



## LAKEWOOD CITY COUNCIL AGENDA

Monday, November 6, 2023

7:00 P.M.

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

Residents can virtually attend City Council meetings by watching them live on the city's YouTube channel: <https://www.youtube.com/user/cityoflakewoodwa>

Those who do not have access to YouTube can participate via Zoom by either visiting <https://us02web.zoom.us/j/86872632373> or calling by telephone: Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373.

**Virtual Comments:** If you would like to provide virtual Public Comments or Testimony on Public Hearings during the meeting, you will need to join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373 or visiting <https://us02web.zoom.us/j/86872632373>.

**By Phone:** For those participating by calling in by telephone (+1(253) 215- 8782 and enter participant ID: 868 7263 2373), to use the "Raise Hand" feature press \*9 on your phone, to be called upon by the Mayor during the Public Comments or Public Hearings portion of the agenda. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in you may need to press \*6 to unmute yourself. When you are unmuted please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak during the Public Comment and at each Public Hearing.

**By ZOOM:** For those using the ZOOM link (<https://us02web.zoom.us/j/86872632373>), upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Mayor during the Public Comments or Public Hearings portion of the agenda. When you are unmuted please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak.

Outside of Public Comments and Public Hearings, all attendees on ZOOM will continue to have the ability to virtually raise your hand for the duration of the meeting. You will not be acknowledged and your microphone will remain muted except for when you are called upon.

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*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>

**CALL TO ORDER****ROLL CALL****PLEDGE OF ALLEGIANCE****PROCLAMATIONS AND PRESENTATIONS**

- (5) 1. Proclamation declaring November as Native American Heritage month. – *Chairman Willie Frank III and Hanford McCloud, Nisqually Indian Tribe*
- (7) 2. Proclamation declaring November 11, 2023 as Veterans Day and November, 2023 as Veterans Appreciation month. – *MAJ Brian Molloy, Brigade Executive Officer, 2/2 Stryker Brigade Combat Team*
- (9) 3. Proclamation recognizing November 6 – 11, 2023 as Operation Green Light for Veterans. – *Barbara Lombrano, Interim Administrator and Easter Iuli, Department Service Officer, American Legion Department of Washington*
- (11) 4. Proclamation recognizing Gomer Roseman, Habitat for Humanity.
- 5. Business Showcase. – *AA Meats, Tammy Faelnar*
- 6. Youth Council Report. – *Jacqueline Rodriguez Leal, Neveah Tutt and Chase Washington, Youth Councilmembers*
- 7. Clover Park School District Report. – *Alyssa Anderson Pearson, Board President*

**PUBLIC COMMENTS****C O N S E N T   A G E N D A**

- (13) A. Approval of the minutes of the City Council meeting of October 16, 2023.
- (19) B. Approval of claims vouchers, in the amount of \$4,181,494.14, for the period of September 16, 2023 through October 20, 2023.

<p><i>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.</i></p>
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- (67) C. Approval of payroll checks, in the amount of \$3,104,573.75, for the period of September 16, 2023 through October 15, 2023.
- (69) D. Motion No. 2023-98
- Approving the 2024 Federal, State and County Legislative Agenda and Policy Manual.
- (138) E. Motion No. 2023-99
- Authorizing the execution of an agreement with Gordon Thomas Honeywell Governmental Affairs for state governmental affairs.
- (146) F. Motion No. 2023-100
- Authorizing the execution of an agreement with Johnston Group for federal governmental affairs.
- (164) G. Motion No. 2023-101
- Authorizing the award of a construction contract to R.L. Alia Company, in the amount of \$2,615,490.84, for the construction of the Ardmore/Whitman/93rd Street project.
- (168) H. Motion No. 2023-102
- Authorizing the execution of an amendment to the agreement with Robert W. Droll Landscape Architects, for services to design and engineer American Lake Park access improvements.
- (177) I. Motion No. 2023-103
- Authorizing the execution of an Employment Agreement with John Caulfield.
- (184) J. Motion No. 2023-104
- Appointing Jeff Cox to serve on the American Lake – Lake Management District No. 1 Advisory Committee through June 2, 2024.

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- (192) K. Items filed in the Office of the City Clerk:
1. Landmarks and Heritage Advisory Board meeting minutes of July 27, 2023.
  2. Parks and Recreation Advisory Board meeting minutes of September 26, 2023.

## **R E G U L A R   A G E N D A**

### **PUBLIC HEARINGS AND APPEALS**

- (198) This is the date set for a public hearing on the 2023 Annual Development Regulation code amendments.
- (245) This is the date set for a public hearing on the proposed code amendments to the Lakewood Multifamily Tax Exemption (MFTE) Program.
- (280) This is the date set for a public hearing on the 2024 Property Tax Levy Ordinance.

### **RESOLUTION**

- (291) Resolution No. 2023-11

Authorizing the City Manager to sign documentation for submission to the Office of the Treasurer, State of Washington, for Tax Increment Financing project analysis review.

### **UNFINISHED BUSINESS**

### **NEW BUSINESS**

### **REPORTS BY THE CITY MANAGER**

### **CITY COUNCIL COMMENTS**

### **ADJOURNMENT**

*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.*

## CITY OF LAKEWOOD



### PROCLAMATION

**WHEREAS**, Washington state is home to 29 federally recognized Indian tribes and in Lakewood the Nisqually and Steilacoom people were the first inhabitants of the land, using what was once a prairie as a ready source of food and a gathering place; and

**WHEREAS**, Lakewood is committed to supporting and strengthening government-to-government relationships with our tribal neighbors and recognizes the contributions of Indigenous people are woven deeply into our rich tapestry; and

**WHEREAS**, the City and the Nisqually Indian Tribe are engaged in a collaborative partnership to develop interpretive installations on public lands within the city that feature the unique culture and history of the Nisqually Indian Tribe; and

**WHEREAS**, a project at Fort Steilacoom Park will add Native art and cultural interpretive markers along the 1.7-mile Nisqually Loop Trail that will include descriptions of traditional uses of the area, information about the Nisqually Tribe, Chief Leschi's legacy, and Lushootseed language; and

**WHEREAS**, the City recognizes that we are on the lands of the Nisqually and Steilacoom people, and acknowledges the history of dispossession that allowed for the growth of our community; and

**WHEREAS**, despite this history, Indigenous peoples, their governments, and their communities have persevered and flourished as teachers and scholars, scientists and doctors, writers and artists, business leaders and elected officials, heroes in uniform, and so much more, making immeasurable contributions to our country's progress; and

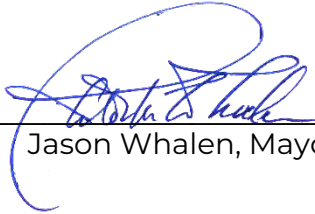
**WHEREAS**, the City offers its respect to the Nisqually and Steilacoom people and their Elders and reaffirms its commitment to preserve the traditions and culture of the tribes and to honor the unique heritage of our first inhabitants.

**NOW, THEREFORE, BE IT RESOLVED** that the Lakewood City Council does hereby proclaim November, 2023 as

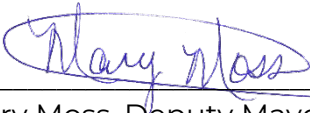
## Native American Heritage Month

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

PROCLAIMED this 6<sup>th</sup> day of November, 2023.



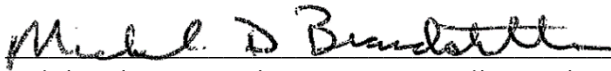
Jason Whalen, Mayor



Mary Moss, Deputy Mayor



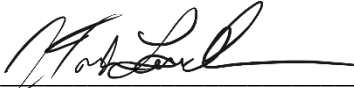
Don Anderson, Councilmember




Michael D. Brandstetter, Councilmember



Patti Belle, Councilmember



J. Trestin Lauricella, Councilmember



Paul Bocchi, Councilmember

# CITY OF LAKEWOOD



## PROCLAMATION

**WHEREAS**, members of the Army, Air Force, Navy, Marines, Coast Guard, and Merchant Marine have answered a high calling to serve and have helped protect and secure the United State of America at every turn; and

**WHEREAS**, U.S. veterans answered the call when asked to protect our nation from some of the most brutal and ruthless tyrants, terrorists and militaries the world has ever known; and our veterans stood tall in the face of grave danger and enabled our nation to become the greatest force for freedom; and

**WHEREAS**, our country is forever indebted to our veterans for their courage and exemplary service; and

**WHEREAS**, we honor those who laid down their lives in freedom's defense and made the ultimate sacrifice for our benefit; and

**WHEREAS**, on Veterans Day, we salute those who proudly wore the uniform of the United States of America and the families who sacrificed alongside them, and we affirm our sacred duty as citizens to express our enduring gratitude, both in words and in actions, for their service; and

**WHEREAS**, these brave men and women and their selfless sacrifices continue to inspire us today as we work to advance peace and extend freedom around the world; and

**WHEREAS**, as many veterans face overwhelming unknowns, through community collaborations we can ensure that those who have served their nation receive the resources and support they deserve; and

**WHEREAS**, their abiding patriotism and enduring devotion to the ideals on which the United States is founded provides a source of permanent inspiration to ensure our unwavering support as a community; and

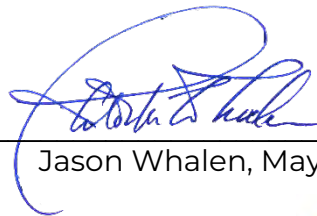
**WHEREAS**, through their commitment to freedom, our veterans have positively impacted millions of lives and made our country and the world more secure, and the City of Lakewood resolves that their sacrifices will always be remembered.

**NOW, THEREFORE**, the Lakewood City Council hereby proclaim November 11, 2023 as Veterans Day and the month of November 2023 as

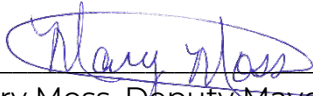
**VETERANS APPRECIATION MONTH**

in the City of Lakewood and encourages all residents to recognize the valor and sacrifice of our veterans and to actively support our local veterans and their family members.

**PROCLAIMED** this 6<sup>th</sup> day of November, 2023.

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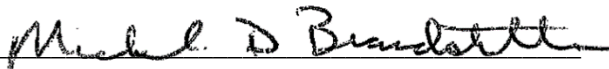
Jason Whalen, Mayor

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Mary Moss, Deputy Mayor

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Don Anderson, Councilmember

A black ink signature of Michael D. Brandstetter, written in a cursive style, positioned above a horizontal line.

Michael D. Brandstetter, Councilmember

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Patti Belle, Councilmember

A black ink signature of J. Trestin Lauricella, written in a cursive style, positioned above a horizontal line.

J. Trestin Lauricella, Councilmember

A black ink signature of Paul Bocchi, written in a cursive style, positioned above a horizontal line.

Paul Bocchi, Councilmember



# CITY OF LAKEWOOD



## PROCLAMATION

**WHEREAS**, the residents of the City of Lakewood have great respect, admiration, and the utmost gratitude for all service members who have selflessly served our country and this community; and

**WHEREAS**, the contributions and sacrifices of those who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our residents; and

**WHEREAS**, the City of Lakewood seeks to honor individuals who have made countless sacrifices for freedom by placing themselves in harm's way for the good of all; and

**WHEREAS**, approximately 200,000 service members transition to civilian communities annually; and

**WHEREAS**, an estimated 20 percent increase of service members will transition to civilian life in the near future; and

**WHEREAS**, studies indicate that 44 to 72 percent of service members experience high levels of stress during transition from military to civilian life; and

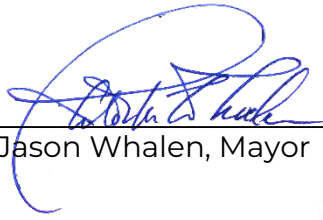
**WHEREAS**, active military service members transitioning from military service are at a high risk for suicide during their first year after military service; and

**WHEREAS**, the City of Lakewood appreciates the sacrifices of our United States military personnel.

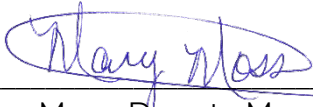
**NOW, THEREFORE, BE IT RESOLVED**, that the Lakewood City Council hereby recognizes November 6<sup>th</sup> through November 12, 2023 as

### **OPERATION GREEN LIGHT FOR VETERANS**

in the City of Lakewood and encourages participation in patriotic tradition to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying green lights in a window of their place of business or residence from November 6, 2023 through Veterans Day, November 11, 2023.

A blue ink signature of Jason Whalen, written in a cursive style, positioned above a horizontal line.


Jason Whalen, Mayor

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Mary Moss, Deputy Mayor

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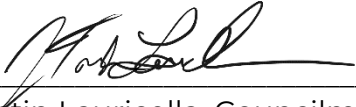
Don Anderson, Councilmember

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Michael D. Brandstetter, Councilmember

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Patti Belle, Councilmember

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J. Trestin Lauricella, Councilmember

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Paul Bocchi, Councilmember

# CITY OF LAKEWOOD



## PROCLAMATION

**WHEREAS**, we are here today to recognize Gomer Roseman, Director of Site Development & Construction, for Pierce County Habitat for Humanity; and

**WHEREAS**, Gomer Roseman, has worked tirelessly to build affordable housing in Lakewood; and

**WHEREAS**, as early as March 16, 2009, fourteen years ago, Gomer appeared before the Lakewood City Council, representing Habitat for Humanity, expressing a strong desire to work with the City to build housing, and

**WHEREAS**, from that day forward began a housing partnership that remains in place today; and

**WHEREAS**, in Lakewood, Habitat for Humanity, under Gomer's leadership, constructed, so far, 41-houses, with another dozen being planned for construction; and

**WHEREAS**, nothing is easy when it comes to developing on Lakewood's passed-over, infill parcels; and

**WHEREAS**, Gomer had exceedingly difficult assignments where redevelopment required dangerous building abatement and public nuisance actions, street vacations, short plats, building and site development permits, new sewer installation, and, often, nothing ever "fit" the way it was supposed to; and

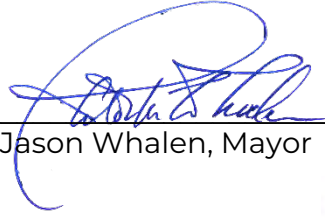
**WHEREAS**, Gomer persevered, no matter the difficulty; and

**WHEREAS**, Gomer helped start the career of a young man who later was, and is still employed by the Lakewood Community & Economic Development Department; and

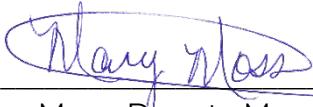
**WHEREAS**, other agencies, including Pierce County, the City of Tacoma, and the Washington State Housing Finance Commission, have all honored Gomer and his commitment to housing.

NOW, THEREFORE, the Lakewood City Council hereby acknowledges Gomer Roseman for his successes, accomplishments and efforts to build new housing that has changed lives and neighborhoods, and is a rich legacy that will not be forgotten.

**PROCLAIMED** this 6<sup>th</sup> day of November, 2023.

A handwritten signature in blue ink, appearing to read "Jason Whalen", written over a horizontal line.

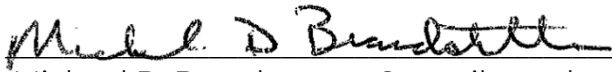
Jason Whalen, Mayor

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Mary Moss, Deputy Mayor

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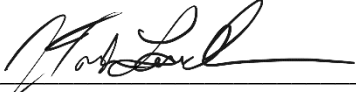
Don Anderson, Councilmember

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Michael D. Brandstetter, Councilmember

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Patti Belle, Councilmember

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J. Trestin Lauricella, Councilmember

A handwritten signature in black ink, appearing to read "Paul Bocchi", written over a horizontal line.

Paul Bocchi, Councilmember



## **LAKEWOOD CITY COUNCIL MINUTES**

Monday, October 16, 2023

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

<https://www.youtube.com/user/cityoflakewoodwa>

Telephone via Zoom: +1(253) 215-8782

Participant ID: 868 7263 2373

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### **CALL TO ORDER**

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

### **ROLL CALL**

Councilmembers Present: 7 – Mayor Jason Whalen, Deputy Mayor Mary Moss, Mike Brandstetter, Don Anderson, Patti Belle, J. Trestin Lauricella and Paul Bocchi.

### **PLEDGE OF ALLEGIANCE**

Mayor Whalen paused for a moment of silence and led the Pledge of Allegiance.

### **PROCLAMATIONS AND PRESENTATIONS**

#### **Police Commissioning and Awards Ceremony.**

Judge Lisa Mansfield, Lakewood Municipal Court conducted the Oath of Office for Lieutenant Pete Johnson and Sergeant David Maulen, Officer Jeremy Kimbrough, Officer Jonathan Harper, Officer Jeff Berglund and Court Compliance Officer Julian Massey.

Chief Patrick Smith and Assistant Chief John Unfred recognized Sergeant Ryan Moody, Sergeant Kevin Clark and Officer Jack Johnson for completing probation.

Chief Patrick Smith and Assistant Chief John Unfred recognized Officer Stephen Moffit with the Police Chief Commendation Award.

Chief Patrick Smith and Assistant Chief John Unfred recognized Sergeant Ryan Moody, Sergeant Ken Devaney, Detective Mike Merrill, Officer Kasey Bentz, Officer Kaybree Eames, Officer Jeremy Keisler, Officer Brian Luttrull, Officer Jared Pingul, Officer Quinn Rawson, Officer Brian Topasna, Officer Jacob Veenker and Officer Natalie Zeiber with the Distinguished Service Medal.

