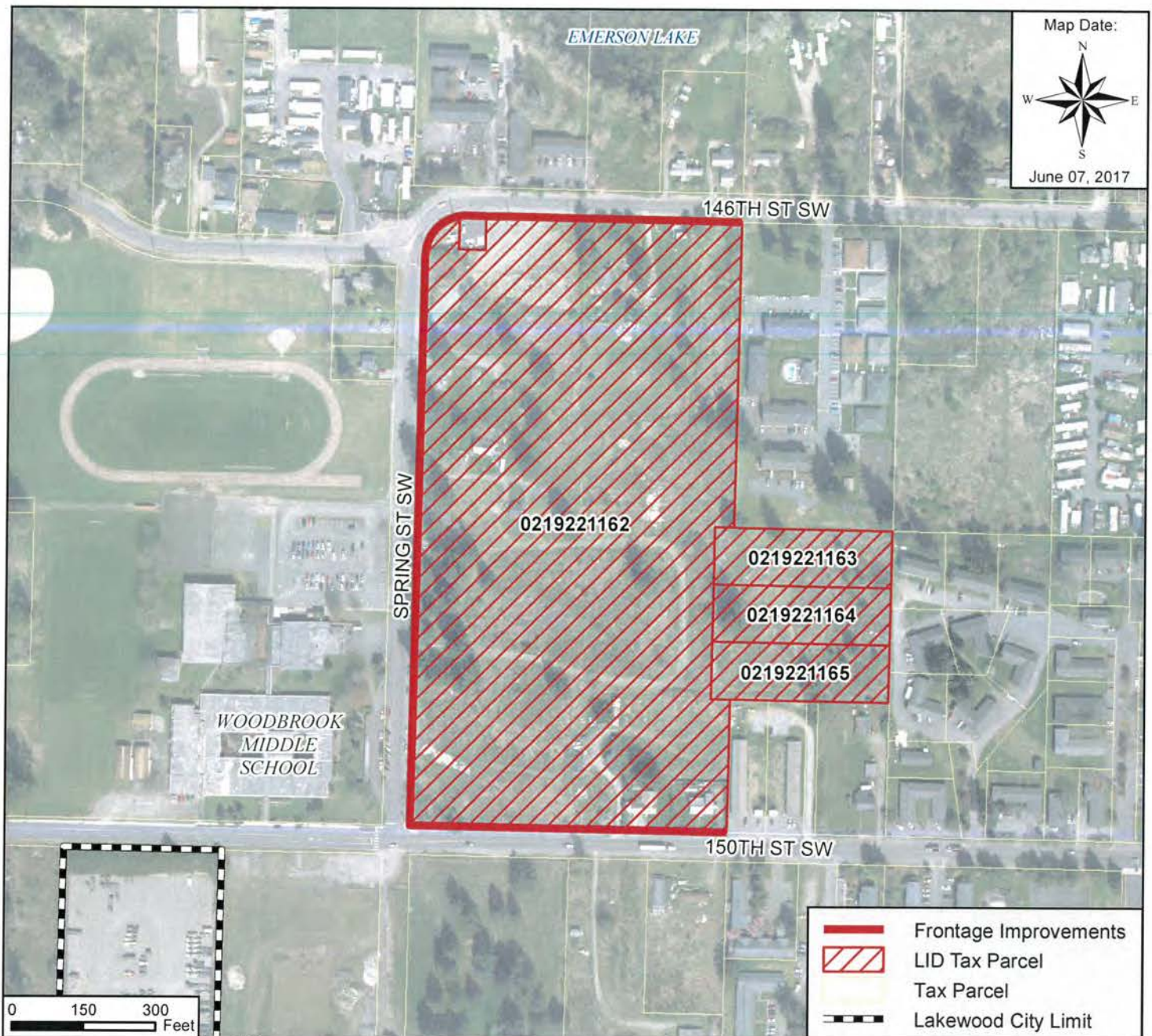

Don Anderson, Mayor

Attest:


Briana Schumacher, City Clerk

Approved as to form:


Heidi Ann Wachter, City Attorney



City of Lakewood Public Works

Exhibit A LID 1109 Woodbrook Development

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.

CITY OF LAKEWOOD
FINAL ASSESSMENT ROLL
LID #1109 - TACOMA GATEWAY
09/05/2019

LID PARCEL ID	TAX PARCEL NUMBER	LEGAL OWNER	LID ASSESSMENT	SPECIAL ASSESSMENT	TOTAL ASSESSMENT
1	219221162	TA Tacoma Gateway LLC C/O TA Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660	\$787,561.06	\$0.00	\$787,561.06

Legal Description:

Parcel 0219221162:

Section 22 Township 19 Range 02 Quarter 12 PARCEL A OF BLA 2014-07-30-5001 BEG AT NE COR OF TR 45 OF UNREC PLAT OF AMERICAN LAKE GARDENS TH S 00 DEG 23 MIN 26 SEC E 630.37 FT TH TH S 89 DEG 33 MIN 40 SEC W 40 FT TH S 00 DEG 23 MIN 26 SEC E 355 FT TH N 89 DEG 33 MIN 40 SEC E 40 FT TH S 00 DEG 23 MIN 26 SEC E 275.38 FT TH S 89 DEG 33 MIN 23 SEC W 659.9 FT TH N 00 DEG 23 MIN 51 SEC W 1175.92 FT TH NELY 118.44 FT ALG C TO R RAD OF 85 FT THRU C/A OF 79 DEG 50 MIN 09 SEC TH S 00 DEG 23 MIN 51 SEC E 68.68 FT TH N 89 DEG 33 MIN 59 SEC E 55 FT TH N 00 DEG 23 MIN 51 SEC W 70 FT TH N 89 DEG 33 MIN 59 SEC E 535.06 FT TO POB OUT OF 1-012, 1-027, 1-028, 1-038, 1-046, 1-061, 1-062, 1-063, 1-069, 1-111, 1-129, 1-145, 1-147, 5-003, & 6-007 SEG 2015-0107 JP 09/10/14 JP

LID PARCEL ID	TAX PARCEL NUMBER	LEGAL OWNER	LID ASSESSMENT	SPECIAL ASSESSMENT	TOTAL ASSESSMENT
2	219221163	TA Tacoma Gateway LLC C/O TA Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660	\$50,715.62	\$0.00	\$50,715.62

Legal Description:

Parcel 0219221163:

Section 22 Township 19 Range 02 Quarter 12 PARCEL B OF BLA 2014-07-30-5001 BEG AT NE COR OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS TH S 00 DEG 23 MIN 26 SEC E 118 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 118 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP

LID PARCEL ID	TAX PARCEL NUMBER	LEGAL OWNER	LID ASSESSMENT	SPECIAL ASSESSMENT	TOTAL ASSESSMENT
3	219221164	TA Tacoma Gateway LLC C/O TA Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660	\$50,715.62	\$0.00	\$50,715.62
Legal Description: Parcel 0219221164: Section 22 Township 19 Range 02 Quarter 12 PARCEL C OF BLA 2014-07-30-5001 BEG AT A PT ON E LI OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS 118 FT S OF NE COR THEREOF TH S 00 DEG 23 MIN 26 SEC E 118 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 118 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP					
LID PARCEL ID	TAX PARCEL NUMBER	LEGAL OWNER	LID ASSESSMENT	SPECIAL ASSESSMENT	TOTAL ASSESSMENT
4	219221165	TA Tacoma Gateway LLC C/O TA Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660	\$51,145.41	\$0.00	\$51,145.41
Legal Description: Parcel 0219221165: Section 22 Township 19 Range 02 Quarter 12 PARCEL D OF BLA 2014-07-30-5001 BEG AT A PT ON E LI OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS 236 FT S OF NE COR THEREOF TH S 00 DEG 23 MIN 26 SEC E 119 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 119 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP					
Grand Total:					\$940,137.70



HEARING EXAMINER STAFF REPORT

TO: Phil Olbrechts, Hearing Examiner

DATE: October 7, 2019

FROM: Greg Vigoren, P.E., Engineering Services Manager

SUBJECT: Local Improvement District No. 1109 Final Assessment Roll Hearing

INTRODUCTION

The City formed Local Improvement District (LID) No. E1109 in May 2017 for the purpose of constructing street improvements associated with the then proposed 475,000 square foot warehouse facility now located at 14801 Spring Street SW. Construction of the street improvements is now complete and the City is moving forward with closing out the LID.

LID FORMATION

The property owner at the time of formation, YKC Investments LLC, petitioned (Exhibit C-1) the City to form LID No. 1109 on behalf of the future owner, Panattoni Development Company, to facilitate construction of frontage improvements required as a condition of property redevelopment. The City formally initiated the LID formation process through the approval of Resolution 2017-08 (Exhibit C-3). The Formation Hearing was held before Phil Olbrechts, Hearing Examiner, on May 18, 2017 (Exhibit C-7). The City Council ordered the improvements be made and formed LID No. 1109 through Ordinance 671 (Exhibit C-8) on June 19, 2017.

IMPROVEMENTS

Following formation, a consultant proceeded with the design of the improvements consistent with the mitigation requirements as stipulated in the Determination of Non-Significance (Exhibit C-2).

The improvements included road widening, paving, curb, gutter, sidewalks, street lighting, storm drainage, landscaping and other associated improvements along the street frontages of portions of 146th Street SW and 150th Street SW, and an asphalt overlay of Spring Street SW between 146th Street SW and 150th Street SW. Photos of the improvements are included (Exhibit C-10).

Upon completion of the design, the project was publicly advertised for bid in the Tacoma News Tribune (Exhibit C-11). A construction contract was awarded to Rodarte Construction, Inc. in August 2017 (Exhibit C-13) and construction commenced in September 2017.

BENEFIT RECEIVED

By case law, the City is entitled to the presumption of special benefit unless nullified by expert testimony.¹

At the time of formation the properties within the LID territory were not developed to their best and highest use. Panattoni Development Company, dba Tacoma Gateway Lakewood LLC, purchased the properties from YKC Investments LLC in May 2017 and pursued redevelopment of the property as a 475,000 square foot warehouse facility. As previously noted, the street frontage improvements constructed under LID No. 1109 were required mitigation for the proposed redevelopment. The preliminary assessment roll (Exhibit C-6) for the improvements was estimated to be \$1,020,000.

The property was sold again in December 2018 and the new owner, TA Tacoma Gateway LLC, was made aware of the LID.

ASSESSMENT METHOD and FINAL ASSESSMENT ROLL

Final costs of \$940,137.70 have been calculated as shown in the Final Cost Estimate (Exhibit C-14). The Final Assessment Roll (Exhibit C-15) will be levied

¹ Seattle v. Rogers Clothing, 114 Wash. 2d 23,, 229-231, 787 P.2d 39, 48 (Wash. 1990). See also Trautman, Assessments in Washington, 40 Wash. L. Rev. 100, 112 (1965).

proportionally based on property square footage against Pierce County Tax Parcel Numbers 219221162, 219221163, 21922164, and 21922165. The square foot method of assessment fairly reflects the benefits resulting from the improvements.

FINAL ASSESSMENT ROLL HEARING NOTICES

Notice of the Final Assessment Roll Hearing for LID No. 1109, along with a copy of Ordinance No. 717, which set the hearing date, were mailed via Certified Mail to the current property owner as shown on the Pierce County Assessor-Treasurer website (TA Tacoma Gateway LLC). The notice, certification of mailing and address list for the mailing are attached as Exhibit C-18.

Notice of Ordinance No. 717 passed by the Lakewood City Council was published in the Tacoma News Tribune on September 18, 2019. The Tacoma News Tribune Affidavit of Publication is attached as Exhibit C-17.

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 18, 2019	TITLE: Ordinance authorizing the issuance of its Local Improvement District (LID) 1109 (Panattoni Woodbrook Development) bond.	TYPE OF ACTION: <input checked="" type="checkbox"/> ORDINANCE NO. 723 <input type="checkbox"/> RESOLUTION <input type="checkbox"/> MOTION <input type="checkbox"/> OTHER
PUBLIC HEARING:	ATTACHMENTS: Ordinance Final cost estimate Final assessment roll Underwriter's bond estimate	
REVIEW: November 12, 2019		

SUBMITTED BY: Paul A. Bucich, P.E., Public Works Engineering Director/City Engineer

RECOMMENDATION: It is recommended that the City Council pass an ordinance authorizing the issuance of its Local Improvement District (LID) 1109 (Panattoni Woodbrook Development) bond in a principal amount of not to exceed \$922,757.02 to reimburse the City for costs associated with frontage improvements within LID 1109. It is further recommended that the City Council delegate authority to the Assistant City Manager for Administrative Services to select the purchaser of the bond and to approve the principal amount, interest rate, final maturity date, and redemption terms for the bond within the parameters set by this ordinance.

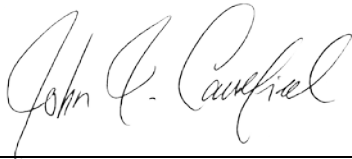
DISCUSSION: On June 19, 2017, the City Council adopted Ordinance No. 671 – forming LID 1109 for the purpose of completing road improvements on the public streets surrounding a warehouse project constructed by Panattoni Development Company, Inc. in the Woodbrook neighborhood. The improvements have been completed. **Continued on Page 2**

ALTERNATIVE(S): Council may elect to not authorize issuing a bond for this LID. However, the LID administrative costs will still need to be satisfied and more significantly the City would not recover the incurred project costs.