Chief Patrick Smith and Assistant Chief John Unfred recognized Officer Johnson with the Lifesaving Award and Svea Pitts was awarded with the Police Chief Commendation Award.

Chief Patrick Smith and Assistant Chief John Unfred recognized Sergeant Charles Porche, Officer Michael McGettigan Officer Josh Northcutt and Officer Jeremy Vahle with the Police Chief Commendation Award.

Chief Patrick Smith and Assistant Chief John Unfred recognized Code Enforcement Officer Bill Mathies with the Medal of Meritorious Service.

## **PUBLIC COMMENTS**

Speaking before the Council were:

*Christina Manetti, Lakewood resident*, requested the City Council reconsider the naming of the plaza are on Motor Avenue to Colonial Plaza.

*James Dunlop, Lakewood resident*, spoke about the 2024 Comprehensive Plan Steering Committee and opportunity for public participation.

## **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 September 25, 2023.
- B. Approval of the minutes of the City Council meeting of October 2, 2023.
- C. Motion No. 2023-92

Authorizing the execution of a Memorandum of Understanding with the Nisqually Indian Tribe and approving work plans supporting the current partnership project at Fort Steilacoom Park.

- D. Motion No. 2023-93

Authorizing the award of a contract to Marles Corporation DBA Amaya Electric, in the amount of \$350,000, for the 2023 Electrical Services project.

- E. Motion No. 2023-94

Appointing Amelia Escobedo to serve on the Landmarks and Heritage Advisory Board through December 31, 2026.

F. Motion No. 2023-95

Reappointing Linda Smith to serve on the Lodging Tax Advisory Committee.

G. Motion No. 2023-96

Appointing Shauna Alexander and Laura Martinez and reappointing Earl Borgert, Sylviann Estrella, Paige Hansen, Lani Neil and Faaluaina Pritchard to the Lakewood Arts Commission through October 15, 2026.

H. Motion No. 2023-97

Appointing Nancy Read and Sheldon Thiel to serve on the Parks and Recreation Advisory Board through September 19, 2026.

## I. Items filed in the Office of the City Clerk:

1. Parks and Recreation Advisory Board meeting minutes of July 26, 2023.
2. Public Safety Advisory Committee meeting minutes of August 2, 2023.
3. Community Services Advisory Board meeting minutes of August 28, 2023.
4. Planning Commission meeting minutes of September 20, 2023.

Councilmember Lauricella requested that Item No. Remove E, Motion No. 2023-94 from the Consent Agenda.

\*\*\*\*\*

DEPUTY MAYOR MOSS MOVED TO ADOPT THE CONSENT AGENDA, MINUS ITEM NO. E, MOTION NO. 2023-94. SECONDED BY COUNCILMEMBER BELLE. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

\*\*\*\*\*

COUNCILMEMBER BRANDSTETTER MOVED TO ADOPT MOTION NO. 2023-94. SECONDED BY COUNCILMEMBER BOCCHI. VOICE VOTE WAS TAKEN AND CARRIED WITH COUNCILMEMBER ANDERSON VOTING IN OPPOSITION.

## **R E G U L A R   A G E N D A**

### **RESOLUTION**

#### **Resolution No. 2023-10 Naming the plaza area on Motor Avenue, Colonial Plaza.**

COUNCILMEMBER BRANDSTETTER MOVED TO ADOPT RESOLUTION NO. 2023-10. SECONDED BY COUNCILMEMBER LAURICELLA. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

### **UNFINISHED BUSINESS**

None.

### **NEW BUSINESS**

None.

### **REPORTS BY THE CITY MANAGER**

#### **Review of 3<sup>rd</sup> Quarter (2023) Police Report.**

Chief Patrick Smith reported that calls for service totaled 15,015, arrests have increased by 25.6% year to date, crime against persons have increased by 3.6% year to date, crimes against property and society have declined by 13.9%, pursuits have remained steady and eluding has increased by 10.6%. He shared that there have been 357 shots fired, 967 motor vehicle thefts and 773 collisions in 2023. Discussion ensued.

\*\*\*\*\*

City Manager Caulfield shared that the City continues to facilitate discussions with Pierce County cities and towns focused on public safety, the outcome has been the development of a draft letter outlining regional public safety issues and Wednesday, November 1, 2023 from 6:00 P.M. to 8:00 P.M. has been set for Mayors to meet with state legislators representing Pierce County at University Place City Hall.

He shared that as in previous years it is recommended that the City Council meet with 28<sup>th</sup> and 29<sup>th</sup> District State Legislators to review the 2024 legislative agenda. The City Council reviewed their calendars and will hold December 13 or December 14<sup>th</sup> as options for the meeting starting at 6:00 P.M. in the City Hall Council Chambers. Once this meeting is scheduled, we will also be reaching out the meet with Pierce County Councilmember Hitchen.



He then announced the following upcoming meetings and events:

- October 18, 8:30 A.M. to 12:00 P.M., Pierce County Thriving Together Small Business Resource Event, McGavick Conference Center
- October 30, 11:30 A.M., AWC District 6 Meeting, AWC Offices, Olympia
- November 2, , 8:00 A.M. to 10:00 A.M., SSMCP Elected Officials Council (EOC), Eagle's Pride Golf Course
- November 11 and 12, Fall 2023 Community Cleanup, 8:00 A.M. to 2:00 P.M., Waste Connections Transfer Station, 3869 94<sup>th</sup> Street SW

### **CITY COUNCIL COMMENTS**

Councilmember Bocchi shared that this week he will be attending the Pierce County Regional Council meeting and shared that he enjoyed Truck and Tractor Day.

Councilmember Lauricella shared that he attended the Lake City and North Lakewood Neighborhood Association meetings and the Pierce County Opioid Abatement Council meeting where he was elected at Chair. He reported that he enjoyed Truck and Tractor Day, welcomed Chris Davis, Neighborhood Coordinator to the City and shared the Edgewater Park public meeting will be held on October 24<sup>th</sup> at 5:30 p.m.

Councilmember Brandstetter shared that he attended the American KAPWA Community Celebration at Thomas Middle School and this week he will attend the Civic Health Summit hosted by the Lt. Governor and the Lacey Mayor's Gala. He reported that he will be absent from the October 30 and November 6 City Council meetings.

Councilmember Belle shared that she attended the Pierce County Arts and Cultural Coalition meeting at Lakewood Gardens and this week she will participate in the Daffodil Princess Induction Ceremony at Harrison Prep.

Councilmember Anderson suggested the City consider a policy of reviewing job descriptions for certain positions to eliminate college degrees due to barriers, to attract candidates and diversify the workforce.

Deputy Mayor Moss shared that she attended Truck and Tractor Day and the American KAPWA Community Celebration at Thomas Middle School.

Mayor Whalen thanked Councilmembers for their investment in the community. He shared that he attended Truck and Tractor Day, complimented the Police Awards Ceremony this evening and he expressed concerns about the slip lane at Gravelly Lake and Nyanza Road.

\*\*\*\*\*

Mayor Whalen announced that the City Council will recess into Executive Session for approximately 30 minutes pursuant to RCW 42.30.110(1)(g) to review the performance of a public official. The City Council is not expected to take action following the Executive Session other than to adjourn the meeting.

The City Council recessed into Executive Session at 8:35 p.m. At 9:05 p.m., Mayor Whalen announced that the Executive Session will be extended an additional 15 minutes. At 9:20 p.m., Mayor Whalen announced that the Executive Session will be extended an additional 15 minutes. At 9:35 p.m., Mayor Whalen announced that the Executive Session will be extended an additional 5 minutes. The City Council reconvened at 9:46 p.m.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 9:46 p.m.

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JASON WHALEN, MAYOR

ATTEST:


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BRIANA SCHUMACHER  
CITY CLERK



To: Mayor and City Councilmembers

From: Tho Kraus, Deputy City Manager

Through: John J. Caulfield, City Manager 

Date: November 06, 2023

Subject: Claims Voucher Approval

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Check Run Period: September 16, 2023 – October 20, 2023

Total Amount: \$ 4,181,494.14

Checks Issued:

09/29/23	Checks 98339-98374	\$ 504,459.62
10/13/23	Checks 98375-98453	\$ 179,903.64

EFT Checks Issued:

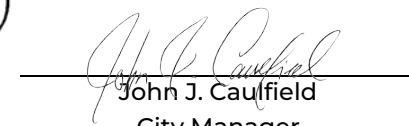
09/29/23	Checks 22342-22415	\$ 1,380,931.59
10/13/23	Checks 22416-22518	\$ 2,109,252.03
10/20/23	Checks 22519-22520	\$ 6,947.26

Grand Total \$ 4,181,494.14

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just and due obligations against the City of Lakewood, Washington, and that I am authorized to authenticate and certify said liens.

  
Dana Kapla  
Assistant Finance Director

  
Tho Kraus  
Deputy City Manager

  
John J. Caulfield  
City Manager

# City of Lakewood - Accounts Payable Voucher Report

Heritage Bank						Page 1 of 47	
Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>22342</b>	<b>9/29/2023</b>	<b>011591</b>		<b>911 SUPPLY INC.</b>			<b>\$374.21</b>
001.0000.15.521.22.31.008			8/21/2023	INV-2-31683	PD Badge: K. Cooper		27.53
001.0000.15.521.22.31.008			8/31/2023	INV-2-32030	PD Clip On Tie: J. Wellman		24.10
001.0000.15.521.22.31.008			8/28/2023	INV-2-31866	PD Shirts, Trousers: J. Wellma		295.05
001.0000.15.521.22.31.008			8/28/2023	INV-2-31855	PD Badge: P. Johnson		27.53
<b>22343</b>	<b>9/29/2023</b>	<b>000005</b>		<b>ABC LEGAL SERVICES LLC.</b>			<b>\$35.00</b>
001.0000.06.515.30.41.001			9/15/2023	15089946.100	LG 21-2-04198-3 2lb Delivery O		35.00
<b>22344</b>	<b>9/29/2023</b>	<b>012303</b>		<b>ALL TRAFFIC DATA SERVICES INC.</b>			<b>\$1,350.00</b>
101.0000.21.544.20.41.001			8/22/2023	29624	PWST AG 2023-099 Traffic Count		675.00
101.0000.21.544.20.41.001			8/22/2023	29619	PWST AG 2023-099 Traffic Count		675.00
<b>22345</b>	<b>9/29/2023</b>	<b>011713</b>		<b>ALLSTREAM.</b>			<b>\$1,255.43</b>
503.0000.04.518.80.42.001			9/8/2023	19853107	IT 09/08-10/07 Phone		1,255.43
<b>22346</b>	<b>9/29/2023</b>	<b>013052</b>		<b>AMADOR FARMS.</b>			<b>\$635.00</b>
001.0106.11.571.22.49.010			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: HB, SNA		400.00
631.0000.11.589.00.00.000			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: HB, SNA		233.00
001.0000.11.571.22.41.001			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: HB, SNA		2.00
<b>22347</b>	<b>9/29/2023</b>	<b>001685</b>		<b>AMAYA ELECTRIC CORP.</b>			<b>\$47,777.70</b>
101.0000.00.223.40.00.000			11/28/2022	9312-70	PKST Inv. 9312-70 Retainage		-30.04
101.0000.00.223.40.00.000			11/28/2022	9312-65	PKST Inv. 9312-65 Retainage		-12.65
101.0000.00.223.40.00.000			8/31/2023	9415-19	PKST Inv. 9415-19 Retainage		-762.30
101.0000.00.223.40.00.000			8/31/2023	9415-15	PKST Inv. 9415-15 Retainage		-57.04
101.0000.11.542.63.48.001			8/31/2023	9415-15	PKST Replace Broken Lt & Repai		1,162.05
101.0000.11.542.64.48.001			11/28/2022	9312-65	PKST Troubleshoot & Repair Spe		253.00
101.0000.11.542.64.48.001			11/28/2022	9312-70	PKST Repair Relay Switch @ 107		614.63
101.0000.11.542.64.48.001			8/31/2023	9415-19	PKST Repair St Lt Outages On U		15,246.06
504.0000.00.223.40.00.000			8/31/2023	9415-12	RM CI # 22-0087 Retainage		-1,645.26

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
504.0000.09.518.39.48.001			8/31/2023	9415-12	RM CI # 22-0087 Traffic Sgl Lt		33,009.25
<b>22348</b>	<b>9/29/2023</b>	<b>010220</b>		<b>ASIA PACIFIC CULTURAL CENTER.</b>			<b>\$5,625.00</b>
001.0000.11.565.10.41.020			9/25/2023	Q2/23	PKHS AG 2023-064 Q2/23 Promise		5,625.00
<b>22349</b>	<b>9/29/2023</b>	<b>007445</b>		<b>ASSOCIATED PETROLEUM PRODUCTS.</b>			<b>\$20,481.78</b>
501.0000.51.548.79.32.001			9/5/2023	23-912234	PKFL 8/23-9/5/23		45.11
501.0000.51.548.79.32.001			9/5/2023	23-912234	PKFL 8/23-9/5/23		17.18
501.0000.51.548.79.32.001			9/5/2023	23-912234	PKFL 8/23-9/5/23		204.59
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		136.39
501.0000.51.548.79.32.001			9/5/2023	23-912234	PKFL 8/23-9/5/23		146.06
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		32.22
501.0000.51.548.79.32.001			9/5/2023	23-912234	PKFL 8/23-9/5/23		67.66
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		52.09
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		65.51
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		127.80
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		120.28
501.0000.51.521.10.32.001			9/19/2023	23-923186	PDFL 09/19 Fuel		16,975.31
501.0000.51.548.79.32.001			9/5/2023	23-912234	PKFL 8/23-9/5/23		150.35
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		138.00
501.0000.51.548.79.32.001			9/5/2023	23-912234	PKFL 8/23-9/5/23		165.39
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		79.47
501.0000.51.548.79.32.001			9/5/2023	23-912234	PKFL 8/23-9/5/23		269.56
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		48.33
501.0000.51.548.79.32.001			9/5/2023	23-912234	PKFL 8/23-9/5/23		156.80
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		85.92
501.0000.51.548.79.32.001			9/5/2023	23-912234	PKFL 8/23-9/5/23		383.40
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		138.00
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		81.08
501.0000.51.548.79.32.001			9/5/2023	23-912234	PKFL 8/23-9/5/23		139.62
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		371.59
501.0000.51.548.79.32.002			9/5/2023	23-912234	PKFL 8/23-9/5/23		27.39
501.0000.51.548.79.32.001			9/5/2023	23-912234	PKFL 8/23-9/5/23		256.68

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>22350</b>	<b>9/29/2023</b>	<b>013480</b>		<b>AVASEK LLC.</b>			<b>\$15,964.50</b>
503.0050.04.518.80.41.001			9/10/2023	A3162	IT MSP Monthly Svc	14,500.00	
503.0050.04.518.80.41.001			9/10/2023	A3162	Sales Tax	1,464.50	
<b>22351</b>	<b>9/29/2023</b>	<b>013364</b>		<b>BALLOON ROOF BAKING CO LLC.</b>			<b>\$236.00</b>
631.0000.11.589.00.00.000			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: SNAP Re	236.00	
<b>22352</b>	<b>9/29/2023</b>	<b>013317</b>		<b>BASTINELLI'S.</b>			<b>\$67.00</b>
631.0000.11.589.00.00.000			9/26/2023	09/19 FM	PKFC 09/19 FM: SNAP Reimb	67.00	
<b>22353</b>	<b>9/29/2023</b>	<b>011039</b>		<b>BERK CONSULTING INC.</b>			<b>\$16,508.92</b>
001.9999.07.558.65.41.001			9/14/2023	10708-08-23	CD AG 2022-241 08/23 2024 Comp	16,508.92	
<b>22354</b>	<b>9/29/2023</b>	<b>000065</b>		<b>BOYS AND GIRLS CLUBS OF.</b>			<b>\$16,406.90</b>
196.3004.99.518.63.41.001			9/28/2023	6 Q2/23	ARPA AG 2021-427 Q2/23 Subreci	16,406.90	
<b>22355</b>	<b>9/29/2023</b>	<b>013029</b>		<b>BROTHERS FARMS.</b>			<b>\$536.00</b>
631.0000.11.589.00.00.000			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: SNAP Re	158.00	
001.0106.11.571.22.49.010			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: SNAP Re	378.00	
<b>22356</b>	<b>9/29/2023</b>	<b>010262</b>		<b>CENTURYLINK.</b>			<b>\$1,024.88</b>
503.0000.04.518.80.42.001			9/14/2023	253-589-8734 340B	IT 09/14-10/14 Phone	183.05	
503.0000.04.518.80.42.001			9/19/2023	253-588-0011 515B	IT 09/19-10/19 Phone	66.51	
503.0000.04.518.80.42.001			9/17/2023	253-588-4697 855B	IT 09/19-10/19 Phone	50.35	
503.0000.04.518.80.42.001			9/16/2023	253-582-0174 486B	IT 09/16-10/16 Phone	279.86	
503.0000.04.518.80.42.001			9/16/2023	253-582-0669 467B	IT 09/16-10/16 Phone	250.47	
503.0000.04.518.80.42.001			9/16/2023	253-582-7426 582B	IT 09/16-10/16 Phone	129.64	
503.0000.04.518.80.42.001			9/16/2023	253-582-1023 738B	IT 09/16-10/16 Phone	65.00	
<b>22357</b>	<b>9/29/2023</b>	<b>000536</b>		<b>CITY TREASURER CITY OF TACOMA.</b>			<b>\$9,232.80</b>
101.0000.11.542.63.47.006			9/15/2023	100415597 09/15/23	PKST 08/15-09/13 10000 Steil B	53.92	
101.0000.11.542.63.47.006			9/13/2023	100898201 09/13/23	PKST 08/11-09/11 7729 BPW W	133.82	
101.0000.11.542.64.47.005			9/15/2023	101086773 09/15/23	PKST 08/15-09/13 9550 Steil BI	24.83	
101.0000.11.542.63.47.006			9/15/2023	100471519 09/15/23	PKST 08/15-09/13 8312 87th St	36.03	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.64.47.005			9/19/2023	100433653 09/19/23	PKST 07/20-09/18 5460 Steil Bl		4.14
101.0000.11.542.64.47.005			9/20/2023	100228710 09/20/23	PKST 07/20-09/18 8915 Meadow R		60.25
101.0000.11.542.63.47.006			9/27/2023	100218262 09/27/23	PKST 08/26-09/26 10601 Main St		104.34
001.0000.11.576.81.47.005			9/18/2023	100384880 09/18/23	PKFC 08/17-09/15 8700 Steil Bl		18.66
101.0000.11.542.63.47.006			9/27/2023	100218270 09/27/23	PKST 08/26-09/26 10602 Main St		10.53
101.0000.11.542.64.47.005			9/20/2023	100228892 09/20/23	PKST 07/20-09/18 9299 Whitman		50.69
101.0000.11.542.63.47.006			9/15/2023	100415566 09/15/23	PKST 08/15-09/13 9000 Steil Bl		55.02
101.0000.11.542.63.47.006			9/13/2023	100440754 09/13/23	PKST 08/11-09/11 7211 BPW W St		17.70
101.0000.11.542.64.47.005			9/15/2023	100687561 09/15/23	PKST 08/15-09/13 8623 87th Ave		27.79
101.0000.11.542.64.47.005			9/13/2023	100432466 09/13/23	PKST 08/12-09/12 5911 112th St		2.07
101.0000.11.542.64.47.005			9/15/2023	100658937 09/15/23	PKST 08/15-09/13 10300 Steil B		34.95
101.0000.11.542.63.47.006			9/15/2023	100415564 09/15/23	PKST 08/15-09/13 9450 Steil Bl		53.54
001.0000.11.576.81.47.005			9/19/2023	101076847 09/19/23	PKFC 08/15-09/13 8750 Steil Bl		57.72
101.0000.11.542.63.47.006			9/27/2023	100262588 09/27/23	PKST 07/28-09/26 6100 Lkwd Tow		118.08
101.0000.11.542.64.47.005			9/20/2023	100228932 09/20/23	PKST 08/19-09/19 8300 Steil Bl		148.13
502.0000.17.518.35.47.005			9/27/2023	100113209 09/27/23	PKFC 08/26-09/26 6000 Main St		7,847.66
101.0000.11.542.64.47.005			9/20/2023	100228949 09/20/23	PKST 08/19-09/19 8200 Steil Bl		69.17
101.0000.11.542.64.47.005			9/21/2023	100228868 09/21/23	PKST 07/22-09/20 10099 GLD SW		46.29
101.0000.11.542.64.47.005			9/21/2023	100665891 09/21/23	PKST 08/22-09/20 7309 Onyx Dr		21.66
101.0000.11.542.64.47.005			9/27/2023	100218275 09/27/23	PKST 08/26-09/26 10511 GLD SW		61.52
101.0000.11.542.64.47.005			9/26/2023	100254732 09/26/23	PKST 08/23-09/21 11023 GLD SW		21.57
001.0000.11.576.81.47.005			9/14/2023	100384879 09/14/23	PKFC 08/15-09/13 8750 Steil Bl		37.31
101.0000.11.542.64.47.005			9/22/2023	100228748 09/22/23	PKST 07/25-09/21 11170 GLD SW		79.79
101.0000.11.542.64.47.005			9/25/2023	100707975 09/25/23	PKST 08/23-09/21 7403 Lkwd Dr		35.62
<b>22358</b>	<b>9/29/2023</b>	<b>005786</b>		<b>CLASSY CHASSIS.</b>			<b>\$1,497.03</b>
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		12.15
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		15.39
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		27.54
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		29.16
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		25.11
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		19.44
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		26.59
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		14.80
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			9/1/2023	5884	PDFL 08/23 Oil Change		99.77
501.0000.51.548.79.48.005			8/31/2023	5874	PKFL 08/23 Car Washes/Oil Chan		206.55
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.00
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		19.44
501.0000.51.521.10.48.005			9/1/2023	5884	PDFL 08/23 Oil Change		54.77
180.0000.15.521.21.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		25.11
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		15.52
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL Car Wash		10.04
180.0000.15.521.21.48.005			8/18/2023	5861	PDFL 08/23 Oil Change		50.04
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		29.16
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		15.39
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		34.83
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		34.83
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		34.83
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		19.44
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72



Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		19.44
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		15.39
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		4.00
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		34.83
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		44.55
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		8.60
501.0000.51.521.10.48.005			9/8/2023	5886	PDFL 09/23 Oil Change		103.54
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		5.40
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			9/8/2023	5886	PDFL 09/23 Oil Change		100.24
501.0000.51.521.10.48.005			8/25/2023	5863	PDFL 08/23 Carwash		15.43
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		34.83
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		19.44
501.0000.51.521.10.48.005			8/31/2023	W-1798	PDFL 08/23 Carwash		9.72
<b>22359</b>	<b>9/29/2023</b>	<b>000099</b>		<b>CLOVER PARK SCHOOL DISTRICT.</b>			<b>\$611.08</b>
501.0000.51.548.79.32.001			9/18/2023	20515	PKFL 08/23 Fuel		611.08
<b>22360</b>	<b>9/29/2023</b>	<b>013162</b>		<b>D.A. HOGAN AND ASSOCIATES INC.</b>			<b>\$1,918.13</b>
301.0031.11.594.76.41.001			8/31/2023	23-8239	PK AG 2021-331 Through 08/23 F		1,918.13
<b>22361</b>	<b>9/29/2023</b>	<b>011679</b>		<b>DOOLITTLE CONSTRUCTION LLC.</b>			<b>\$385,824.92</b>
302.0000.00.223.40.00.000			9/25/2023	PP # 1	PWCP AG 2023-113 Retainage		-20,306.58
302.0005.21.595.30.63.001			9/25/2023	PP # 1	PWCP AG 2023-113 Chip Seal Pro		406,131.50
<b>22362</b>	<b>9/29/2023</b>	<b>011994</b>		<b>DOUG MCDONALD FARMS.</b>			<b>\$110.00</b>

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0106.11.571.22.49.010			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: SNAP Re		78.00
631.0000.11.589.00.00.000			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: SNAP Re		32.00
<b>22363</b>	<b>9/29/2023</b>	<b>001716</b>		<b>FENCE SPECIALISTS LLC.</b>			<b>\$798.23</b>
001.0000.11.576.80.41.001			8/31/2023	0057448	PKFC Fence Repair: 9222 Vetera		798.23
<b>22364</b>	<b>9/29/2023</b>	<b>013406</b>		<b>FERNANDEZ, PATREA M</b>			<b>\$1,900.00</b>
001.0000.11.571.20.41.001			9/27/2023	08/26-09/25	PKFC 08/26-09/25 Yoga Instruct		1,900.00
<b>22365</b>	<b>9/29/2023</b>	<b>012975</b>		<b>FOSTER GARVEY PC.</b>			<b>\$15,671.19</b>
001.0000.06.515.30.41.001			9/18/2023	2865219	LG Thru 08/1 Takemoto Condemna		5,927.49
001.0000.06.515.30.41.001			9/18/2023	2865220	LG Thru 08/31 Ft. Steilacoom P		425.25
001.0000.06.515.30.41.001			9/18/2023	2865218	LG Thru 08/31 Mirjalili/Lapert		5,881.35
001.0000.06.515.30.41.001			9/18/2023	2865217	LG Thru 08/31 Gen Real Estate		283.50
001.0000.06.515.30.41.001			9/18/2023	2865216	LG Thru 08/31 Tactical Tailor		3,153.60
<b>22366</b>	<b>9/29/2023</b>	<b>012229</b>		<b>HINES, LAUREN</b>			<b>\$243.66</b>
001.0000.07.558.60.43.003			9/28/2023	09/24-09/26/23 Miles	CD WSAPT Conf: Hines		243.66
<b>22367</b>	<b>9/29/2023</b>	<b>012308</b>		<b>HONEY BUCKET.</b>			<b>\$443.05</b>
001.0000.11.576.80.41.001			9/21/2023	0553737029	PKFC 09/21-10/18 Sani-Can: 550		443.05
<b>22368</b>	<b>9/29/2023</b>	<b>004036</b>		<b>HORIZON AUTOMATIC RAIN CO.</b>			<b>\$1,763.12</b>
001.0000.11.576.81.31.001			9/22/2023	3N163788	PKFC Latching Solen Plast Valv		1,174.91
001.0000.11.576.80.31.001			9/12/2023	3N163306	PKFC Batteries, Solenoid Assem		588.21
<b>22369</b>	<b>9/29/2023</b>	<b>010730</b>		<b>JAYMARC AV.</b>			<b>\$49,617.96</b>
196.6008.99.594.15.64.002			9/12/2023	8160	ARPA IT Hardware & Labor To In		45,066.26
196.6008.99.594.15.64.002			9/12/2023	8160	Sales Tax		4,551.70
<b>22370</b>	<b>9/29/2023</b>	<b>008202</b>		<b>KPG PSOMAS INC.</b>			<b>\$5,096.00</b>
311.0007.21.535.12.41.001			9/5/2023	199859	PWSC AG 2023-180 07/28-08/24 W		5,096.00
<b>22371</b>	<b>9/29/2023</b>	<b>000280</b>		<b>LAKEWOOD CHAMBER OF COMMERCE.</b>			<b>\$12,416.35</b>
104.0005.01.557.30.41.001			9/15/2023	08/23	FN AG 2023-044 08/23 Tourism L		9,284.51

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
104.0023.01.557.30.41.001			9/15/2023	08/23 Blue Lights	HM AG 2023-0043 08/23 Night Of		3,131.84
<b>22372</b>	<b>9/29/2023</b>	<b>000288</b>		<b>LAKEWOOD HARDWARE &amp; PAINT INC.</b>			<b>\$307.77</b>
502.0000.17.521.50.31.001			9/14/2023	721570	PKFC Spray Paint		13.19
001.0000.11.576.81.31.001			9/18/2023	721771	PKFC Maint Supplies		217.62
001.0000.11.542.70.31.001			9/14/2023	721518	PKST Edger Blades		43.95
001.0000.11.542.70.31.001			9/19/2023	721944	PKST Belts		33.01
<b>22373</b>	<b>9/29/2023</b>	<b>012379</b>		<b>LAKEWOOD MULTICULTURAL.</b>			<b>\$25.00</b>
001.0000.15.521.10.49.001			9/16/2023	09/16/2023	PD LMCC Membership For Chief S		25.00
<b>22374</b>	<b>9/29/2023</b>	<b>000298</b>		<b>LAKEWOOD TOWING.</b>			<b>\$845.40</b>
001.0000.15.521.10.41.070			9/13/2023	249743	PD 07/18 Mitsubishi Outlander		88.08
001.0000.15.521.10.41.070			9/13/2023	249688	PD 07/17 Ford Explorer		236.36
001.0000.15.521.10.41.070			9/13/2023	249627	PD 07/14 Chevrolet Cavalier		252.72
001.0000.15.521.10.41.070			9/13/2023	249445	PD 07/06 Nissan Altima		92.08
001.0000.15.521.10.41.070			9/25/2023	251291	PD 09/23 Honda Accord		88.08
001.0000.15.521.10.41.070			9/13/2023	249953	PD 07/28 Ford E-Series Cargo		88.08
<b>22375</b>	<b>9/29/2023</b>	<b>003008</b>		<b>LARSEN SIGN CO.</b>			<b>\$330.30</b>
001.0000.11.571.20.41.001			9/7/2023	33018	PK Banner: Truck & Tractor Dat		330.30
<b>22376</b>	<b>9/29/2023</b>	<b>002185</b>		<b>LOWE'S COMPANIES INC.</b>			<b>\$364.30</b>
502.0000.17.518.35.31.001			8/23/2023	973273	PKFC Maint Supplies		94.07
101.0000.11.542.70.31.001			8/17/2023	997381	PKST Maint Supplies		71.91
001.0000.11.576.80.31.001			8/10/2023	923727	PKFC Maint Supplies		47.74
001.0000.11.576.80.31.001			8/15/2023	995438	PKFC Maint Supplies		92.09
101.0000.11.544.90.31.001			8/15/2023	995426	PKST Maint Supplies		58.49
<b>22377</b>	<b>9/29/2023</b>	<b>013552</b>		<b>MINCE MERCANTILE, LLC..</b>			<b>\$7.00</b>
631.0000.11.589.00.00.000			9/26/2023	09/12 FM	PKFC 09/12 FM: SNAP Reimb		7.00
<b>22378</b>	<b>9/29/2023</b>	<b>013487</b>		<b>MULTICULTURAL CHILD AND FAMILY.</b>			<b>\$1,975.76</b>
001.0000.11.565.10.41.020			9/25/2023	08/23	PKHS AG 2023-062 08/23 Food Di		1,975.76

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>22379</b>	<b>9/29/2023</b>	<b>013514</b>		<b>NEELEY CONSTRUCTION COMPANY.</b>			<b>\$558,985.96</b>
301.0031.11.594.76.63.001			9/18/2023	502310-02	PK AG 2023-136 Ft. Steilacoom		558,985.96
<b>22380</b>	<b>9/29/2023</b>	<b>013538</b>		<b>NINO BLANCO SALSA.</b>			<b>\$29.00</b>
631.0000.11.589.00.00.000			9/26/2023	09/19 FM	PKFC 09/19 FM: SNAP Reimb		29.00
<b>22381</b>	<b>9/29/2023</b>	<b>008092</b>		<b>NVL LABORATORIES INC.</b>			<b>\$1,439.19</b>
190.4008.52.559.32.41.001			9/13/2023	2023-0539	CDBG 09/07 MHR-196 Fraser Lead		1,439.19
<b>22382</b>	<b>9/29/2023</b>	<b>013535</b>		<b>OLYPOPS.</b>			<b>\$65.00</b>
631.0000.11.589.00.00.000			9/26/2023	09/12 & 09/13 FM	PKFC 09/12 & 09/19 FM: SNAP Re		65.00
<b>22383</b>	<b>9/29/2023</b>	<b>009775</b>		<b>PETERSEN BROTHERS INC.</b>			<b>\$5,619.64</b>
504.0000.09.518.38.48.001			8/12/2023	2309801	RM CI # 2023-0034 88th St SW &		5,619.64
<b>22384</b>	<b>9/29/2023</b>	<b>000407</b>		<b>PIERCE COUNTY.</b>			<b>\$67,096.60</b>
101.0000.11.542.64.41.001			9/21/2023	CI-339782	PKST/PWCP 08/23 Traffic Ops. M		31,277.93
001.0000.15.521.10.41.125			9/19/2023	CI-339737	PD 08/23 Jail Svcs		9,823.72
001.0000.11.571.20.41.001			9/15/2023	CI-339576	PK Q2/23 & Q3/23 Specialized R		7,940.00
302.0004.21.595.30.41.079			9/21/2023	CI-339782	PKST/PWCP 08/23 Traffic Ops. M		17,201.95
311.0000.01.535.30.41.001			9/5/2023	CI-339328	AB/PWSC 08/23 Recordings		36.00
105.0001.07.559.20.41.001			9/5/2023	CI-339328	AB/PWSC 08/23 Recordings		817.00
<b>22385</b>	<b>9/29/2023</b>	<b>010429</b>		<b>PMAM CORPORATION.</b>			<b>\$1,933.00</b>
001.0000.15.521.10.41.015			9/15/2023	202309021	PD 08/23 Alarm Monitoring		1,933.00
<b>22386</b>	<b>9/29/2023</b>	<b>010630</b>		<b>PRINT NW.</b>			<b>\$1,786.37</b>
106.0000.11.573.20.41.001			9/11/2023	36632401	PK Signal Box Set Up & Wraps:		1,786.37
<b>22387</b>	<b>9/29/2023</b>	<b>009541</b>		<b>PRO FORCE LAW ENFORCEMENT.</b>			<b>\$55.85</b>
001.0000.15.521.10.31.020			9/14/2023	528831	Sales Tax		5.13
001.0000.15.521.10.31.020			9/14/2023	528831	PD 7378-2835-411 SFL 7378 7TS		39.77
001.0000.15.521.10.31.020			9/14/2023	528831	freight		10.95
<b>22388</b>	<b>9/29/2023</b>	<b>007183</b>		<b>PRO-VAC.</b>			<b>\$3,152.66</b>