FISCAL IMPACT: All costs of the LID will be paid for by the abutting property owner; therefore, there will be no fiscal impact on the City.

Greg Vigoren
Prepared by

Paul A. Bucich
Department Director


City Manager

DISCUSSION Cont'd:

A public hearing for the final assessment roll for the LID was conducted before the City's Hearing Examiner on October 17, 2019. There is a single property owner for the four parcels within the LID boundary. No one objected to the final assessment roll.

The final costs and final assessment roll for the improvements are included for reference. The final costs of \$940,137.70 are less than the initial estimated LID costs of \$1,020,000.00. The proposed bond amount of \$922,757.02 is less than the final costs because the final cost estimated the bond and LID administration fees at 7% of the project cost. However, the bond cost prepared by the underwriter further refined the bond and LID administration fees bringing the bond cost down further. The property owner has elected to pay back the bond over 13 years, which is reflected in the ordinance.

CITY OF LAKEWOOD, WASHINGTON

ORDINANCE NO. 723

AN ORDINANCE OF THE CITY OF LAKEWOOD, WASHINGTON, AUTHORIZING THE ISSUANCE OF ITS LOCAL IMPROVEMENT DISTRICT NO. 1109 (PANATTONI WOODBROOK DEVELOPMENT) BOND IN A PRINCIPAL AMOUNT OF NOT TO EXCEED \$922,757.02 TO FINANCE AND/OR REIMBURSE THE CITY FOR COSTS OF CERTAIN IMPROVEMENTS WITHIN LOCAL IMPROVEMENT DISTRICT NO. 1109 (PANATTONI WOODBROOK DEVELOPMENT); DELEGATING THE AUTHORITY TO SELECT THE INITIAL PURCHASER OF THE BOND; AND DELEGATING THE AUTHORITY TO APPROVE THE FINAL TERMS OF THE BOND.

Passed November 18, 2019

PREPARED BY:
PACIFICA LAW GROUP LLP
Seattle, Washington

CITY OF LAKEWOOD
ORDINANCE NO.723
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* This Table of Contents is provided for convenience only and is not a part of this ordinance.

CITY OF LAKEWOOD, WASHINGTON

ORDINANCE NO. 723

AN ORDINANCE OF THE CITY OF LAKEWOOD, WASHINGTON, AUTHORIZING THE ISSUANCE OF ITS LOCAL IMPROVEMENT DISTRICT NO. 1109 (PANATTONI WOODBROOK DEVELOPMENT) BOND IN A PRINCIPAL AMOUNT OF NOT TO EXCEED \$922,757.02 TO FINANCE AND/OR REIMBURSE THE CITY FOR COSTS OF CERTAIN IMPROVEMENTS WITHIN LOCAL IMPROVEMENT DISTRICT NO. 1109 (PANATTONI WOODBROOK DEVELOPMENT); DELEGATING THE AUTHORITY TO SELECT THE INITIAL PURCHASER OF THE BOND; AND DELEGATING THE AUTHORITY TO APPROVE THE FINAL TERMS OF THE BOND.

A. The City Council of the City of Lakewood, Washington (the “City”), previously created Local Improvement District No. 1109 (Panattoni Woodbrook Development) (“LID No. 1109”) for various local improvement purposes; and

B. The Council now desires to authorize the issuance of a local improvement district bond in the principal amount not to exceed \$922,757.02 (the “Bond”) to finance and/or reimburse the City for the costs of certain improvements in LID No. 1109, to make a deposit into the Guaranty Fund, if any is required, and to pay costs of issuance of the Bond; and

C. The Council wishes to delegate authority to the Assistant City Manager for Administrative Services (the “Designated Representative”), for a limited time, to select the purchaser of the Bond (the “Purchaser”) and to approve the principal amount, the interest rate, the final maturity date, and redemption terms for the Bond within the parameters set by this ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON DO ORDAIN as follows:

Section 1. Definitions and Interpretation of Terms.

(a) *Definitions.* As used in this ordinance, the following words shall have the following meanings:

Administrative Services Director means the City's Assistant City Manager for Administrative Services or the successor to such officer.

Assessments mean the assessments levied pursuant to the LID Ordinance and not prepaid either during the legal prepayment period without interest or otherwise on or prior to January 2, 2020 for LID No. 1109.

Bond means the City of Lakewood, Washington, Local Improvement District No. 1109 Bond, 2020 authorized to be issued by the City pursuant to this ordinance.

Bond Account means the "City of Lakewood Local Improvement District No. 1109 Bond Redemption Fund" authorized to be created pursuant to Section 8 of this ordinance.

Bond Register means the registration records for the Bond maintained by the Bond Registrar.

Bond Registrar means the fiscal agency of the state of Washington, currently U.S. Bank, N.A.

City means the City of Lakewood, Washington, a municipal corporation duly organized and existing under the laws of the State of Washington.

City Council or *Council* means the City Council of the City as the general legislative authority of the City, as the same shall be duly and regularly constituted from time to time.

Code means the Internal Revenue Code of 1986 as in effect on the date of issuance of the Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the date of issuance of the Bonds, together with applicable proposed, temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

Designated Representative means the Administrative Services Director, or her designee.

Fair Market Value means the price at which a willing buyer would purchase an investment from a willing seller in a bona fide, arm's-length transaction, except for specified investments as described in

Treasury Regulation §1.148-5(d)(6), including United States Treasury obligations, certificates of deposit, guaranteed investment contracts, and investments for yield restricted defeasance escrows. Fair Market Value is generally determined on the date on which a contract to purchase or sell an investment becomes binding, and, to the extent required by the applicable regulations under the Code, the term “investment” will include a hedge.

Guaranty Fund means the Local Improvement District Guaranty Fund of the City authorized and maintained pursuant to chapter 35.54 RCW.

Interest Rate means the rate of interest determined pursuant to Section 11 of this ordinance as the same may be adjusted pursuant to the Proposal.

LID Fund means the Local Improvement District 1109 (Panattoni Woodbrook Development) Fund.

LID No. 1109 means Local Improvement District No. 1109 created pursuant to the LID Ordinance.

LID Ordinance means Ordinance No. 671 approved by the Council on June 19, 2017 authorizing the creation of LID No. 1109.

Permitted Investments means any investment permissible for the investment of public funds under Washington law, but only to the extent that the same are acquired at Fair Market Value.

Project means the local improvements completed pursuant to the LID Ordinance.

Proposal means the proposal letter submitted to the City by the Purchaser and approved by the Designated Representative.

Purchaser means the initial purchaser of the Bond, as selected by the Designated Representative.