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
401.0000.11.531.10.48.001			8/7/2023	191569	PKSW AG 2018-151D 08/07 Cleani		3,152.66
<b>22389</b>	<b>9/29/2023</b>	<b>000445</b>		<b>PUGET SOUND ENERGY.</b>			<b>\$489.11</b>
502.0000.17.521.50.47.011			9/19/2023	200008745289 9/19/23	PKFC 08/17-09/18 9401 Lkwd Dr		50.28
001.0000.11.576.81.47.005			9/21/2023	200001527551 9/21/23	PKFC 08/21-09/20 9115 Angle Ln		44.91
502.0000.17.518.35.47.011			9/20/2023	200018357661 9/20/23	PKFC 08/18-09/19 6000 Main St		393.92
<b>22390</b>	<b>9/29/2023</b>	<b>012380</b>		<b>RACE FORWARD.</b>			<b>\$1,000.00</b>
001.0000.03.513.10.49.001			9/18/2023	INV-04268	CM 05/01/23-04/30/24 GARE Core		1,000.00
<b>22391</b>	<b>9/29/2023</b>	<b>013553</b>		<b>REDWOOD TOXICOLOGY LAB INC.</b>			<b>\$115.00</b>
001.0000.02.523.30.41.001			8/31/2023	30852920238	MC 08/23 UA's		115.00
<b>22392</b>	<b>9/29/2023</b>	<b>013330</b>		<b>SAURI, MARCO A</b>			<b>\$2,000.00</b>
001.9999.11.565.10.41.020			9/25/2023	30	PKHS AG 2023-170 09/16-09/30 L		2,000.00
<b>22393</b>	<b>9/29/2023</b>	<b>013053</b>		<b>SIDHU FARMS.</b>			<b>\$355.00</b>
001.0106.11.571.22.49.010			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: HB, SNA		205.00
631.0000.11.589.00.00.000			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: HB, SNA		134.00
001.0000.11.571.22.41.001			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: HB, SNA		16.00
<b>22394</b>	<b>9/29/2023</b>	<b>002912</b>		<b>SOUND ELECTRONICS.</b>			<b>\$464.45</b>
502.0000.17.518.30.31.001			9/13/2023	515250	PKFC Q4/23 Security Monitoring		65.89
502.0000.17.518.35.48.001			9/19/2023	515306	PKFC Troubleshoot Panel CH		296.17
502.0000.17.521.50.48.001			9/13/2023	515251	PKFC Q4/23 Security Monitoring		102.39
<b>22395</b>	<b>9/29/2023</b>	<b>002913</b>		<b>SOUND ENERGY SYSTEMS.</b>			<b>\$495.45</b>
502.0000.17.518.35.48.001			9/13/2023	109294	PKFC 08/22 Troubleshoot CH Run		495.45
<b>22396</b>	<b>9/29/2023</b>	<b>000066</b>		<b>SOUND UNIFORM SOLUTIONS.</b>			<b>\$180.00</b>
001.0000.15.521.21.31.008			8/22/2023	202308SU232	PD Pants: N. Teclemariam		162.95
001.0000.15.521.30.31.008			9/8/2023	202309SU031	PD Ear Mold		17.05
<b>22397</b>	<b>9/29/2023</b>	<b>011046</b>		<b>SPEIR, TIFFANY</b>			<b>\$877.68</b>
001.0000.07.558.65.43.002			9/28/2023	09/05-09/08/23 Hotel	CD APA PAW Planning Directors		614.37

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.07.558.65.43.003			9/28/2023	09/05-09/08/23 Miles	CD APA PAW Planning Directors		263.31
<b>22398</b>	<b>9/29/2023</b>	<b>002881</b>		<b>SPRAGUE PEST SOLUTIONS CO.</b>			<b>\$158.91</b>
502.0000.17.542.65.48.001			9/12/2023	5222135	PKFC 09/12 Pest Control Lkwd T		74.85
502.0000.17.518.35.41.001			9/18/2023	5221702	PKFC 09/18 Pest Control CH		84.06
<b>22399</b>	<b>9/29/2023</b>	<b>009493</b>		<b>STAPLES ADVANTAGE.</b>			<b>\$349.37</b>
001.0000.15.521.10.31.001			8/29/2023	3546164476	PD Staple Gun		35.00
001.0000.15.521.10.31.001			9/1/2023	3546674945	PD Batteries		54.46
001.0000.15.521.10.31.001			9/6/2023	3546922945	PD Office Supplies		259.91
<b>22400</b>	<b>9/29/2023</b>	<b>013442</b>		<b>STROZ FRIEDBERG, LLC.</b>			<b>\$15,218.34</b>
504.0000.09.518.31.41.001			9/5/2023	K0301-0020860	RM 06/23 Claim # UA8113080664		15,218.34
<b>22401</b>	<b>9/29/2023</b>	<b>002458</b>		<b>SUMMIT LAW GROUP.</b>			<b>\$2,705.00</b>
001.0000.06.515.30.41.001			9/13/2023	148206	LG Thru 08/31 Joseph Wellman		156.00
001.0000.06.515.30.41.001			9/13/2023	148205	LG Thru 08/31 General Labor		1,574.00
001.0000.06.515.30.41.001			8/17/2023	147517	LG Thru 07/31 Joseph Wellman		975.00
<b>22402</b>	<b>9/29/2023</b>	<b>013546</b>		<b>SUR BAKERY.</b>			<b>\$49.00</b>
631.0000.11.589.00.00.000			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: SNAP Re		49.00
<b>22403</b>	<b>9/29/2023</b>	<b>006497</b>		<b>SYSTEMS FOR PUBLIC SAFETY.</b>			<b>\$37,827.41</b>
501.0000.51.521.10.48.005			9/21/2023	44934	PDFL 09/23 Safety Inspection		26.70
501.0000.51.521.10.48.005			8/28/2023	44568	PDFL 07/23 Oil Change		104.76
501.0000.51.521.10.48.005			8/31/2023	44564	PDFL 08/23 Safety Inspection		55.05
501.0000.51.521.10.48.005			9/7/2023	44860	PDFL 09/23 Stripout		1,293.55
501.0000.51.521.10.48.005			8/31/2023	44564	PDFL 08/23 Oil Change		109.63
501.0000.51.521.10.48.005			9/21/2023	44934	PDFL 09/23 Oil Change		111.00
501.0000.51.521.10.48.005			9/21/2023	44934	PDFL 09/23 Brakes		691.57
501.0000.51.521.10.48.005			8/28/2023	44568	PDFL 07/23 Safety Inspection		23.31
501.0000.51.521.10.48.005			8/31/2023	44564	PDFL 08/23 Other		969.72
501.0000.51.521.10.48.005			9/12/2023	44667	PDFL 08/23 Oil Change		116.93
501.0000.51.521.10.48.005			9/21/2023	44934	PDFL 09/23 Tires		857.08

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			8/28/2023	44568	PDFL 07/23 Wipers		63.06
501.0000.51.521.10.48.005			8/31/2023	44564	PDFL 08/23 Brakes		463.53
501.0000.51.521.10.48.005			9/21/2023	44933	PDFL 09/23 Other		25.95
501.0000.51.521.10.48.005			8/21/2023	44749	PDFL 08/23 Brakes		105.88
501.0000.51.521.10.48.005			8/28/2023	44807	PDFL 08/23 Battery		404.56
501.0000.51.521.10.48.005			8/31/2023	44816	PDFL 08/23 Other		27.53
501.0000.51.521.10.48.005			9/7/2023	44375	PDFL 08/23 Stripout		1,255.47
501.9999.51.594.21.64.005			9/7/2023	44264	PDFL 08/23 New Build		14,516.29
501.0000.51.521.10.48.005			9/7/2023	44390	PDFL 08/23 Other		1,328.18
501.0000.51.521.10.48.005			9/21/2023	44933	PDFL 09/23 Alignment		103.02
501.0000.51.521.10.48.005			8/21/2023	44780	PDFL 08/23 Tires		902.50
501.0000.51.521.10.48.005			8/28/2023	44835	PDFL 08/23 Tire		31.21
501.0000.51.521.10.48.005			8/31/2023	44816	PDFL 08/23 A/C		55.04
501.0000.51.521.10.48.005			9/5/2023	44866	PDFL 08/23 Tire		303.33
501.0000.51.521.10.48.005			9/21/2023	44933	PDFL 09/23 Wipers		37.10
501.0000.51.521.10.48.005			8/21/2023	44749	PDFL 08/23 Tires		236.09
501.0000.51.521.10.48.005			8/28/2023	44807	PDFL 08/23 Alternator		497.73
501.0000.51.521.10.48.005			8/31/2023	44816	PDFL 08/23 Brakes		1,294.95
501.0000.51.521.10.48.005			9/5/2023	44865	PDFL 09/23 Safety Inspection		22.92
501.0000.51.521.10.48.005			9/21/2023	44933	PDFL 09/23 Tires		854.13
501.0000.51.521.10.48.005			8/21/2023	44749	PDFL 08/23 Other		86.07
501.0000.51.521.10.48.005			8/28/2023	44807	PDFL 08/23 Safety Inspection		155.52
501.0000.51.521.10.48.005			8/31/2023	44816	PDFL 08/23 Safety Inspection		55.05
501.0000.51.521.10.48.005			9/12/2023	44667	PDFL 08/23 Safety Inspection		25.04
501.0000.51.521.10.48.005			8/28/2023	44568	PDFL 07/23 Electrical		102.59
501.0000.51.521.10.48.005			8/31/2023	44564	PDFL 08/23 Tire		79.82
501.0000.51.521.10.48.005			9/12/2023	44667	PDFL 08/23 Brakes		187.04
501.0000.51.521.10.48.005			9/21/2023	44897	PDFL 09/23 Oil Change		103.34
501.0000.51.521.10.48.005			8/21/2023	44709	PDFL 08/23 Oil Change		103.68
501.0000.51.521.10.48.005			8/28/2023	44772	PDFL 08/23 Oil Change		102.49
501.0000.51.521.10.48.005			8/31/2023	44801	PDFL 08/23 Oil Change		110.13
180.0000.15.521.21.48.005			9/5/2023	44806	PDFL 08/23 Oil Change		114.54
501.0000.51.521.10.48.005			9/14/2023	44552	PDFL 09/23 Oil Change		250.46

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			9/21/2023	44897	PDFL 09/23 Brakes		1,507.30
501.0000.51.521.10.48.005			8/21/2023	44709	PDFL 08/23 Safety Inspection		22.23
501.0000.51.521.10.48.005			8/28/2023	44772	PDFL 08/23 Safety Inspection		53.26
501.0000.51.521.10.48.005			8/31/2023	44801	PDFL 08/23 Safety Inspection		82.10
501.0000.51.521.10.48.005			9/21/2023	44897	PDFL 09/23 Auto Glass		277.85
501.0000.51.521.10.48.005			8/21/2023	44709	PDFL 08/23 Tire Repair		51.95
501.0000.51.521.10.48.005			8/28/2023	44797	PDFL 08/23 Oil Change		108.42
501.0000.51.521.10.48.005			8/31/2023	44801	PDFL 08/23 Tires		22.65
501.0000.51.521.10.48.005			9/14/2023	44552	PDFL 09/23 Safety Inspection		506.74
501.0000.51.521.10.48.005			9/21/2023	44933	PDFL 09/23 Safety Inspection		280.34
501.0000.51.521.10.48.005			8/21/2023	44739	PDFL 08/23 Safety Inspection		22.55
501.0000.51.521.10.48.005			8/28/2023	44797	PDFL 08/23 Other		26.33
501.0000.51.521.10.48.005			8/31/2023	44812	PDFL 08/23 Other		11.84
501.0000.51.521.10.48.005			9/5/2023	44806	PDFL 08/23 Electrical		108.27
501.0000.51.521.10.48.005			9/14/2023	44552	PDFL 09/23 Other		306.60
501.0000.51.521.10.48.005			9/21/2023	44933	PDFL 09/23 Suspension		1,022.92
501.0000.51.521.10.48.005			8/21/2023	44739	PDFL 08/23 Other		24.75
501.0000.51.521.10.48.005			8/28/2023	44807	PDFL 08/23 Oil Change		118.01
501.0000.51.521.10.48.005			8/31/2023	44816	PDFL 08/23 Oil Change		109.63
501.0000.51.521.10.48.005			9/5/2023	44865	PDFL 09/23 Oil Change		107.22
504.0000.09.518.35.48.001			8/23/2023	44813	RM Claim # 2023-0046 Ins Repai		354.04
501.0000.51.521.10.48.005			9/21/2023	44933	PDFL 09/23 Oil Change		168.14
501.0000.51.521.10.48.005			8/21/2023	44739	PDFL 08/23 Oil Change		124.46
501.0000.51.521.10.48.005			8/28/2023	44797	PDFL 08/23 Tires		202.48
501.0000.51.521.10.48.005			8/31/2023	44812	PDFL 08/23 Oil Change		69.33
501.0000.51.521.10.48.005			9/5/2023	44806	PDFL 08/23 Brakes		937.27
501.0000.51.521.10.48.005			9/14/2023	44552	PDFL 09/23 Wipers		53.14
501.0000.51.521.10.48.005			9/5/2023	44639	PDFL 08/23 Stripout		1,352.17
501.0000.51.521.10.48.005			9/14/2023	44552	PDFL 09/23 Brakes		1,205.18
501.0000.51.521.10.48.005			9/21/2023	44897	PDFL 09/23 Other		155.52
501.0000.51.521.10.48.005			8/21/2023	44709	PDFL 08/23 Other		24.42
501.0000.51.521.10.48.005			8/28/2023	44797	PDFL 08/23 Safety Inspection		24.12
501.0000.51.521.10.48.005			8/31/2023	44801	PDFL 08/23 Brakes		22.64



Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>22404</b>	<b>9/29/2023</b>	<b>008285</b>		<b>TACOMA PIERCE COUNTY HABITAT.</b>			<b>\$38,996.34</b>
190.1005.53.559.32.41.001			9/28/2023	07/23 Draw # 1	CDBG 07/23 15121 Boat St SW &	6,928.14	
190.1005.53.559.32.41.001			9/28/2023	08/23 Draw # 2	CDBG 08/23 15121 Boat St SW &	32,068.20	
<b>22405</b>	<b>9/29/2023</b>	<b>011317</b>		<b>TETRA TECH INC.</b>			<b>\$5,811.50</b>
401.0018.41.531.10.41.001			9/8/2023	52123065	PWSW AG 2018-164 07/29-08/31 W	5,811.50	
<b>22406</b>	<b>9/29/2023</b>	<b>013316</b>		<b>THE OLD RED BARN.</b>			<b>\$91.00</b>
631.0000.11.589.00.00.000			9/26/2023	09/19 FM	PKFC 09/19 FM: SNAP Reimb	91.00	
<b>22407</b>	<b>9/29/2023</b>	<b>013570</b>		<b>THE STONE SOUP KITCHEN.</b>			<b>\$66.00</b>
631.0000.11.589.00.00.000			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: SNAP Re	66.00	
<b>22408</b>	<b>9/29/2023</b>	<b>008186</b>		<b>TRCVB.</b>			<b>\$8,852.47</b>
104.0016.01.557.30.41.001			8/31/2023	LW-2023-08	HM AG 2023-049 08/23 Lodging T	8,852.47	
<b>22409</b>	<b>9/29/2023</b>	<b>000153</b>		<b>TYLER TECHNOLOGIES INC.</b>			<b>\$116.60</b>
503.0000.04.518.80.49.004			9/15/2023	020-146123	IT 10/15-11/14 Tyler Supervisi	116.60	
<b>22410</b>	<b>9/29/2023</b>	<b>012914</b>		<b>VERIZON COMMUNICATIONS INC.</b>			<b>\$248.71</b>
503.0000.04.518.80.42.001			9/5/2023	334000043938	IT 08/23 GPS	248.71	
<b>22411</b>	<b>9/29/2023</b>	<b>002509</b>		<b>VERIZON WIRELESS.</b>			<b>\$537.09</b>
503.0000.04.518.80.42.001			9/16/2023	9944567827	IT 08/17-09/16 Phone	321.16	
503.0000.04.518.80.42.001			9/16/2023	9944567826	IT 08/17-09/16 Phone	215.93	
<b>22412</b>	<b>9/29/2023</b>	<b>012410</b>		<b>WATT BANKS, LISA</b>			<b>\$2,091.38</b>
001.9999.11.565.10.41.020			9/28/2023	326700206025	PKHS CBSC Snacks Lochburn Midd	82.63	
001.9999.11.565.10.41.020			9/25/2023	104	PKHS AG 2023-170 09/16-09/30 L	2,008.75	
<b>22413</b>	<b>9/29/2023</b>	<b>006166</b>		<b>WESTERN TOWING SERVICES.</b>			<b>\$613.73</b>
001.0000.15.521.10.41.070			9/20/2023	40743	PD 09/19 Jeep Grand Cherokee	88.08	
001.0000.15.521.10.41.070			9/11/2023	23-40110	PD 05/31 2022 Honda	88.00	
001.0000.15.521.10.41.070			9/8/2023	23-40674	PD 09/07 Hyundai Sonata	349.57	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.10.41.070			9/13/2023	23-40151	PD 06/08 Chrysler Sebring		88.08
<b>22414</b>	<b>9/29/2023</b>	<b>012926</b>		<b>ZOHO CORPORATION.</b>			<b>\$550.50</b>
503.0000.04.518.80.35.003			9/12/2023	2381970	IT 09/09/23-02/01/24 ManageEng		500.00
503.0000.04.518.80.35.003			9/12/2023	2381970	Sales Tax		50.50
<b>22415</b>	<b>9/29/2023</b>	<b>001272</b>		<b>ZUMAR INDUSTRIES INC.</b>			<b>\$1,230.91</b>
101.0000.11.542.64.31.001			9/15/2023	44668	PKST Signs		614.35
101.0000.11.542.64.31.001			9/15/2023	44676	PKST Stainless Steel Banding		616.56
<b>22416</b>	<b>10/13/2023</b>	<b>011591</b>		<b>911 SUPPLY INC.</b>			<b>\$971.52</b>
001.0000.15.521.22.31.008			9/27/2023	INV-2-32588	PD Shirts, Trousers, Patch, Ja		971.52
<b>22417</b>	<b>10/13/2023</b>	<b>013618</b>		<b>ALBA, CAROLINA</b>			<b>\$110.00</b>
001.0000.09.518.10.43.004			10/13/2023	10/17-10/19/23 Meals	HR AWC Member Expo: Alba		110.00
<b>22418</b>	<b>10/13/2023</b>	<b>001693</b>		<b>AMERICAN REPORTING COMPANY.</b>			<b>\$25.32</b>
105.0003.07.559.20.41.001			10/2/2023	3041153	AB SHB 1406-008 Reisinger		25.32
<b>22419</b>	<b>10/13/2023</b>	<b>010395</b>		<b>ARAMARK REFRESHMENT SERVICES.</b>			<b>\$246.76</b>
001.0000.99.518.40.45.004			9/28/2023	7305493	ND 09/23 Water Filtration Uni		110.00
001.0000.99.518.40.45.004			9/28/2023	7304410	ND 09/23 Walter Filtration Uni		94.02
001.0000.99.518.40.45.004			9/28/2023	7305723_1	ND 09/23 Water Filtration Uni		42.74
<b>22420</b>	<b>10/13/2023</b>	<b>000037</b>		<b>ASPHALT PATCH SYSTEMS INC.</b>			<b>\$958.29</b>
101.0000.11.542.70.48.001			9/26/2023	54253	PKST Concrete Panel Repl		958.29
<b>22421</b>	<b>10/13/2023</b>	<b>007445</b>		<b>ASSOCIATED PETROLEUM PRODUCTS.</b>			<b>\$20,548.11</b>
501.0000.51.548.79.32.002			9/19/2023	23-923197	PKFL 9/5-9/19/23		134.22
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		206.42
501.0000.51.548.79.32.002			9/19/2023	23-923197	PKFL 9/5-9/19/23		151.50
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		299.45
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		104.10
501.0000.51.548.79.32.002			9/19/2023	23-923197	PKFL 9/5-9/19/23		32.78
501.0000.51.548.79.32.002			9/19/2023	23-923197	PKFL 9/5-9/19/23		50.06

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		130.68
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		70.88
501.0000.51.548.79.32.002			9/19/2023	23-923197	PKFL 9/5-9/19/23		58.92
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		128.02
501.0000.51.521.10.32.001			10/2/2023	23-933771	PD Fuel		17,909.78
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		328.65
501.0000.51.548.79.32.002			9/19/2023	23-923197	PKFL 9/5-9/19/23		19.49
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		114.29
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		90.81
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		37.65
501.0000.51.548.79.32.002			9/19/2023	23-923197	PKFL 9/5-9/19/23		26.58
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		93.47
501.0000.51.548.79.32.002			9/19/2023	23-923197	PKFL 9/5-9/19/23		58.03
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		121.82
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		12.40
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		196.24
501.0000.51.548.79.32.001			9/19/2023	23-923197	PKFL 9/5-9/19/23		171.87
<b>22422</b>	<b>10/13/2023</b>	<b>013480</b>		<b>AVASEK LLC.</b>			<b>\$15,964.50</b>
503.0050.04.518.80.41.001			10/10/2023	A3240	IT MSP Monthly Svc		14,500.00
503.0050.04.518.80.41.001			10/10/2023	A3240	Sales Tax		1,464.50
<b>22423</b>	<b>10/13/2023</b>	<b>006119</b>		<b>BCRA.</b>			<b>\$28,216.51</b>
301.0020.11.594.76.63.001			10/5/2023	31521	PK AG 2022-037 09/23 Wards Lak		937.88
301.0020.11.594.76.63.001			10/5/2023	31522	PK AG 2022-037 09/23 Wards Lak		27,278.63
<b>22424</b>	<b>10/13/2023</b>	<b>011039</b>		<b>BERK CONSULTING INC.</b>			<b>\$38,265.46</b>
001.9999.07.558.65.41.001			10/10/2023	10708-09-23	CD AG 2022-241 09/23 2024 Comp		31,236.71
192.0014.07.558.60.41.001			9/7/2023	10793-08-23	SSMP AG 2023-087 08/23 Militar		7,028.75
<b>22425</b>	<b>10/13/2023</b>	<b>011956</b>		<b>BUCICH, PAUL</b>			<b>\$26.00</b>
101.0000.21.543.60.43.004			10/12/2023	10/05/23 Per Diem	PWST APWA Fall Conf: Bucich		26.00
<b>22426</b>	<b>10/13/2023</b>	<b>002157</b>		<b>BUD CLARY.</b>			<b>\$50,453.59</b>

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.9999.51.594.21.64.005			10/3/2023	09894	Sales Tax		374.85
501.9999.51.594.21.64.005			10/3/2023	09894	PD - (Code 2023-0501-003) Vehi		4,410.00
501.9999.51.594.21.64.005			10/3/2023	09894	Sales Tax		3,519.60
501.9999.51.594.21.64.005			10/3/2023	09894	Sales Tax		14.45
501.9999.51.594.21.64.005			10/3/2023	09894	PD - (Code 2023-0501-008) (V76		50.00
501.9999.51.594.21.64.005			10/3/2023	09894	Sales Tax		4.25
501.9999.51.594.21.64.005			10/3/2023	09894	PD - Chevrolet Tahoe 2WD (CC10		41,407.00
501.9999.51.594.21.64.005			10/3/2023	09894	PD - (Code 2023-0501-108) Mud		200.00
501.9999.51.594.21.64.005			10/3/2023	09894	PD - (Code 2023-0501-38) (WX7		60.00
501.9999.51.594.21.64.005			10/3/2023	09894	PD - (Code 2023-0501-026) (6J4		55.00
501.9999.51.594.21.64.005			10/3/2023	09894	Sales Tax		17.00
501.9999.51.594.21.64.005			10/3/2023	09894	PD - (Code 2023-00501-033) (9G		50.00
501.9999.51.594.21.64.005			10/3/2023	09894	PD - (Code 2023-0501-22) (6O)		170.00
501.9999.51.594.21.64.005			10/3/2023	09894	Sales Tax		8.41
501.9999.51.594.21.64.005			10/3/2023	09894	Sales Tax		4.68
501.9999.51.594.21.64.005			10/3/2023	09894	PD - (Code 2023-0501-025) (6J3		99.00
501.9999.51.594.21.64.005			10/3/2023	09894	Sales Tax		4.25
501.9999.51.594.21.64.005			10/3/2023	09894	Sales Tax		5.10
<b>22427</b>	<b>10/13/2023</b>	<b>011701</b>		<b>BUENAVISTA SERVICES INC.</b>			<b>\$8,397.21</b>
502.0000.17.521.50.48.001			9/20/2023	11054	PKFC 09/23 Custodial Svcs		2,313.93
001.0000.11.576.81.41.001			9/20/2023	11054	PKFC 09/23 Custodial Svcs		449.88
502.0000.17.518.30.41.001			9/20/2023	11054	PKFC 09/23 Custodial Svcs		4,532.44
502.0000.17.542.65.48.001			9/20/2023	11054	PKFC 09/23 Custodial Svcs		1,100.96
<b>22428</b>	<b>10/13/2023</b>	<b>010262</b>		<b>CENTURYLINK.</b>			<b>\$305.07</b>
503.0000.04.518.80.42.001			10/2/2023	253-581-8220 448B	IT 10/02-11/02 Phone		64.56
503.0000.04.518.80.42.001			10/1/2023	253-584-5364 399B	IT 10/01-11/01 Phone		64.56
503.0000.04.518.80.42.001			9/23/2023	206-T31-6789 758B	IT 09/23-10/23 Phone		83.27
503.0000.04.518.80.42.001			10/1/2023	253-584-2263 463B	IT 10/01-11/01 Phone		92.68
<b>22429</b>	<b>10/13/2023</b>	<b>000536</b>		<b>CITY TREASURER CITY OF TACOMA.</b>			<b>\$40,478.98</b>
101.0000.11.542.63.47.006			9/29/2023	100223530 09/29/23	PKST 08/30-09/28 9315 GLD SW		2,478.24

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.64.47.005			10/4/2023	101129625 10/04/23	PKST 08/04-10/03 7804 83rd Ave		42.92
101.0000.11.542.64.47.005			10/3/2023	100230603 10/03/23	PKST 08/31-09/29 7429 Custer R		24.92
101.0000.11.542.64.47.005			10/4/2023	100436443 10/04/23	PKST 08/04-10/03 8103 83rd Ave		40.70
101.0000.11.542.63.47.006			10/3/2023	100230616 10/03/23	PKST 08/31-09/29 7400 Custer R		28.16
101.0000.11.542.64.47.005			10/2/2023	100233510 10/02/23	PKST 08/30-09/28 2310 84th St		19.04
001.0000.15.521.10.49.020			10/2/2023	91172614	PD Q4/23 Radio User Fees		37,845.00
<b>22430</b>	<b>10/13/2023</b>	<b>005786</b>		<b>CLASSY CHASSIS.</b>			<b>\$393.60</b>
501.0000.51.521.10.48.005			9/15/2023	5887	PDFL 09/23 Oil Change		100.25
501.0000.51.521.10.48.005			9/15/2023	5887	PDFL 09/23 Oil Change		118.97
501.0000.51.521.10.48.005			9/15/2023	5887	PDFL 09/23 Carwash		54.65
501.0000.51.521.10.48.005			9/15/2023	5887	PDFL 09/23 Carwash		9.74
501.0000.51.521.10.48.005			9/15/2023	5887	PDFL 09/23 Oil Change		100.25
501.0000.51.548.79.48.005			9/30/2023	5896	PKFL 09/23 Car Wash		9.74
<b>22431</b>	<b>10/13/2023</b>	<b>013441</b>		<b>DOAN, MYCHI</b>			<b>\$140.00</b>
001.0000.02.512.51.49.009			10/9/2023	September 2023	MC 09/23 Interpreter		140.00
<b>22432</b>	<b>10/13/2023</b>	<b>011568</b>		<b>ENVIRONMENTAL SCIENCE ASSOC.</b>			<b>\$1,734.99</b>
301.0031.11.594.76.63.001			9/13/2023	188308	PK AG 2023-081 08/23 Ft. Steil		1,734.99
<b>22433</b>	<b>10/13/2023</b>	<b>013576</b>		<b>EVERGREEN MOUNTAIN BIKE ALL..</b>			<b>\$2,292.51</b>
301.0020.11.594.76.41.001			8/31/2023	1	PK AG 2023-179 07/15-08/31 War		2,292.51
<b>22434</b>	<b>10/13/2023</b>	<b>013406</b>		<b>FERNANDEZ, PATREA M</b>			<b>\$840.00</b>
001.0000.11.571.20.41.001			10/11/2023	October 2023	PKRC 09/30-10/09 Yoga Instruct		840.00
<b>22435</b>	<b>10/13/2023</b>	<b>013237</b>		<b>FREEMAN, TRACEY</b>			<b>\$110.00</b>
001.0000.09.518.10.43.004			10/13/2023	10/17-10/19/23 Meals	HR AWC Member Expo: Freeman		110.00
<b>22436</b>	<b>10/13/2023</b>	<b>007965</b>		<b>GORDON THOMAS HONEYWELL.</b>			<b>\$8,694.27</b>
192.0000.00.558.60.41.001			9/30/2023	September 2023 1185	SSMCP AG 2023-005 09/23 Gov'tl		3,434.27
001.0000.03.513.10.41.001			9/30/2023	September 2023 1014	CM AG 2022-233 09/23 Gov'tl Af		5,260.00
<b>22437</b>	<b>10/13/2023</b>	<b>012423</b>		<b>GUARDIAN ALLIANCE TECH INC..</b>			<b>\$580.00</b>

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.40.41.001			9/30/2023	21273	PD Applicant Screenings		580.00
<b>22438</b>	<b>10/13/2023</b>	<b>011900</b>		<b>HEMISPHERE DESIGN INC.</b>			<b>\$26,400.00</b>
001.9999.03.513.10.41.001			10/1/2023	BYBH231001	CM AG 2023-020 10/23 Build You		5,400.00
104.0007.01.557.30.44.001			9/1/2023	LTAC230901	HM Nearcation.com Domain 2023		7,000.00
104.0007.01.557.30.44.001			10/1/2023	LTAC231001	HM Nearcation.com Domain 2023		7,000.00
104.0007.01.557.30.44.001			8/17/2023	LTAC230817	HM Nearcation.com Domain 2023		7,000.00
<b>22439</b>	<b>10/13/2023</b>	<b>008765</b>		<b>HOLDEN POLYGRAPH LLC.</b>			<b>\$1,400.00</b>
001.0000.15.521.40.41.001			9/29/2023	184	PD 08/11,09/20,09/27 Polygraph		1,400.00
<b>22440</b>	<b>10/13/2023</b>	<b>012308</b>		<b>HONEY BUCKET.</b>			<b>\$120.00</b>
001.0000.02.523.30.47.004			9/18/2023	0553729501	MC 09/18-10/15 Sani-Can: 8714		120.00
<b>22441</b>	<b>10/13/2023</b>	<b>004036</b>		<b>HORIZON AUTOMATIC RAIN CO.</b>			<b>\$108.34</b>
001.0000.11.542.70.31.001			9/28/2023	3N163980	PKST Maint Supplies		7.71
001.0000.11.576.80.31.001			9/26/2023	3N163889	PKFC Slip Fix Couplings, Swing		100.63
<b>22442</b>	<b>10/13/2023</b>	<b>011300</b>		<b>HORWATH LAW PLLC.</b>			<b>\$50,976.00</b>
001.9999.02.512.51.41.001			10/10/2023	September 2023	MC 09/23 Social Worker Service		2,584.00
001.9999.02.512.51.41.001			10/10/2023	September 2023	MC 09/23 Investigator Services		3,267.00
001.0000.99.512.51.41.004			10/10/2023	September 2023	ND AG-2020-203 09/23 Public De		45,125.00
<b>22443</b>	<b>10/13/2023</b>	<b>000234</b>		<b>HUMANE SOCIETY FOR TACOMA &amp; PC.</b>			<b>\$14,631.75</b>
001.0000.15.554.30.41.008			10/2/2023	PS-INV103107	PD AG 2020-261 10/23 Animal Sh		14,631.75
<b>22444</b>	<b>10/13/2023</b>	<b>012829</b>		<b>ICLEI LOCAL GOVERNMENTS FOR.</b>			<b>\$1,200.00</b>
001.9999.07.558.65.49.001			8/4/2023	3322	CD 11/01/23-10/31/24 ICLEI Due		1,200.00
<b>22445</b>	<b>10/13/2023</b>	<b>011106</b>		<b>J &amp; J AUTOBODY REPAIR INC.,</b>			<b>\$37,097.50</b>
504.0000.09.518.35.48.001			9/15/2023	31234	PDFL 08/23 Insurance Repair		37,097.50
<b>22446</b>	<b>10/13/2023</b>	<b>013273</b>		<b>JOES JUNK REMOVAL AND DEMO LLC.</b>			<b>\$990.90</b>
105.0000.00.223.40.00.000			9/28/2023	392	AB AG 2023-168 Retainage Relea		990.90

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>22447</b>	<b>10/13/2023</b>	<b>010885</b>		<b>JOHNSTON GROUP LLC.</b>			<b>\$4,725.00</b>
001.0000.03.513.10.41.001			10/3/2023	1551	CM AG 2022-234 10/23 Fed. Gov.		4,725.00
<b>22448</b>	<b>10/13/2023</b>	<b>012881</b>		<b>JOURNAL GRAPHICS INC.</b>			<b>\$7,013.15</b>
001.0000.03.557.20.49.005			9/29/2023	731148	CM Fall 2023 Connections		7,013.15
<b>22449</b>	<b>10/13/2023</b>	<b>011937</b>		<b>KEATING, BUCKLIN &amp; MCCORMACK.</b>			<b>\$699.20</b>
001.0000.06.515.30.41.001			10/9/2023	20874	LG 09/21-09/26 Lkwd adv. Conse		699.20
<b>22450</b>	<b>10/13/2023</b>	<b>002018</b>		<b>KRAZAN &amp; ASSOCIATES INC.</b>			<b>\$1,660.00</b>
301.0031.11.594.76.41.001			9/30/2023	INV F610367-6035	PK AG 2023-146 09/27-09/30 Spe		1,660.00
<b>22451</b>	<b>10/13/2023</b>	<b>012346</b>		<b>LAKEWOOD BUILDING MAINT. LLC.</b>			<b>\$7,325.00</b>
001.0000.11.576.80.41.001			10/2/2023	1038	PK AG 2023-126 09/23 Janitoria		6,050.00
001.0000.11.576.81.41.001			10/2/2023	1038	PK AG 2023-126 09/23 Janitoria		1,275.00
<b>22452</b>	<b>10/13/2023</b>	<b>000280</b>		<b>LAKEWOOD CHAMBER OF COMMERCE.</b>			<b>\$11,751.60</b>
104.0005.01.557.30.41.001			10/5/2023	09/23	FN AG 2023-044 09/23 Tourism L		11,751.60
<b>22453</b>	<b>10/13/2023</b>	<b>008414</b>		<b>LAKEWOOD FORD.</b>			<b>\$4,630.85</b>
501.0000.51.548.79.48.005			8/24/2023	LCCS509182	PKFL Vehicle Maint		2,168.35
501.0000.51.548.79.48.005			9/14/2023	LCCS513071	PKFL Vehicle Maint		2,462.50
<b>22454</b>	<b>10/13/2023</b>	<b>000288</b>		<b>LAKEWOOD HARDWARE &amp; PAINT INC.</b>			<b>\$2,782.44</b>
001.0000.11.576.81.31.001			9/28/2023	722769	PKFC FI Deck Base		100.05
101.0000.11.542.70.35.001			10/5/2023	723490	PKST Batteries, Powerhead Tool		1,413.64
101.0000.11.542.30.35.001			10/5/2023	723490	PKST Powerhead Tool, Pole Saw		1,158.19
001.0000.11.542.70.31.001			10/3/2023	723197	PKST Flowers		6.61
502.0000.17.518.35.31.001			10/4/2023	723321	PKFC Graffiti Remover, Scrub B		48.71
001.0000.11.542.70.31.001			9/27/2023	722656	PKST Cover		7.70
101.0000.11.542.70.31.001			9/29/2023	722897	PKST Picco Chain		47.54
<b>22455</b>	<b>10/13/2023</b>	<b>000298</b>		<b>LAKEWOOD TOWING.</b>			<b>\$723.22</b>
501.0000.51.521.10.48.005			9/13/2023	249411	PDFL 07/23 Tow		361.61
501.0000.51.521.10.48.005			9/13/2023	249411	PDFL 07/23 Tow		361.61