Registered Owner means the person in whose name the Bond is registered on the Bond Register.

Rule means the Securities and Exchange Commission’s Rule 15c2-12 under the Securities Act of 1934, as the same may be amended from time to time.

Securities Act means the Securities Act of 1933 as the same may be amended from time to time.

(b) *Interpretation.* In this ordinance, unless the context otherwise requires:

(1) The terms “hereby,” “hereof,” “hereto,” “herein,” “hereunder” and any similar terms, as used in this ordinance, refer to this ordinance as a whole and not to any particular article, section, subdivision or clause hereof, and the term “hereafter” shall mean after, and the term “heretofore” shall mean before, the date of this ordinance;

(2) Words of any gender shall mean and include correlative words of any other gender and words importing the singular number shall mean and include the plural number and vice versa;

(3) Words importing persons shall include firms, associations, partnerships (including limited partnerships), limited liability companies, trusts, corporations and other legal entities, including public bodies, as well as natural persons;

(4) Any headings preceding the text of the several articles and sections of this ordinance, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this ordinance, nor shall they affect its meaning, construction or effect; and

(5) All references herein to “articles,” “sections” and other subdivisions or clauses are to the corresponding articles, sections, subdivisions or clauses hereof.

Section 2. Local Improvement District No. 1109. The 30-day period for making cash payment of assessments without interest in the following local improvement district (“LID No. 1109”) has expired, and the City now desires to finance and/or reimburse itself for improvements made in such local improvement district from proceeds of the Bond authorized in Section 3 below:

LID No.	LID Formation Ordinance		Confirmed Assessment Roll Amount	Assessment Balance After 30- day Prepayment Period
	No.	Date		
1109	671	June 19, 2017	\$940,137.70	\$940,137.70

Section 3. Authorization of the Bond. For the purpose of financing and/or reimbursing the City for the costs of certain improvements, making a deposit into the Guaranty Fund, if any, and paying costs of issuance of the Bond, the City is hereby authorized to issue and sell the Bond in the principal amount of not to exceed \$922,757.02; provided, such final principal amount of the Bond may not exceed the total amount on the assessment roll of LID No. 1109 remaining uncollected after the expiration of the 30-day interest-free prepayment period for assessments on such assessment roll and remaining outstanding as of January 2, 2020.

The Bond shall be designated “City of Lakewood, Washington, Local Improvement District No. 1109 Bond, 2020” with additional designation as set forth as approved by the Administrative Services Director.

The Bond shall be dated as of its date of delivery, shall be fully registered as to both principal and interest, shall be in one denomination, and shall mature on the date set forth in the Proposal as approved by the Designated Representative. The Bond shall bear interest from its dated date or the most recent date to which interest has been paid at the Interest Rate. Interest on the principal amount of the Bond shall be calculated per annum on a 30/360 basis, or as otherwise provided in the Bond. Interest on the Bond shall be payable annually on the dates set forth in the Proposal as approved by the Designated Representative (each, an “Interest Payment Date”).

The Bond is an obligation only of the Bond Account and the Guaranty Fund and is not a general obligation of the City.

Section 4. Registration, Exchange and Payments.

(a) *Registrar/Bond Registrar/Paying Agent.* U.S. Bank, N.A., as fiscal agency of the state of Washington, is hereby appointed to act as transfer agent, paying agent and registrar for the Bond (the “Bond Registrar”).

(b) *Registered Ownership.* The Bond Registrar shall keep, or cause to be kept, at the office of the Administrative Services Director, sufficient records for the registration and transfer of the Bond.

The City and the Bond Registrar may deem and treat the Registered Owner of the Bond as the absolute owner for all purposes, and neither the City nor the Bond Registrar shall be affected by any notice to the contrary. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver the Bond in accordance with the provisions of the Bond and this ordinance to serve as the City's paying agent for the Bond and to carry out all of the Bond Registrar's powers and duties under this ordinance.

(c) *Transfer or Exchange of Registered Ownership.* The Bond shall not be transferable without the consent of the City unless (i) the Purchaser's corporate name is changed and the transfer is necessary to reflect such change; (ii) the transferee is a successor in interest of the Purchaser by means of a corporate merger, an exchange of stock, or a sale of assets; or (iii) the transferee is a "qualified institutional buyer" as defined under Rule 144A promulgated under the Securities Act or an "accredited investor" as defined in Sections 501(a)(1) through (3) of Regulation D promulgated under the Securities Act, and such transferee executes a purchaser letter substantially in the form attached hereto as Exhibit B. Every Bond presented or surrendered for transfer or exchange shall contain, or be accompanied by, all necessary endorsements for transfer. Any transfer of the Bond which fails to comply with this provision shall be null and void.

(d) *Registration Covenant.* The City covenants that, until the Bond has been surrendered and canceled, it will maintain a system for recording the ownership of the Bond that complies with the provisions of Section 149 of the Code.

(e) *Place and Medium of Payment.* Both principal of and interest on the Bond shall be payable in lawful money of the United States of America without surrender or presentation, by wire transfer or Automated Clearinghouse (ACH) transfer if requested by the owner of the Bond. Notwithstanding the foregoing, upon final payment of all principal and interest thereon, the Bond shall be submitted to the Bond Registrar for cancellation and surrender.

The Bond Register shall be maintained by the Bond Registrar, and shall contain the name and mailing address of the registered owner of the Bond or nominee of such registered owner.

Section 5. Form of Bond. The Bond shall be in substantially the form set forth at Exhibit A.

Section 6. Execution of Bond. The Bond shall be executed on behalf of the City with the manual or facsimile signature of the Mayor, and shall be attested by the manual or facsimile signature of the Clerk.

The executed Bond shall be delivered to the Bond Registrar for authentication. The Bond shall be numbered R-1 and with any additional designation as the Bond Registrar deems necessary for purposes of identification. Only a bond that bears a Certificate of Registration substantially in the form set forth herein and manually executed by an authorized representative of the Bond Registrar shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance. Such Certificate of Authentication shall be conclusive evidence that the Bond so authenticated have been duly executed, authenticated and delivered hereunder and are entitled to the benefits of this ordinance. Such Bond bearing the Certificate of Authentication shall be delivered to the Purchaser as set forth in Section 11.

In case either of the officers who shall have executed the Bond shall cease to be an officer or officers of the City before the Bond so signed shall have been authenticated or delivered by the Bond Registrar, or issued by the City, such Bond may nevertheless be authenticated, delivered and issued and upon such authentication, delivery and issuance shall be as binding upon the City as though those who signed the same had continued to be such officers of the City. The Bond may also be signed and attested on behalf of the City by such persons who at the date of the actual execution of the Bond, are the proper officers of the City, although at the original date of such Bond any such person shall not have been such officer of the City.