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>22456</b>	<b>10/13/2023</b>	<b>010434</b>		<b>LEE, YOUNG</b>			<b>\$172.75</b>
001.0000.02.512.51.49.009			10/9/2023	September 2023	MC 09/23 Interpreter	172.75	
<b>22457</b>	<b>10/13/2023</b>	<b>002296</b>		<b>LEXIS NEXIS,</b>			<b>\$939.15</b>
503.0000.04.518.80.41.001			9/30/2023	3094714685	IT 09/23 LexisNexis	939.15	
<b>22458</b>	<b>10/13/2023</b>	<b>009711</b>		<b>LEXIS NEXIS RISK DATA MGMT INC.</b>			<b>\$220.20</b>
001.0000.15.521.10.41.001			9/30/2023	1226184-20230930	PD 09/23 Person Searches	220.20	
<b>22459</b>	<b>10/13/2023</b>	<b>013262</b>		<b>LIM, VANNARA</b>			<b>\$293.10</b>
001.0000.02.512.51.49.009			10/9/2023	September 2023	MC 09/23 Interpreter	293.10	
<b>22460</b>	<b>10/13/2023</b>	<b>004073</b>		<b>MACDONALD-MILLER FACILITY SOL.</b>			<b>\$630.87</b>
502.0000.17.521.50.41.001			10/4/2023	SVC275423	PKFC 09/27 Svc Call For Roofto	630.87	
<b>22461</b>	<b>10/13/2023</b>	<b>013462</b>		<b>MATRIX DESIGN GROUP,</b>			<b>\$28,000.00</b>
192.0014.07.558.60.41.001			10/4/2023	41034	SSMP AG 2023-076 Thru 09/30 Ho	28,000.00	
<b>22462</b>	<b>10/13/2023</b>	<b>000360</b>		<b>MCCLATCHY COMPANY LLC.</b>			<b>\$2,071.32</b>
001.0000.06.514.30.41.001			9/30/2023	215594	LG Ord 791	207.22	
001.0000.07.558.60.44.001			9/30/2023	215594	CD NOA ~	306.58	
001.0000.07.558.60.44.001			9/30/2023	215594	CD 09/20 Public Hearing Notice	770.26	
001.0000.07.558.60.44.001			9/30/2023	215594	CD FY 22 CAPER	284.50	
001.0000.07.558.60.44.001			9/30/2023	215594	CD NOA App # 8530 Lkwd Townhou	306.58	
001.0000.06.514.30.44.001			9/30/2023	215594	LG Ord 780	196.18	
<b>22463</b>	<b>10/13/2023</b>	<b>011324</b>		<b>MCDUGAL, MARY</b>			<b>\$270.79</b>
001.0000.09.518.10.31.001			10/9/2023	0016450050111230927	HR Volunteer Recognition Event	114.94	
001.0000.09.518.91.43.002			10/9/2023	TRC199287762	HR WAPELRA Conf 1 Nt Deposit:	155.85	
<b>22464</b>	<b>10/13/2023</b>	<b>000721</b>		<b>MULTICARE HEALTHWORKS,</b>			<b>\$2,351.00</b>
001.0000.09.518.10.41.001			10/2/2023	158450	HR 09/13-09/29 Exam-Law Enf Of	2,351.00	
<b>22465</b>	<b>10/13/2023</b>	<b>013514</b>		<b>NEELEY CONSTRUCTION COMPANY,</b>			<b>\$511,022.55</b>



Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
301.0031.11.594.76.63.001			10/6/2023	3	PK AG 2023-136 09/23 Ft. Steil		511,022.55
<b>22466</b>	<b>10/13/2023</b>	<b>011935</b>		<b>NEIL, LANI</b>			<b>\$384.16</b>
106.0000.11.573.20.31.005			10/3/2023	10/03/2023	PK Food For Arts Commission R		384.16
<b>22467</b>	<b>10/13/2023</b>	<b>013596</b>		<b>NEW ELEMENT LLC,</b>			<b>\$5,378.09</b>
504.0000.09.518.39.48.001			5/24/2023	42GL7U	RM Commercial Door Package 2'8		1,078.01
504.0000.09.518.39.48.001			5/24/2023	42GL7U	RM Commercial Lever Grade 1		268.00
504.0000.09.518.39.48.001			5/24/2023	42GL7U	RM Secure a rooftop access		405.00
504.0000.09.518.39.48.001			5/24/2023	42GL7U	RM Commercial Deadbolt		135.00
504.0000.09.518.39.48.001			5/24/2023	42GL7U	RM 161 Door Lock Prep		131.00
504.0000.09.518.39.48.001			5/24/2023	42GL7U	Sales Tax		488.92
504.0000.09.518.39.48.001			5/24/2023	42GL7U	RM Commercial Door Package Ins		1,275.00
504.0000.09.518.39.48.001			5/24/2023	42GL7U	RM Debris, Removal, and Dumpin		265.00
504.0000.09.518.39.48.001			5/24/2023	42GL7U	RM Custom Security Astragal		578.00
504.0000.09.518.39.48.001			5/24/2023	42GL7U	RM Service charge for pick up		150.00
504.0000.09.518.39.48.001			5/24/2023	42GL7U	RM Door Fabrication		393.00
504.0000.09.518.39.48.001			5/24/2023	42GL7U	RM Threshold		91.76
504.0000.09.518.39.48.001			5/24/2023	42GL7U	RM Non Removable Pin Hinges		119.40
<b>22468</b>	<b>10/13/2023</b>	<b>008848</b>		<b>NORTHWEST TRANSLATION SVCS.</b>			<b>\$166.20</b>
001.0000.02.512.51.49.009			10/9/2023	September 2023	MC 09/23 Interpreter		166.20
<b>22469</b>	<b>10/13/2023</b>	<b>009317</b>		<b>OPTIC FUSION INC.</b>			<b>\$1,524.28</b>
503.0000.04.518.80.42.001			10/1/2023	95-19962	IT 10/23 Internet Connectivity		1,524.28
<b>22470</b>	<b>10/13/2023</b>	<b>012500</b>		<b>O'REILLY AUTO PARTS.</b>			<b>\$8.41</b>
001.0000.11.576.81.31.001			10/5/2023	2863-216101	PKFC Mini Bulb		8.41
<b>22471</b>	<b>10/13/2023</b>	<b>013220</b>		<b>OSW EQUIPMENT &amp; REPAIR LLC.</b>			<b>\$1,064.80</b>
501.0000.51.548.79.48.005			9/29/2023	528650	PKFL Sidedump Repair		1,064.80
<b>22472</b>	<b>10/13/2023</b>	<b>010255</b>		<b>PAPE' MACHINERY EXCHANGE.</b>			<b>\$556.48</b>
501.0000.51.548.79.31.006			9/22/2023	14789117	PKFL Blades, Pin Fastener, Rim		556.48

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>22473</b>	<b>10/13/2023</b>	<b>006010</b>		<b>PETEK AND ASSOCIATES.</b>			<b>\$385.00</b>
001.0000.09.518.10.41.001			10/4/2023	2030	HR 09/12 Pre-Employment Psych		385.00
<b>22474</b>	<b>10/13/2023</b>	<b>000428</b>		<b>PIERCE COUNTY SEWER.</b>			<b>\$1,224.59</b>
001.0000.11.576.80.47.004			10/1/2023	1032275 10/01/23	PKFC 09/23 8421 Pine St S		25.49
001.0000.11.576.81.47.001			10/1/2023	2067277 10/01/23	PKFC 09/23 9251 Angle LN SW		130.96
502.0000.17.521.50.47.004			10/1/2023	1360914 10/01/23	PKFC 09/23 9401 Lkwd Dr SW		397.44
001.0000.11.576.81.47.004			10/1/2023	2029430 10/01/23	PKFC 09/23 9101 Angle Ln SW		66.64
001.0000.11.576.81.47.004			10/1/2023	1431285 10/01/23	PKFC 09/23 9107 Angle Ln SW Co		114.32
001.0000.11.576.81.47.004			10/1/2023	2020548 10/01/23	PKFC 09/23 8200 87th Ave SW Sh		58.81
001.0000.11.576.80.47.004			10/1/2023	2079712 10/01/23	PK 09/23 8928 North Thorne Ln		114.32
502.0000.17.518.35.47.004			10/1/2023	870307 10/01/23	PKFC 09/23 6000 Main St SW		153.17
001.0000.11.576.80.47.004			10/1/2023	162489 10/01/23	PKFC 09/23 9222 Veterans Dr SW		103.21
001.0000.11.576.80.47.004			10/1/2023	936570 10/01/23	PKFC 09/23 6002 Fairlawn DR SW		25.49
101.0000.11.543.50.47.004			10/1/2023	1552201 10/01/23	PKST 09/23 9420 Front St S		34.74
<b>22475</b>	<b>10/13/2023</b>	<b>013196</b>		<b>PITNEY BOWES PRESORT SERVICES.</b>			<b>\$3,000.00</b>
001.0000.99.518.40.42.002			10/2/2023	D-706195	ND Postage Deposit		3,000.00
<b>22476</b>	<b>10/13/2023</b>	<b>008568</b>		<b>PITTS, SVEA</b>			<b>\$337.81</b>
001.0000.15.521.40.43.001			10/12/2023	10/31-11/02 Reimb	PD IAPRO Conf: S. Pitts		337.81
<b>22477</b>	<b>10/13/2023</b>	<b>012069</b>		<b>POKSWINSKI, TROY</b>			<b>\$26.00</b>
101.0000.21.543.60.43.004			10/12/2023	10/05/23 Per Diem	PWST APWA Fall Conf: Pokswinsk		26.00
<b>22478</b>	<b>10/13/2023</b>	<b>010630</b>		<b>PRINT NW.</b>			<b>\$84.88</b>
001.0000.03.557.20.49.005			9/22/2023	38622801	CM Business Cards: Derek Gibso		84.88
<b>22479</b>	<b>10/13/2023</b>	<b>007183</b>		<b>PRO-VAC.</b>			<b>\$1,209.35</b>
401.0000.11.531.10.48.001			9/29/2023	193333	PKSW AG 2018-151D Wildaire Rd		1,209.35
<b>22480</b>	<b>10/13/2023</b>	<b>009152</b>		<b>PUBLIC FINANCE INC.</b>			<b>\$316.98</b>
202.0000.01.514.20.41.001			10/2/2023	0002480	DS 4Q/23 LID Admin: CLID No. 1		90.57
202.0000.03.514.20.41.001			10/2/2023	0002480	DS 4Q/23 LID Admin: CLID No. 1		181.13

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
202.0000.02.514.20.41.001			10/2/2023	0002480	DS 4Q/23 LID Admin: CLID No. 1		45.28
<b>22481</b>	<b>10/13/2023</b>	<b>009917</b>		<b>PUBLIC RESTROOM COMPANY.</b>			<b>\$65,730.00</b>
301.0027.11.594.76.63.001			9/29/2023	24605	PK AG 2023-093 09/23 American		65,730.00
<b>22482</b>	<b>10/13/2023</b>	<b>000446</b>		<b>PUGET SOUND CLEAN AIR AGENCY.</b>			<b>\$10,929.00</b>
001.0000.15.521.32.41.001			10/11/2023	23-052 Q4/23	PD Q4/23 Clean Air Assessment		10,929.00
<b>22483</b>	<b>10/13/2023</b>	<b>000445</b>		<b>PUGET SOUND ENERGY.</b>			<b>\$13,863.21</b>
302.0156.21.595.30.63.001			9/22/2023	400003926187 9/22/23	PWCP Electric Svc Line 9210 EI		912.07
101.0000.11.542.64.47.005			9/23/2023	300000005037 9/23/23	PKST 08/31-09/19 Gravelly Lk &		126.46
101.0000.11.542.63.47.006			10/5/2023	300000007165 10/5/23	PKST 09/01-10/02 N of Lk WA BI		10,215.25
001.0000.11.576.81.47.005			9/25/2023	200001527346 9/25/23	PKFC 08/23-09/22 8714 87th Ave		12.80
001.0000.11.576.81.47.005			10/5/2023	300000010938 10/5/23	PKFC 08/23-09/22 9107 Angle Ln		179.35
001.0000.11.576.80.47.005			10/5/2023	300000000129 10/5/23	PKFC 08/30-09/29 11500 Militar		59.01
001.0000.11.576.80.47.005			10/5/2023	300000010268 10/5/23	PKFC 08/30-09/29 Woodlawn Ave		149.14
101.0000.11.542.63.47.005			10/2/2023	220031520764 10/2/23	PKST 08/30-09/29 12112 Edgewoo		88.22
001.0000.11.576.80.47.005			10/2/2023	220018963391 10/2/23	PKFC 08/30-09/29 10365 112th S		68.31
001.0000.11.576.81.47.005			9/25/2023	300000010938 9/25/23	PKFC 08/21-09/20 8802 Dresden		114.05
101.0000.11.542.63.47.005			10/2/2023	220029285701 10/2/23	PK 08/30-09/29 12319 GLD SW Li		144.47
101.0000.11.542.63.47.006			10/2/2023	220028304982 10/2/23	PKST 08/30-09/29 12810 Gravell		116.08
101.0000.11.542.63.47.006			10/2/2023	220032386637 10/2/23	PKST 08/30-09/29 9201 WA Blvd		107.17
001.0000.11.576.80.47.005			10/2/2023	220026435523 10/2/23	PKFC 08/30-09/29 8928 N Thorne		110.78
101.0000.11.542.63.47.005			10/2/2023	220030615417 10/2/23	PKST 08/30-09/29 11828 Gravell		97.64
101.0000.11.542.63.47.005			10/2/2023	220025290614 10/2/23	PKST 08/30-09/29 12702 Vernon		222.78
001.0000.11.576.81.47.005			9/25/2023	220024933081 9/25/23	PKFC 08/23-09/22 8714 87th Ave		54.10
101.0000.11.542.63.47.006			10/2/2023	200006381095 10/2/23	PKST 08/30-09/29 7819 150th St		27.29
001.0000.11.576.80.47.005			10/2/2023	200001526637 10/2/23	PKFC 08/30-09/29 9222 Veteran'		26.44
101.0000.11.542.63.47.006			10/2/2023	220008814687 10/2/23	PKST 08/30-09/29 7000 150th St		23.54
001.0000.11.576.81.47.005			9/25/2023	300000010896 9/25/23	PKFC 08/21-09/20 Ft Steil Park		868.76
101.0000.11.542.63.47.005			10/2/2023	220025290630 10/2/23	PKST 08/30-09/29 8299 Veterans		139.50
<b>22484</b>	<b>10/13/2023</b>	<b>012953</b>		<b>R. L. ALIA COMPANY.</b>			<b>\$269,296.70</b>
302.0000.00.223.40.00.000			9/30/2023	AG 2022-080 PP # 18	PWCP AG 2022-080 Retainage		-12,432.11

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
302.0000.00.223.40.00.000			10/2/2023	AG 2022-196 PP # 11	PWCP AG 2022-196 Retainage		-1,741.40
302.0137.21.595.30.63.001			10/2/2023	AG 2022-196 PP # 11	PWCP AG 2022-196 08/01-08/31 S		34,828.07
302.0135.21.595.30.63.001			9/30/2023	AG 2022-080 PP # 18	PWCP AG 2022-080 09/01-09/30 J		248,642.14
<b>22485</b>	<b>10/13/2023</b>	<b>012426</b>		<b>RANGER TREE EXPERTS INC.</b>			<b>\$4,238.85</b>
001.0000.11.576.81.41.001			10/6/2023	00193-I	PKFC Tree Removal, Trim C/U 87		4,238.85
<b>22486</b>	<b>10/13/2023</b>	<b>007505</b>		<b>REDFLEX TRAFFIC SYSTEMS INC.</b>			<b>\$32,240.00</b>
001.0000.15.521.71.41.080			9/30/2023	INV0062129	PD 09/23 Photo Enforcement		32,240.00
<b>22487</b>	<b>10/13/2023</b>	<b>013528</b>		<b>ROMERO, STACEY</b>			<b>\$280.00</b>
001.0000.02.512.51.49.009			10/9/2023	September 2023	MC 09/23 Interpreter		280.00
<b>22488</b>	<b>10/13/2023</b>	<b>008825</b>		<b>SAFELITE FULFILLMENT INC.</b>			<b>\$478.72</b>
180.0000.15.521.30.48.005			8/2/2023	00439-636549	PDFL Auto Glass		478.72
<b>22489</b>	<b>10/13/2023</b>	<b>013330</b>		<b>SAURI, MARCO A</b>			<b>\$2,000.00</b>
001.9999.11.565.10.41.020			10/9/2023	31	PKHS AG 2023-170 10/01-10/15 L		2,000.00
<b>22490</b>	<b>10/13/2023</b>	<b>009723</b>		<b>SHERIDAN, SELINDA</b>			<b>\$372.00</b>
001.0000.11.569.50.41.001			10/9/2023	08/28-10/09	PKSR 08/28-10/09 Sumi Art Teac		372.00
<b>22491</b>	<b>10/13/2023</b>	<b>010348</b>		<b>SME SOLUTIONS, LLC.</b>			<b>\$407.10</b>
502.0000.17.521.50.48.001			9/26/2023	2196942	PD 08/01 DOE Inspection		407.10
<b>22492</b>	<b>10/13/2023</b>	<b>002913</b>		<b>SOUND ENERGY SYSTEMS.</b>			<b>\$10,939.13</b>
502.0000.17.521.50.41.001			10/4/2023	109337	PKFC 10/23 AHU1 PD		7,296.44
502.0000.17.521.50.41.001			10/4/2023	109333	PKFC Replace VAV 2-22 PD		3,642.69
<b>22493</b>	<b>10/13/2023</b>	<b>013496</b>		<b>SOUND PACIFIC CONSTRUCTION LLC.</b>			<b>\$470,426.17</b>
302.0156.21.595.30.63.001			10/9/2023	AG 2023-129 PP # 5	PWCP AG 2023-129 09/06-09/30 A		187,641.16
302.0096.21.595.30.63.001			9/30/2023	AG 2023-171 PP # 1	PWCP AG 2023-171 09/11-09/30 U		282,785.01
<b>22494</b>	<b>10/13/2023</b>	<b>010656</b>		<b>SOUTH SOUND 911.</b>			<b>\$159,782.49</b>
001.0000.15.521.10.41.126			10/2/2023	01054	PD 10/23 Communication Svcs		111,273.33

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.10.41.126			10/2/2023	01054	PD 10/23 RMS Svcs		24,950.00
001.0000.15.521.10.41.126			10/2/2023	01054	PD 10/23 Warrant Svcs		7,078.33
001.0000.15.521.10.41.126			10/2/2023	01054	PD 10/23 Records/Permitting Sv		16,480.83
<b>22495</b>	<b>10/13/2023</b>	<b>003267</b>		<b>SOUTH TACOMA GLASS SPECIALISTS.</b>			<b>\$220.20</b>
180.0000.15.521.30.48.005			8/3/2023	66535	PDFL Auto Glass		220.20
<b>22496</b>	<b>10/13/2023</b>	<b>002881</b>		<b>SPRAGUE PEST SOLUTIONS CO.</b>			<b>\$116.74</b>
502.0000.17.518.35.41.001			9/27/2023	5221839	PKFC 09/27 Gen Pest Svcs		116.74
<b>22497</b>	<b>10/13/2023</b>	<b>013023</b>		<b>SPRINGBROOK CONNECTIONS.</b>			<b>\$8,432.45</b>
196.6016.99.518.63.41.001			10/9/2023	03 2023	ARPA AG 2023-105 Q3/23 Reimbur		8,432.45
<b>22498</b>	<b>10/13/2023</b>	<b>009493</b>		<b>STAPLES ADVANTAGE.</b>			<b>\$751.60</b>
001.0000.06.514.30.31.001				3547942129	LG Return Atomic Digital Clock		-108.99
001.0000.06.514.30.31.001			9/16/2023	3547678572	LG Atomic Digital Clock		108.99
001.0000.02.512.50.31.001			9/22/2023	3548013298	MC Office Supplies		20.91
001.0000.15.521.10.31.001			9/20/2023	3547861570	PD Office Supplies		50.80
001.0000.15.521.10.31.001			9/20/2023	3547861569	PD Office Supplies		18.87
001.0000.02.512.50.31.001			9/22/2023	3548013297	MC Office Supplies		26.41
001.0000.15.521.10.31.001			9/22/2023	3548013294	PD Office Supplies		44.03
001.0000.07.558.60.31.001			9/16/2023	3547678568	CD Notes, Clips, Pens, Tape		50.75
001.0000.15.521.10.31.001			9/15/2023	3547526566	PD Office Supplies		107.05
001.0000.02.512.50.31.001			9/22/2023	3548013296	MC Office Supplies		233.80
001.0000.15.521.10.31.001			9/19/2023	3547834334	PD Office Supplies		77.76
001.0000.03.557.20.31.001			9/29/2023	3548522583	CD Mouse Pad		4.17
101.0000.21.544.20.31.001			9/16/2023	3547678568	PWST Notes, Pens		117.05
<b>22499</b>	<b>10/13/2023</b>	<b>013407</b>		<b>STEWART HIZON, MACKENZIE</b>			<b>\$150.00</b>
001.0000.11.571.20.41.001			10/6/2023	10/06/2023	PKRC Sd Hearing Wkshp		150.00
<b>22500</b>	<b>10/13/2023</b>	<b>011544</b>		<b>STOWE DEV AND STRATEGIES.</b>			<b>\$5,300.00</b>
001.9999.13.558.70.41.001			10/5/2023	Lakewood TIF 002	ED AG 2023-082 08/23-09/23 Tax		5,300.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>22501</b>	<b>10/13/2023</b>	<b>013442</b>		<b>STROZ FRIEDBERG, LLC.</b>			<b>\$6,889.84</b>
504.0000.09.518.31.41.001			10/3/2023	K0301-0021381	RM 07/23 Claim # UA8113080664		6,889.84
<b>22502</b>	<b>10/13/2023</b>	<b>006497</b>		<b>SYSTEMS FOR PUBLIC SAFETY.</b>			<b>\$23,207.95</b>
501.0000.51.521.10.48.005			10/9/2023	45047	PDFL 10/23 Electrical		144.93
501.0000.51.521.10.48.005			9/14/2023	44945	PDFL 09/23 Engine Work		497.18
501.0000.51.521.10.48.005			9/27/2023	44976	PDFL 09/23 Brakes		484.72
501.0000.51.521.10.48.005			10/9/2023	45047	PDFL 10/23 Other		500.35
501.0000.51.521.10.48.005			9/14/2023	44927	PDFL 09/23 Tire Rotation		35.22
501.0000.51.521.10.48.005			9/27/2023	44976	PDFL 09/23 Electrical		165.78
501.9999.51.594.21.64.005			9/21/2023	45006	PDFL 09/23 New Build		52.02
501.0000.51.521.10.48.005			10/9/2023	45047	PDFL 10/23 Oil Change		107.18
501.0000.51.521.10.48.005			9/14/2023	44927	PDFL 09/23 Wipers		110.07
501.0000.51.521.10.48.005			9/27/2023	44976	PDFL 09/23 Safety Inspection		23.75
501.0000.51.521.10.48.005			10/2/2023	45102	PDFL 09/23 Safety Inspection		25.11
001.0000.15.525.60.41.001			10/9/2023	44559	PDFL 10/23 Other		3,096.01
501.0000.51.521.10.48.005			10/9/2023	45047	PDFL 10/23 Safety Inspection		25.32
501.0000.51.521.10.48.005			9/14/2023	44927	PDFL 09/23 Other		27.53
501.0000.51.521.10.48.005			9/27/2023	44976	PDFL 09/23 Tires		261.07
501.0000.51.521.10.48.005			10/2/2023	45102	PDFL 09/23 Tires		206.42
501.0000.51.521.10.48.005			10/9/2023	45151	PDFL 10/23 Tire Repair		60.43
501.0000.51.521.10.48.005			10/2/2023	45030	PDFL 09/23 Safety Inspection		310.16
501.0000.51.521.10.48.005			10/9/2023	45151	PDFL 10/23 Safety Inspection		22.81
501.0000.51.521.10.48.005			10/2/2023	45030	PDFL 09/23 Oil Change		86.63
501.0000.51.521.10.48.005			10/9/2023	45047	PDFL 10/23 Battery		246.62
501.0000.51.521.10.48.005			9/14/2023	44951	PDFL 09/23 Tire Repair		52.02
501.0000.51.521.10.48.005			9/27/2023	44976	PDFL 09/23 Battery		292.93
501.0000.51.521.10.48.005			9/27/2023	44976	PDFL 09/23 Other		25.95
501.0000.51.521.10.48.005			10/9/2023	45151	PDFL 10/23 Oil Change		105.26
501.9999.51.594.21.64.005			10/9/2023	44559	PDFL 10/23 New Build		1,104.44
501.0000.51.521.10.48.005			10/2/2023	45030	PDFL 09/23 Brakes		1,163.83
501.0000.51.521.10.48.005			9/12/2023	44575	PDFL 08/23 Other		1,287.59
501.0000.51.521.10.48.005			10/2/2023	45030	PDFL 09/23 Wipers		39.99

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			9/12/2023	44881	PDFL 09/23 Heating/Cooling		540.50
501.9999.51.594.21.64.005			9/14/2023	44508	PDFL 09/23 New Build		825.75
501.9999.51.594.21.64.005			9/14/2023	44509	PDFL 09/23 New Build		1,009.40
501.0000.51.521.10.48.005			9/12/2023	44929	PDFL 09/23 Tire Repair		52.02
501.0000.51.521.10.48.005			9/27/2023	44944	PDFL 09/23 Oil Change		153.20
501.0000.51.521.10.48.005			10/2/2023	45030	PDFL 09/23 Other		71.56
501.9999.51.594.21.64.005			9/14/2023	44535	PDFL 09/23 New Build		825.75
501.0000.51.521.10.48.005			9/12/2023	44938	PDFL 09/23 Battery		253.17
501.0000.51.521.10.48.005			9/27/2023	44944	PDFL 09/23 Safety Inspection		612.24
501.0000.51.521.10.48.005			10/2/2023	45052	PDFL 09/23 Safety Inspection		498.42
501.9999.51.594.21.64.005			9/14/2023	44538	PDFL 09/23 New Build		825.75
501.0000.51.521.10.48.005			9/14/2023	44927	PDFL 09/23 Oil Change		145.07
501.0000.51.521.10.48.005			9/27/2023	44944	PDFL 09/23 Transmission		257.89
501.0000.51.521.10.48.005			10/2/2023	45052	PDFL 09/23 Battery		267.82
501.9999.51.594.21.64.005			9/14/2023	44539	PDFL 09/23 New Build		825.75
501.0000.51.521.10.48.005			10/9/2023	44559	PDFL 10/23 Oil Change		125.98
501.0000.51.521.10.48.005			9/14/2023	44927	PDFL 09/23 Safety Inspection		592.60
501.0000.51.521.10.48.005			9/27/2023	44976	PDFL 09/23 Oil Change		117.80
501.0000.51.521.10.48.005			10/2/2023	45102	PDFL 09/23 Oil Change		106.97
501.0000.51.521.10.48.005			9/27/2023	44944	PDFL 09/23 Other		27.53
501.0000.51.521.10.48.005			10/2/2023	45052	PDFL 09/23 Other		28.90
501.9999.51.594.21.64.005			9/14/2023	44537	PDFL 09/23 New Build		2,967.20
501.9999.51.594.21.64.005			9/14/2023	44536	PDFL 09/23 New Build		846.67
501.0000.51.521.10.48.005			9/27/2023	44944	PDFL 09/23 Wipers		46.35
501.0000.51.521.10.48.005			10/2/2023	45052	PDFL 09/23 Brakes		622.34
<b>22503</b>	<b>10/13/2023</b>	<b>013229</b>		<b>TACOMAPROBONO COMMUNITY.</b>			<b>\$21,524.45</b>
196.2002.99.518.63.41.001			10/10/2023	TPB 09/23	ARPA AG 2021-425 09/23 Housing		21,524.45
<b>22504</b>	<b>10/13/2023</b>	<b>011013</b>		<b>TANNE, CARL</b>			<b>\$324.54</b>
001.0000.02.512.51.49.009			10/9/2023	September 2023	MC 09/23 Interpreter		324.54
<b>22505</b>	<b>10/13/2023</b>	<b>007885</b>		<b>ULINE, INC.</b>			<b>\$66.06</b>

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.10.31.001			9/26/2023	168935860	PD Gloves		66.06
<b>22506</b>	<b>10/13/2023</b>	<b>004376</b>		<b>UNFRED. JOHN</b>			<b>\$155.00</b>
001.0000.15.521.10.49.001			10/4/2023	10/04/2023	PD Rotary Membership: J. Unfre		155.00
<b>22507</b>	<b>10/13/2023</b>	<b>013617</b>		<b>VARGAS, MICHAEL</b>			<b>\$210.00</b>
001.0000.03.513.10.43.004			10/13/2023	09/30-10/03/23 Meals	CM ICMA Conf: Vargas		210.00
<b>22508</b>	<b>10/13/2023</b>	<b>009372</b>		<b>VENTEK INTERNATIONAL.</b>			<b>\$90.00</b>
503.0000.04.518.80.42.001			10/1/2023	140417	IT 10/23 CCU Server Hosting, D		90.00
<b>22509</b>	<b>10/13/2023</b>	<b>012914</b>		<b>VERIZON COMMUNICATIONS INC.</b>			<b>\$248.71</b>
503.0000.04.518.80.42.001			10/2/2023	615000047063	IT 09/23 GPS		248.71
<b>22510</b>	<b>10/13/2023</b>	<b>002509</b>		<b>VERIZON WIRELESS.</b>			<b>\$1,382.01</b>
180.0000.15.521.21.42.001			9/26/2023	9945420215	IT 08/27-09/26 Phone		378.95
503.0000.04.518.80.42.001			9/26/2023	9945420215	IT 08/27-09/26 Phone		1,003.06
<b>22511</b>	<b>10/13/2023</b>	<b>010064</b>		<b>VILLIERS-FURZE, MICHELLE</b>			<b>\$168.82</b>
001.0000.02.512.51.49.009			10/9/2023	September 2023	MC 09/23 Interpreter		168.82
<b>22512</b>	<b>10/13/2023</b>	<b>011512</b>		<b>WA STATE DEPT OF CORRECTIONS.</b>			<b>\$3,682.32</b>
001.0000.15.521.10.41.001			10/2/2023	FCU2309.7216	PD 09/23 Work Crew		1,361.30
001.0000.15.521.10.41.001			9/5/2023	FCU2308.7165	PD 08/23 Work Crew		2,321.02
<b>22513</b>	<b>10/13/2023</b>	<b>012410</b>		<b>WATT BANKS, LISA</b>			<b>\$2,008.75</b>
001.9999.11.565.10.41.020			10/9/2023	105	PKHS AG 2023-170 10/01-10/15 L		2,008.75
<b>22514</b>	<b>10/13/2023</b>	<b>010239</b>		<b>WEST PIERCE FIRE &amp; RESCUE.</b>			<b>\$12,063.12</b>
196.6004.99.518.63.41.001			10/9/2023	INV23-086	ARPA AG 2021-364 Q3/23 Service		12,063.12
<b>22515</b>	<b>10/13/2023</b>	<b>012987</b>		<b>WEX BANK.</b>			<b>\$3,221.62</b>
501.0000.51.548.79.32.001			9/30/2023	92102952	09/23 PK Fuel		12.25
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		147.80
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		64.52



Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.548.79.32.001			9/30/2023	92102952	09/23 PK Fuel		199.83
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		90.02
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		130.92
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		75.67
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		59.85
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		205.00
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		84.41
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		127.23
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		254.93
180.0000.15.521.21.32.001			9/30/2023	92102952	09/23 PD Fuel		767.68
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		129.24
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		70.76
501.0000.51.548.79.32.001			9/30/2023	92102952	09/23 PK Fuel		127.64
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		96.69
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		135.23
501.0000.51.548.79.32.001			9/30/2023	92102952	09/23 PK Fuel		180.16
180.0000.15.521.21.32.001			9/30/2023	92102952	09/23 PD Fuel		35.93
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		143.94
501.0000.51.521.10.32.001			9/30/2023	92102952	09/23 PD Fuel		81.92
<b>22516</b>	<b>10/13/2023</b>	<b>011031</b>		<b>XIOLOGIX LLC.</b>			<b>\$6,896.66</b>
503.0000.04.518.80.48.003			10/9/2023	10487	IT-Support Coverage		1,482.00
503.0000.04.518.80.48.003			10/9/2023	10487	IT-Software Maint for VMWare F		662.00
503.0000.04.518.80.48.003			10/9/2023	10487	Sales Tax		632.66
503.0000.04.518.80.48.003			10/9/2023	10487	IT-Support Coverage		2,964.00
503.0000.04.518.80.48.003			10/9/2023	10487	IT-Software Maint for VMWare E		1,156.00
<b>22517</b>	<b>10/13/2023</b>	<b>008553</b>		<b>ZONES INC.</b>			<b>\$2,543.14</b>
503.0000.04.518.80.48.002			9/28/2023	K21695910101	IT 1Yr StoneFly Extended Warra		2,543.14
<b>22518</b>	<b>10/13/2023</b>	<b>012810</b>		<b>ZOOM VIDEO COMMUNICATIONS INC.</b>			<b>\$12,988.28</b>
503.0000.04.518.80.48.003			10/7/2023	INV222206055	IT 10/07/23-10/06/24 Zoom One		12,988.28
<b>22519</b>	<b>10/20/2023</b>	<b>013621</b>		<b>ORCHARD TERRACE APARTMENTS.</b>			<b>\$3,372.26</b>