Section 7. Application of Bond Proceeds. Proceeds of the Bond and prepaid assessments shall be applied as follows:

(a) An amount up to 10% of the principal amount of the Bond may be deposited into the Guaranty Fund, as directed by the Administrative Services Director; and

(b) The balance of the Bond proceeds, prepaid assessments and installments of assessments and interest received on or prior to January 2, 2020 shall be deposited into the LID Fund to finance and/or reimburse the City for costs of the improvements constructed in LID No. 1109, and to pay all expenses incidental thereto and to the issuance of the Bond.

The City may invest funds in the LID Fund in any Permitted Investment and the investment earnings shall be retained therein and applied to the purposes of the LID Fund.

Section 8. Bond Account. There is created and established in the office of the Administrative Services Director a special account within the LID Fund to be known and designated as the “City of Lakewood Local Improvement District No. 1109 Bond Redemption Fund” (the “Bond Account”). The Bond Account shall be a trust fund and shall be drawn upon only for the payment of the principal of and interest on the Bond. All money presently on hand representing collections pertaining to installments of Assessments and interest thereon in LID No. 1109 shall be transferred to and deposited in the Bond Account, and all collections pertaining to Assessments on the assessment roll of such local improvement district when hereafter received shall be deposited in the Bond Account to redeem the Bond. The Bond shall be an obligation only of the Bond Account and the Guaranty Fund and is not a general obligation of the City.

The City hereby covenants and agrees to foreclose assessment liens on all delinquent Assessments at the earliest opportunity available under state law and ordinances of the City, to pursue those foreclosure actions diligently, and to deposit promptly into the Bond Account or the Guaranty Fund, as applicable, the sale proceeds and all other payments received as a result of such foreclosure actions.

The City may invest funds in the Bond Account in any Permitted Investment and the investment earnings shall be retained therein and applied to the purposes of the Bond Account.

Section 9. Pledge of Assessment Payments. Assessments collected in LID No. 1109, together with interest and penalties, if any, are pledged to the payment of the Bond which is payable

solely out of the Bond Account and the Guaranty Fund in the manner provided by law. The Bond is not a general obligation of the City.

Section 10. Prepayment and Redemption. If the Bond is prepaid in accordance with this Section 10, interest shall cease to accrue on the date the Purchaser receives such prepayment.

The City reserves the right to redeem the Bond, in whole or in part, prior to its stated date of maturity on any Interest Payment Date, and shall call the Bond on an Interest Payment Date for redemption whenever there shall be sufficient money in the Bond Account to pay the Bond so called over and above the amount required for the payment of the interest payable on that Interest Payment Date on the Bond. The Bond shall be subject to scheduled redemptions to the extent, if any, set forth in the Proposal and as approved by the Designated Representative pursuant to Section 11 of this ordinance.

Section 11. Sale of the Bond.

(a) The Council hereby determines that it is in the best interest of the City to delegate to the Designated Representative for a limited time the authority to select the initial Purchaser of the Bond and to approve the final maturity date, redemption terms (including whether to have scheduled redemptions), and Interest Rate for the Bond, as set forth below. The Designated Representative shall solicit proposals, and shall select the Purchaser that submits the proposal that is in the best interest of the City. The Bond shall be sold to the Purchaser pursuant to the terms of this ordinance and the Proposal.

Subject to the terms and conditions set forth in this Section 11, the Designated Representative is hereby authorized to accept and execute, if necessary, the Proposal from the Purchaser, to approve the final maturity date, redemption terms (including whether to have scheduled redemptions), and Interest Rate for the Bond, and to agree to any other terms, conditions and covenants that are in the best interest of the City and in accordance with this ordinance so long as:

- (1) the principal amount of the Bond does not exceed \$922,757.02;
- (2) the final maturity date of the Bond is no later than 03/01/2035;
- (3) the Interest Rate for the Bond does not exceed 6.00%; and

(4) the Purchaser executes and delivers to the City a Purchaser Letter dated the date of issuance of the Bond in substantially the form set forth in Exhibit A attached hereto.

Following the sale of the Bond, the Designated Representative shall provide a report to the Council, describing the Purchaser and final terms of the Bond approved pursuant to the authority delegated in this section.

The authority granted to the Designated Representative by this Section 11 shall expire 180 days after the effective date of this ordinance. If a Proposal has not been accepted within 180 days after the effective date of this ordinance, the authorization for the issuance of the Bond shall be rescinded, and the Bond shall not be issued nor its sale approved unless such Bond shall have been re-authorized by ordinance of the Council. The ordinance re-authorizing the issuance and sale of such Bond may be in the form of a new ordinance repealing this ordinance in whole or in part or may be in the form of an amendatory ordinance.

(b) Upon the passage and approval of this ordinance, the proper officials of the City, including the Designated Representative, are authorized and directed to undertake all action necessary for the prompt execution and delivery of the Bond to the Purchaser thereof and further to execute all closing certificates and documents required to effect the closing and delivery of the Bond.

Section 12. Ongoing Disclosure; Covenants.

(a) *Ongoing Disclosure.* The Bond is exempt from ongoing disclosure requirements of the Rule.

(b) *Tax Covenants.* The City will take all actions necessary to assure the exclusion of interest on the Bonds from the gross income of the owners of the Bond to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Bond, including but not limited to the following:

- a. Private Activity Bond Limitation. The City will assure that the proceeds of the Bond are not so used as to cause the Bond to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.
- b. Limitations on Disposition of Project. The City will not sell or otherwise transfer or dispose of (i) any personal property components of the Project other than in the ordinary course of an established government program under Treasury Regulation 1.141-2(d)(4) or (ii) any real property components of the Project, unless it has received an opinion of nationally recognized bond counsel to the effect that such disposition will not adversely affect the treatment of interest on the Bond as excludable from gross income for federal income tax purposes.
- c. Federal Guarantee Prohibition. The City will not take any action or permit or suffer any action to be taken if the result of such action would be to cause any of the Bond to be "federally guaranteed" within the meaning of Section 149(b) of the Code.
- d. Rebate Requirement. The City will take any and all actions necessary to assure compliance with Section 148(f) of the Code, relating to the rebate of excess investment earnings, if any, to the federal government, to the extent that such section is applicable to the Bond.
- e. No Arbitrage. The City will not take, or permit or suffer to be taken by the City or otherwise, any action with respect to the proceeds of the Bond that, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the date of issuance of the Bond would have caused the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code.
- f. Registration Covenant. The City will maintain a system for recording the ownership of the Bond that complies with the provisions of Section 149 of the Code until the Bond has been surrendered and canceled.

- g. Record Retention. The City will retain its records of all accounting and monitoring it carries out with respect to the Bond for at least three years after the Bond matures or is redeemed (whichever is earlier); however, if the Bond is redeemed and refunded, the City will retain its records of accounting and monitoring at least three years after the earlier of the maturity or redemption of the obligations that refunded the Bond.
- h. Compliance with Tax Certificate. The City will comply with the provisions of the Tax Certificate with respect to the Bond, which are incorporated herein as if fully set forth herein. In the event of any conflict between this Section and the Tax Certificate, the provisions of the Tax Certificate will prevail.
- i. Survival. The covenants of this Section will survive payment in full or defeasance of the Bond.

(c) *Financial Reporting Covenants*. So long as the Bond is outstanding, the City hereby covenants and agrees as follows:

- (1) To provide the Purchaser copies of the City's audited financial statements promptly after such statements become available; and
- (2) To provide the Purchaser financial or other information as may be reasonably requested in writing from time to time.

Section 13. Interest Rate on Installments and Delinquent Payments. The interest rate on the installments of Assessments in LID No. 1109 may be established by the Administrative Services Director at a rate per annum not to exceed the Interest Rate plus 0.50 percent. The interest rate on delinquent payments shall equal the not to exceed Interest Rate plus 5.00 percent.

Section 14. Lost, Stolen or Destroyed Bond. In case the Bond shall be lost, stolen or destroyed while in the Registered Owner's possession, the Bond Registrar may at the request of the Registered Owner execute and deliver a new Bond of like date, number and tenor to the Registered Owner thereof upon the Registered Owner's paying the expenses and charges of the City and the Bond

Registrar in connection therewith and upon its filing with the City written certification that such Bond was actually lost, stolen or destroyed and of its ownership thereof. In the case the Bond shall be lost, stolen, or destroyed while in the Registered Owner's possession, the Registered Owner may elect upon final payment of principal and interest of the Bond to surrender a photocopy of the Bond for cancellation at the office of the Bond Registrar together with written certification that such Bond was actually lost, stolen or destroyed and of its ownership thereof.

Section 15. Severability; Ratification. If any one or more of the covenants or agreements provided in this ordinance to be performed on the part of the City shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements shall be null and void and shall be deemed separable from the remaining covenants and agreements of this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the Bond. All acts taken pursuant to the authority granted in this ordinance but prior to its effective date are hereby ratified and confirmed.

Section 16. Effective Date of Ordinance. This ordinance shall take effect and be in force five days after its passage, approval, and publication as provided by law.

PASSED by the City Council this 18th day of November, 2019.

By _____
Don Anderson, Mayor

ATTEST

Briana Schumacher, City Clerk

APPROVED AS TO FORM:

PACIFICA LAW GROUP LLP

Bond Counsel

PASSED: _____ of _____, 2019

APPROVED: _____ of _____, 2019

PUBLISHED: _____ of _____, 2019

Exhibit A

UNITED STATES OF AMERICA

NO. R-1

\$_____

STATE OF WASHINGTON
CITY OF LAKEWOOD
LOCAL IMPROVEMENT DISTRICT NO. 1109 BOND, 2020

INTEREST RATE: _____ %
MATURITY DATE: _____
REGISTERED OWNER: _____
PRINCIPAL AMOUNT: _____ AND NO/100 DOLLARS

RCW 35.45.070 provides, in part, as follows:

Neither the holder nor owner of any bond, interest coupon, or warrant issued against a local improvement fund shall have any claim therefor against the city or town by which it is issued, except for payment from the special assessments made for the improvement for which the bond or warrant was issued and except also for payment from the local improvement guaranty fund of the city or town as to bonds issued after the creation of a local improvement guaranty fund of the city or town. The city or town shall not be liable to the holder or owner of any bond, interest coupon, or warrant for any loss to the local improvement guaranty fund occurring in the lawful operation thereof.

The City of Lakewood, Washington (the "City"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above from the City's Local Improvement District No. 1109 Bond Redemption Fund (the "Bond Account") created by Ordinance No. _____ (the "Bond Ordinance"), the Principal Amount indicated above and to pay interest thereon from _____ on _____, 20____, and on each _____ thereafter to maturity or earlier redemption (each, an "Interest Payment Date"). This bond shall bear interest at the fixed rate stated above (the "Interest Rate"). Interest on this bond shall accrue from its dated date until paid and shall be computed per annum on the principal amount outstanding on a 30/360 basis.

This bond is issued pursuant to the Bond Ordinance to provide a portion of the funds necessary (a) to pay costs of improvements Local Improvement District No. 1109 ("LID No. 1109"), (b) to fund the Guaranty Fund, if any deposit is required, and (b) to pay costs of issuance for the bond.

This bond may be redeemed on any Interest Payment Date if sufficient assessment payments are available in the Bond Account over and above the amount necessary to pay interest currently due on the outstanding principal amount of this bond.

This bond is not a general obligation of the City. This bond is payable solely from the Bond Account and from the City's Local Improvement Guaranty Fund. The City has irrevocably obligated and bound itself to pay into the Bond Account all assessments levied within LID No. 1109 and received after the legal prepayment period or otherwise not collected on or before [January 2], 2020.

The City hereby covenants and agrees with the owner of this bond that it will keep and perform all the covenants of this bond and of the Bond Ordinance to be by it kept and performed. Reference is

hereby made to the Bond Ordinance for the definitions of defined terms used herein. Reference to the Bond Ordinance and any and all modifications and amendments thereto is made for a description of the nature and extent of the security for this bond, the funds pledged, and the terms and conditions upon which this bond is issued.

This bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Ordinance until the Certificate of Authentication hereon shall have been manually signed by the Bond Registrar.

It is hereby certified that all acts, conditions and things required by the Constitution and statutes of the State of Washington to exist, to have happened, been done and performed precedent to and in the issuance of this bond exist, have happened, been done and performed and that the issuance of this bond does not violate any constitutional, statutory or other limitation upon the amount of bonded indebtedness that the City may incur.

IN WITNESS WHEREOF, the City of Lakewood, Washington, has caused this bond to be executed by the manual or facsimile signature of the Mayor of the City Council and attested by the manual or facsimile signature of the Clerk, as of this ____ day of _____, 2020.

[SEAL]

CITY OF LAKEWOOD, WASHINGTON

By _____/s/_____
Mayor

ATTEST:

_____/s/_____
City Clerk

REGISTRATION CERTIFICATE

This bond is registered in the name of the Registered Owner on the books of the City, in the office of U.S. Bank, N.A., as bond registrar (the "Bond Registrar"), as to both principal and interest, as noted in the registration blank below. All payments of principal of and interest on this Bond shall be made by the City with full acquittance by the Bond Registrar's wire transfer, made payable to the last Registered Owner as shown hereon and on the registration books of the Bond Registrar at his/her/its address noted hereon and on the registration books of the Bond Registrar.

Date of Registration	Name and Address of Registered Owner	Signature of Bond Registrar
_____, 2020	_____	_____ Bond Registrar

[insert scheduled redemption table]

Exhibit B

[Form of Purchaser's Letter]

City of Lakewood
Lakewood, Washington

RE: City of Lakewood, Washington, Local Improvement District No. 1109 Bond, 2020 (the "Bond")

Ladies and Gentlemen:

The undersigned, _____ (the "Purchaser"), hereby acknowledges receipt of the above-referenced Bond dated _____, 2020, originally issued in the principal amount of \$ _____. The undersigned acknowledges that the Bond was issued pursuant to Bond Ordinance No. ____ of the City of Lakewood (the "City") adopted by the City Council on [November 18, 2019] (the "Bond Ordinance"). Capitalized terms used in this letter have the meanings given such terms in the Bond Ordinance.

In connection with the acquisition of the Bond by the Purchaser, the Purchaser hereby makes the following representations upon which you may rely:

1. The Purchaser is a "qualified institutional buyer" as defined under Rule 144A promulgated under the Securities Act of 1933 (the "Securities Act") or an "accredited investor" as defined in Sections 501(a)(1) through (3) of Regulation D promulgated under the Securities Act.

2. The Purchaser has sufficient knowledge and experience in financial and business matters, including purchase and ownership of governmental obligations, to be able to evaluate the risks and merits of the loan represented by its purchase of the Bond, and its net worth and available assets are such that it is able to bear the economic risk of its purchase of the Bond.

3. The Purchaser understands that the Bond is a special fund obligation of the City, payable solely out of the City of Lakewood Local Improvement District No. 1109 Bond Redemption Fund (the "Bond Account"), to be funded from collections of local improvement district assessments levied against the benefited properties located within the boundaries of Local Improvement District No. 1109 ("LID No. 1109") and the City's Local Improvement Guaranty Fund. The Purchaser further understands that the Bond does not constitute an obligation of the State of Washington or any political subdivision thereof other than the City, and the full faith and credit of the City has not been pledged to the payment of the Bond. The Bond is not a general obligation of the City.

4. The Purchaser understands that the Bond may be redeemed on _____ 1 of any year if sufficient assessment payments are available in the Bond Account for such purpose, in such amounts as are available in the Bond Account in excess of the amount necessary to pay interest currently due on the unpaid principal portion of the Bond. The Purchaser acknowledges that the principal amount of the Bond to be redeemed and paid each year is only an estimate.

5. The Purchaser understands that no official statement, prospectus, offering circular or other offering statement containing material information with respect to the City or the Bond is being

issued, that the Bond is unrated, and that, with due diligence, it has made its own inquiry and analysis with respect to the City, the Bond and the security therefor, and other material factors affecting the security for and payment of the Bond, and is relying solely on such inquiry and analysis in its purchase of the Bond.

6. The Purchaser acknowledges that it has either been supplied with or been given access to information, including financial statements and other financial information, to which a reasonable investor would attach significance in making investment decisions, and the Purchaser has had the opportunity to ask questions and receive answers from knowledgeable individuals and organizations concerning the City, the use of proceeds of the Bond, and the Bond and the security therefor so that, as a reasonable investor, the Purchaser has been able to make its decision to purchase the Bond.

7. The Purchaser acknowledges that it is purchasing the Bond for investment for its own account and not with a present view toward resale or the distribution thereof, in that it does not now intend to resell or otherwise dispose of all or any part of its interests in the Bond. The Purchaser acknowledges that the Bond shall not be transferable without the consent of the City unless (i) the Purchaser's corporate name is changed and the transfer is necessary to reflect such change; (ii) the transferee is a successor in interest of the Purchaser by means of a corporate merger, an exchange of stock, or a sale of assets; or (iii) the transferee is a "qualified institutional buyer" as defined under Rule 144A promulgated under the Securities Act or an "accredited investor" as defined in Sections 501(a)(1) through (3) of Regulation D promulgated under the Securities Act, and such transferee executes a purchaser's letter substantially similar to this letter. The Purchaser also acknowledges that any transfer of the Bond which fails to comply with this provision and the transfer limitations on the Bond contained in the Bond Ordinance shall be null and void.

8. The Purchaser understands that the Bond is an exempted security under the Securities Act and that registration is not legally required as of the date hereof; and further understands that the Bond (a) is not being registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any state, (b) will not be listed in any stock or other securities exchange, (c) will not carry a rating from any rating agency and (d) will be issued only in one denominations of \$_____, which may not be readily marketable.

9. The Purchaser has had the opportunity to consult with and be advised by legal counsel as to the significance of this letter and it has satisfied itself that the Bond is a lawful investment for it under all applicable laws.

Very truly yours,

[PURCHASER]

By: _____
Authorized Signatory

CERTIFICATE

I, the undersigned, the Clerk of the City Council (the “City Council”) of City of Lakewood, Washington (herein called the “City”), DO HEREBY CERTIFY:

1. That the attached ordinance numbered _____ (herein called the “Ordinance”) is a true and correct copy of an ordinance of the City, as finally adopted at a regular meeting of the City Council held on the [18th] day of [November], 2019, and duly recorded in my office.

2. That the meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a quorum of the City Council was present throughout the meeting and a legally sufficient number of members of the City Council voted in the proper manner for the passage of said Ordinance; that all other requirements and proceedings incident to the proper adoption of said Ordinance have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of ____, 2019.

CITY OF LAKEWOOD, WASHINGTON

City Clerk

05/21/2019

Final Cost for LID #1109

Construction Costs	\$858,395.50
Deduct for 150th St work paid by others	-\$16,328.00
Design engineering	\$14,203.37
Construction engineering	\$23,779.36
LID admin at 7% of construction costs	\$60,087.47
Grand Total	\$940,137.70

CITY OF LAKEWOOD
FINAL ASSESSMENT ROLL
LID #1109 - TACOMA GATEWAY
09/05/2019

LID PARCEL ID	TAX PARCEL NUMBER	LEGAL OWNER	LID ASSESSMENT	SPECIAL ASSESSMENT	TOTAL ASSESSMENT
1	0219221162	TA Tacoma Gateway LLC C/O TA Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660	\$787,561.06	\$0.00	\$787,561.06

Legal Description:

Parcel 0219221162:

Section 22 Township 19 Range 02 Quarter 12 PARCEL A OF BLA 2014-07-30-5001 BEG AT NE COR OF TR 45 OF UNREC PLAT OF AMERICAN LAKE GARDENS TH S 00 DEG 23 MIN 26 SEC E 630.37 FT TH TH S 89 DEG 33 MIN 40 SEC W 40 FT TH S 00 DEG 23 MIN 26 SEC E 355 FT TH N 89 DEG 33 MIN 40 SEC E 40 FT TH S 00 DEG 23 MIN 26 SEC E 275.38 FT TH S 89 DEG 33 MIN 23 SEC W 659.9 FT TH N 00 DEG 23 MIN 51 SEC W 1175.92 FT TH NELY 118.44 FT ALG C TO R RAD OF 85 FT THRU C/A OF 79 DEG 50 MIN 09 SEC TH S 00 DEG 23 MIN 51 SEC E 68.68 FT TH N 89 DEG 33 MIN 59 SEC E 55 FT TH N 00 DEG 23 MIN 51 SEC W 70 FT TH N 89 DEG 33 MIN 59 SEC E 535.06 FT TO POB OUT OF 1-012, 1-027, 1-028, 1-038, 1-046, 1-061, 1-062, 1-063, 1-069, 1-111, 1-129, 1-145, 1-147, 5-003, & 6-007 SEG 2015-0107 JP 09/10/14 JP

LID PARCEL ID	TAX PARCEL NUMBER	LEGAL OWNER	LID ASSESSMENT	SPECIAL ASSESSMENT	TOTAL ASSESSMENT
2	0219221163	TA Tacoma Gateway LLC C/O TA Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660	\$50,715.62	\$0.00	\$50,715.62

Legal Description:

Parcel 0219221163:

Section 22 Township 19 Range 02 Quarter 12 PARCEL B OF BLA 2014-07-30-5001 BEG AT NE COR OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS TH S 00 DEG 23 MIN 26 SEC E 118 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 118 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP

LID PARCEL ID	TAX PARCEL NUMBER	LEGAL OWNER	LID ASSESSMENT	SPECIAL ASSESSMENT	TOTAL ASSESSMENT
3	0219221164	TA Tacoma Gateway LLC C/O TA Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660	\$50,715.62	\$0.00	\$50,715.62
Legal Description: Parcel 0219221164: Section 22 Township 19 Range 02 Quarter 12 PARCEL C OF BLA 2014-07-30-5001 BEG AT A PT ON E LI OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS 118 FT S OF NE COR THEREOF TH S 00 DEG 23 MIN 26 SEC E 118 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 118 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP					
LID PARCEL ID	TAX PARCEL NUMBER	LEGAL OWNER	LID ASSESSMENT	SPECIAL ASSESSMENT	TOTAL ASSESSMENT
4	0219221165	TA Tacoma Gateway LLC C/O TA Realty LLC 1301 Dove St Ste 860 Newport Beach, CA 92660	\$51,145.41	\$0.00	\$51,145.41
Legal Description: Parcel 0219221165: Section 22 Township 19 Range 02 Quarter 12 PARCEL D OF BLA 2014-07-30-5001 BEG AT A PT ON E LI OF TR 57 OF UNREC PLAT OF AMERICAN LAKE GARDENS 236 FT S OF NE COR THEREOF TH S 00 DEG 23 MIN 26 SEC E 119 FT TH S 89 DEG 33 MIN 40 SEC W 370 FT TH N 00 DEG 23 MIN 26 SEC W 119 FT TH N 89 DEG 33 MIN 40 SEC E 370 FT TO POB OUT OF 1-111 & 1-145 SEG 2015-0107 JP 09/10/14 JP					
Grand Total:					\$940,137.70

SOURCES AND USES OF FUNDS

CITY OF LAKEWOOD
LID 1109 BOND, 2020
13 Annual Principal and Interest Payments

Sources:

Bond Proceeds:	
Par Amount	922,757.02
	<hr/>
	922,757.02

Uses:

Project Fund Deposits:	
LID 1109 Project Fund Deposit	880,050.23
Delivery Date Expenses:	
Cost of Issuance	14,706.79
LID Admin Fee	<hr/>
	28,000.00
	42,706.79
	<hr/>
	922,757.02

BOND SUMMARY STATISTICS

CITY OF LAKEWOOD

LID 1109 BOND, 2020

13 Annual Principal and Interest Payments

Dated Date	01/29/2020
Delivery Date	01/29/2020
Last Maturity	03/01/2033
Arbitrage Yield	2.611947%
True Interest Cost (TIC)	2.611947%
Net Interest Cost (NIC)	2.648149%
All-In TIC	3.363230%
Average Coupon	2.648149%
Average Life (years)	7.090
Duration of Issue (years)	6.452
Par Amount	922,757.02
Bond Proceeds	922,757.02
Total Interest	173,262.56
Net Interest	173,262.56
Total Debt Service	1,096,019.58
Maximum Annual Debt Service	94,892.60
Average Annual Debt Service	83,736.64
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life
Serial Bond	922,757.02	100.000	2.648%	7.090
	922,757.02			7.090

	TIC	All-In TIC	Arbitrage Yield
Par Value	922,757.02	922,757.02	922,757.02
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		-14,706.79	
- Other Amounts		-28,000.00	
Target Value	922,757.02	880,050.23	922,757.02
Target Date	01/29/2020	01/29/2020	01/29/2020
Yield	2.611947%	3.363230%	2.611947%

COST OF ISSUANCE

CITY OF LAKEWOOD
LID 1109 BOND, 2020

13 Annual Principal and Interest Payments

Cost of Issuance	\$/1000	Amount
Placement Agent	5.00001	4,613.79
Bond Counsel	10.93787	10,093.00
	15.93788	14,706.79

BOND DEBT SERVICE

CITY OF LAKEWOOD
LID 1109 BOND, 2020

13 Annual Principal and Interest Payments

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
01/29/2020				
03/01/2021	70,757.02	24,135.58	94,892.60	94,892.60
03/01/2022	71,000.00	20,877.55	91,877.55	91,877.55
03/01/2023	71,000.00	19,514.35	90,514.35	90,514.35
03/01/2024	71,000.00	18,108.55	89,108.55	89,108.55
03/01/2025	71,000.00	16,688.55	87,688.55	87,688.55
03/01/2026	71,000.00	15,218.85	86,218.85	86,218.85
03/01/2027	71,000.00	13,678.15	84,678.15	84,678.15
03/01/2028	71,000.00	12,109.05	83,109.05	83,109.05
03/01/2029	71,000.00	10,483.15	81,483.15	81,483.15
03/01/2030	71,000.00	8,728.03	79,728.03	79,728.03
03/01/2031	71,000.00	6,751.39	77,751.39	77,751.39
03/01/2032	71,000.00	4,617.84	75,617.84	75,617.84
03/01/2033	71,000.00	2,351.52	73,351.52	73,351.52
	922,757.02	173,262.56	1,096,019.58	1,096,019.58