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
190.1005.52.559.32.41.001			10/16/2023	R. Smyth-B-01	CDBG EPP: R Smythe Deposit, Re		3,372.26
<b>22520</b>	<b>10/20/2023</b>	<b>013510</b>		<b>ULTIMATE MOVERS LLC.</b>			<b>\$3,575.00</b>
190.1005.52.559.32.41.001			10/16/2023	249043	CDBG EPP 10/02 Movers: Sherri		3,575.00
<b>98339</b>	<b>9/29/2023</b>	<b>009351</b>		<b>ACTIVE NETWORK LLC.</b>			<b>\$600.00</b>
001.0000.11.571.20.49.003			9/21/2023	1015265	PKFC Cert Course: Front Desk O		600.00
<b>98340</b>	<b>9/29/2023</b>	<b>002408</b>		<b>CITY OF TACOMA.</b>			<b>\$1,635.25</b>
001.0000.15.521.32.41.001			9/6/2023	91169456	PD 08/23 Dumping Charges		1,635.25
<b>98341</b>	<b>9/29/2023</b>	<b>011564</b>		<b>CODE PUBLISHING COMPANY.</b>			<b>\$2,799.30</b>
001.0000.06.514.30.41.001			9/18/2023	GC0011948	LG Muni Code Web Update, New P		2,799.30
<b>98342</b>	<b>9/29/2023</b>	<b>002025</b>		<b>DAVID EVANS &amp; ASSOCIATES INC.</b>			<b>\$1,941.00</b>
302.0142.21.595.12.41.017			8/16/2023	542655	PWCP AG 2022-133 06/25-07/29		1,941.00
<b>98343</b>	<b>9/29/2023</b>	<b>013612</b>		<b>DOO PYO SONG AND JUNG A SONG.</b>			<b>\$8,100.00</b>
302.0024.21.595.20.61.006			9/29/2023	09/29/23 Steil. Blvd	PWCP Property Acquisition Stei		8,100.00
<b>98344</b>	<b>9/29/2023</b>	<b>004710</b>		<b>EQUIFAX CREDIT NORTHWEST CORP.</b>			<b>\$119.66</b>
001.0000.15.521.10.41.001			9/23/2023	2057316026	PD 09/23		119.66
<b>98345</b>	<b>9/29/2023</b>	<b>013605</b>		<b>GAVER, BRYAN</b>			<b>\$60.00</b>
001.0000.07.321.99.00.001			8/30/2023	603-533-278-001-0002	CD Refund: Permit # 603-533-27		60.00
<b>98346</b>	<b>9/29/2023</b>	<b>002662</b>		<b>GENE'S TOWING INC.</b>			<b>\$154.14</b>
504.0000.09.518.35.48.001			8/20/2023	517520	RM Claim #2023-0047 Ins Repair		77.07
501.0000.51.548.79.48.005			9/1/2023	516660	PKFL 09/01 Towing		77.07
<b>98347</b>	<b>9/29/2023</b>	<b>000196</b>		<b>GOV'T FINANCE OFFICERS ASSOC.</b>			<b>\$285.00</b>
001.0000.04.514.20.49.003			9/25/2023	3124544	FN Annual Gov'tl GAAP Update:		135.00
001.0000.04.514.20.49.003			9/25/2023	3124542	FN Annual Gov'tl GAAP Update:		150.00
<b>98348</b>	<b>9/29/2023</b>	<b>012801</b>		<b>HAYTON FARMS BERRIES.</b>			<b>\$321.00</b>

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0106.11.571.22.49.010			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: SNAP Re		160.00
631.0000.11.589.00.00.000			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: SNAP Re		161.00
<b>98349</b>	<b>9/29/2023</b>	<b>013536</b>		<b>HOUSE OF THE WOLVES LLC.</b>			<b>\$10,000.00</b>
106.0000.11.573.20.41.001			6/8/2023	144	PK AG 2023-182 Mural At FSP PI		10,000.00
<b>98350</b>	<b>9/29/2023</b>	<b>010716</b>		<b>JUBITZ FLEET SERVICES.</b>			<b>\$522.72</b>
501.0000.51.521.10.32.001			8/31/2023	CL911476	PDFL 08/18 & 08/27 Fuel		522.72
<b>98351</b>	<b>9/29/2023</b>	<b>013432</b>		<b>KING SALMON MARINE INC.</b>			<b>\$1,383.32</b>
182.0000.15.521.30.48.005			9/5/2023	9405	PDFL 09/23 Other		1,383.32
<b>98352</b>	<b>9/29/2023</b>	<b>000739</b>		<b>KR INC.</b>			<b>\$224.87</b>
101.0000.21.544.20.31.001			8/8/2023	INV-095015	PWST Paint		224.87
<b>98353</b>	<b>9/29/2023</b>	<b>013575</b>		<b>LADY MACDONALD'S.</b>			<b>\$84.00</b>
001.0106.11.571.22.49.010			9/26/2023	09/19 FM	PKFC 09/19 FM: HB, SNAP Reimb,		23.00
001.0000.11.571.22.41.001			9/26/2023	09/19 FM	PKFC 09/19 FM: HB, SNAP Reimb,		10.00
631.0000.11.589.00.00.000			9/26/2023	09/19 FM	PKFC 09/19 FM: HB, SNAP Reimb,		51.00
<b>98354</b>	<b>9/29/2023</b>	<b>000299</b>		<b>LAKEVIEW LIGHT &amp; POWER CO..</b>			<b>\$11,505.40</b>
101.0000.11.542.64.47.005			9/7/2023	67044-012 09/07/23	PKST 08/04-09/04 Hwy 512 & STW		107.96
001.0000.11.576.80.47.005			9/7/2023	67044-048 09/07/23	PKFC 08/04-09/04 2716 84th St		29.51
101.0000.11.542.64.47.005			9/7/2023	67044-016 09/07/23	PKST 08/04-09/04 40th Ave SW		62.17
101.0000.11.543.50.47.005			9/7/2023	67044-074 09/07/23	PKST 08/04-09/04 9424 Front St		299.13
101.0000.11.542.64.47.005			9/7/2023	67044-032 09/07/23	PKST 08/04-09/04 100th ST SW &		81.62
101.0000.11.542.64.47.005			9/7/2023	67044-031 09/07/23	PKST 08/04-09/04 84th St S & S		67.44
101.0000.11.542.64.47.005			9/7/2023	67044-078 09/07/23	PKST 08/04-09/04 100th St SW &		101.00
101.0000.11.542.63.47.006			9/7/2023	67044-083 09/07/23	PKST 08/04-09/04 40th & 100th		91.09
101.0000.11.542.64.47.005			9/14/2023	67044-004 09/14/23	PKST 08/11-09/11 108th St SW &		72.88
101.0000.11.542.63.47.006			9/7/2023	67044-085 09/07/23	PKST 08/04-09/04 26th & 88th S		45.65
101.0000.11.542.64.47.005			9/7/2023	67044-079 09/07/23	PKST 08/04-09/04 96th St S & S		147.34
101.0000.11.542.64.47.005			9/14/2023	67044-010 09/14/23	PKST 08/11-09/11 108th St SW &		71.01
101.0000.11.542.63.47.006			9/7/2023	67044-014 09/07/23	PKST 07/30-08/30 Hwy 512 & STW		91.54

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.64.47.005			9/7/2023	67044-053 09/07/23	PKST 08/04-09/04 4648 Steil Bl		59.40
101.0000.11.542.64.47.005			9/7/2023	67044-050 09/07/23	PKST 08/04-09/04 Lkwd Dr SW/St		74.58
101.0000.11.542.64.47.005			9/7/2023	67044-002 09/07/23	PKST 08/04-09/04 Pac Hwy & STW		77.34
502.0000.17.542.65.47.005			9/14/2023	67044-073 09/14/23	PKFC 08/11-09/11 11420 Kendric		346.87
101.0000.11.542.64.47.005			9/14/2023	67044-030 09/14/23	PKST 08/11-09/11 112th ST SW &		73.41
101.0000.11.542.64.47.005			9/7/2023	67044-081 09/07/23	PKST 08/04-09/04 3601 Steil Bl		74.13
101.0000.11.542.63.47.006			9/14/2023	67044-091 09/14/23	PKST 08/11-09/11 4713 111th St		57.26
101.0000.11.542.63.47.006			9/7/2023	67044-089 09/07/23	PKST 08/04-09/04 9520 Front ST		49.03
502.0000.17.521.50.47.005			9/21/2023	117448-001 09/21/23	PKFC 08/18-09/18 Lkwd Police S		8,981.59
101.0000.11.542.63.47.006			9/14/2023	67044-072 09/14/23	PKST 08/11-09/11 11302 Kendric		106.81
101.0000.11.542.63.47.006			9/7/2023	67044-087 09/07/23	PKST 08/04-09/04 123rd & BPW S		71.55
101.0000.11.542.64.47.005			9/14/2023	67044-017 09/14/23	PKST 08/11-09/11 112th St SW &		59.30
101.0000.11.542.64.47.005			9/7/2023	67044-080 09/07/23	PKST 08/04-09/04 8802 STW		81.45
101.0000.11.542.63.47.006			9/7/2023	67044-092 09/07/23	PKST 08/04-09/04 8909 STW		43.78
101.0000.11.542.64.47.005			9/7/2023	67044-084 09/07/23	PKST 08/04-09/04 Steil & Lkvw		80.56
<b>98355</b>	<b>9/29/2023</b>	<b>000300</b>		<b>LAKEWOOD WATER DISTRICT.</b>			<b>\$18,340.58</b>
101.0000.11.542.70.47.001			9/12/2023	15034.02 09/12/23	PKST 07/01-08/31 SW Corner BP		45.13
001.0000.11.576.81.47.001			9/26/2023	27555.01 09/26/23	PKFC 07/15-09/15 0 Steil Blvd		381.47
101.0000.11.542.70.47.001			9/12/2023	16302.03 09/12/23	PKST 07/01-08/31 GLD & 112th S		109.05
101.0000.11.542.70.47.001			9/12/2023	13318.03 09/12/23	PKST 07/01-08/31 WA Blvd & GLD		48.63
101.0000.11.542.70.47.001			9/12/2023	13641.03 09/12/23	PKST 07/01-08/31 0 GLD & Nyana		45.13
502.0000.17.518.35.47.001			9/12/2023	16699.03 09/12/23	PKFC 07/01-08/31 6000 Main St		2,442.60
001.0000.11.576.80.47.001			9/19/2023	20378.02 09/19/23	PKFC 07/08-09/08 11524 Old Mil		2,041.79
101.0000.11.542.70.47.001			9/12/2023	26572.03 09/12/23	PKST 07/01-08/31 10000 GL & Ny		48.63
502.0000.17.518.35.47.001			9/12/2023	16702.02 09/12/23	PKFC 07/01-08/31 6000 Main St		212.84
001.0000.11.576.80.47.001			9/12/2023	15036.03 09/12/23	PKFC 07/01-08/31 127th & Addis		8,092.15
101.0000.11.542.70.47.001			9/12/2023	26638.02 09/12/23	PKST 07/01-08/31 Island GL & V		160.74
001.0000.11.576.80.47.001			9/12/2023	15040.02 09/12/23	PKFC 07/01-08/31 4723 127th St		73.18
101.0000.11.542.70.47.001			9/12/2023	26996.03 09/12/23	PKST 07/01-08/31 12200 Pac Hwy		48.63
502.0000.17.518.35.47.001			9/12/2023	16706.02 09/12/23	PKFC 07/01-08/31 6000 Main St		48.63
101.0000.11.542.70.47.001			9/12/2023	26756.03 09/12/23	PKST 07/01-08/31 SE CO BP & Pa		45.13
001.0000.11.576.80.47.001			9/12/2023	15038.05 09/12/23	PKFC 07/12-08/31 12616 47th Av		79.42

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.70.47.001			9/19/2023	20229.02 09/19/23	PKST 07/08-09/08 11201 Old Mil		70.70
101.0000.11.542.70.47.001			9/19/2023	52253.01 09/19/23	PKST 07/08-09/08 7911 WA Blvd		167.14
101.0000.11.542.70.47.001			9/19/2023	60653.01 09/19/23	PKST 07/08-09/08 WA & Vernon S		3,687.27
101.0000.11.542.70.47.001			9/19/2023	58453.01 09/19/23	PKST 07/08-09/08 Edgewood & Wi		178.16
101.0000.11.542.70.47.001			9/12/2023	27571.01 09/12/23	PKST 07/01-08/31 123rd St SW S		111.36
101.0000.11.542.70.47.001			9/12/2023	27417.02 09/12/23	PKST 07/01-08/31 GLD/Mt Tac Dr		55.02
001.0000.11.576.80.47.001			9/12/2023	26999.02 09/12/23	PKFC 07/01-08/31 Primley's Par		102.65
101.0000.11.542.70.47.001			9/12/2023	27347.01 09/12/23	PKST 07/01-08/31 O BP & 123rd		45.13
<b>98356</b>	<b>9/29/2023</b>	<b>000309</b>		<b>LES SCHWAB TIRE CENTER.</b>			<b>\$287.35</b>
501.0000.51.548.79.48.005			9/13/2023	30500795390	PKFL Battery		287.35
<b>98357</b>	<b>9/29/2023</b>	<b>008988</b>		<b>MCDONOUGH &amp; SONS INC.</b>			<b>\$150.00</b>
401.0000.11.531.10.48.001			9/24/2023	269220	PKSW 09/24 Emergency Clean Up		150.00
<b>98358</b>	<b>9/29/2023</b>	<b>013380</b>		<b>MEDITERRANEAN FLAVORS.</b>			<b>\$15.00</b>
631.0000.11.589.00.00.000			9/26/2023	09/12 FM	PKFC 09/12 FM: SNAP Reimb		15.00
<b>98359</b>	<b>9/29/2023</b>	<b>010108</b>		<b>MIWALL CORPORATION.</b>			<b>\$6,165.60</b>
001.0000.15.521.10.31.020			9/15/2023	1012302	PD Horn 9MM 115GR Tap Train		5,600.00
001.0000.15.521.10.31.020			9/15/2023	1012302	Sales Tax		565.60
<b>98360</b>	<b>9/29/2023</b>	<b>013444</b>		<b>MULLEN COUGHLIN LLC.</b>			<b>\$1,717.00</b>
504.0000.09.518.31.41.001			8/1/2023	64447	RM Thru 07/31 RW - Claim # 929		1,717.00
<b>98361</b>	<b>9/29/2023</b>	<b>010743</b>		<b>NISQUALLY INDIAN TRIBE.</b>			<b>\$432,690.00</b>
001.0000.15.521.10.41.125			8/31/2023	36658	PD 08/23 Jail Svcs		61,698.00
001.0000.15.521.10.41.125			9/15/2023	36660	PD 07/01/2022 Thru 07/2023 Rat		369,967.00
001.0000.15.521.10.41.125			8/31/2023	36698	PD 08/03 EMS Scvs For Inmate T		1,025.00
<b>98362</b>	<b>9/29/2023</b>	<b>006117</b>		<b>PETTY CASH.</b>			<b>\$349.08</b>
001.0000.11.565.10.31.005			9/29/2023	09/23 VH	PKHS Bennett: Food For 08/05 Y		34.35
001.0000.11.571.20.31.001			9/29/2023	09/23 VH	PKRC York: Sticky Notes, Marke		49.94
001.0000.09.518.10.31.005			9/29/2023	09/23 VH	HR Freeman: Snacks For Aug/Sep		22.96

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.571.20.31.001			9/29/2023	09/23 VH	PKRC Dodsworth, Ice, Snacks Fo		6.98
001.0000.09.518.10.31.001			9/29/2023	09/23 VH	HR Freeman: Cutting Board		10.95
001.0000.11.571.22.31.001			9/29/2023	09/23 VH	PKRC Neil: Ice, Twine, Rope		26.80
001.0000.11.571.10.31.001			9/29/2023	09/23 VH	PKRC Dodsworth, Snacks For FSP		25.02
001.0000.11.571.22.31.001			9/29/2023	09/23 VH	PKRC Neil: Ice For City Tent @		26.91
101.0000.11.544.90.43.003			9/29/2023	09/23 VH	PKST Aguon: 07/18-08/29 Front		31.38
001.0000.11.565.10.31.001			9/29/2023	09/23 VH	PKHS Bennett: Prizes For Corn		59.15
301.0031.11.594.76.63.001			9/29/2023	09/23 VH	PK Paint FSP Ballfields		54.64
<b>98363</b>	<b>9/29/2023</b>	<b>006117</b>		<b>PETTY CASH.</b>			<b>\$8.97</b>
001.0000.11.571.22.31.001			9/29/2023	09/23 NY	PKRC Ice For City Booth @ Farm		8.97
<b>98364</b>	<b>9/29/2023</b>	<b>012352</b>		<b>PREMIER MEDIA GROUP.</b>			<b>\$595.00</b>
001.0000.11.571.20.44.001			9/1/2023	2023-53914	PKRC Ads: 09/15 Feel Good Frid		595.00
<b>98365</b>	<b>9/29/2023</b>	<b>005342</b>		<b>RAINIER LIGHTING &amp; ELECTRICAL.</b>			<b>\$267.55</b>
502.0000.17.518.35.31.001			9/14/2023	579818-1	PKFC Maint Supplies		267.55
<b>98366</b>	<b>9/29/2023</b>	<b>012825</b>		<b>READY SET TOW LLC.</b>			<b>\$88.08</b>
001.0000.15.521.10.41.070			9/13/2023	14384	PD 09/09 Ford Escort		88.08
<b>98367</b>	<b>9/29/2023</b>	<b>013135</b>		<b>ROBBINS HONEY FARM.</b>			<b>\$178.00</b>
631.0000.11.589.00.00.000			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: SNAP Re		178.00
<b>98368</b>	<b>9/29/2023</b>	<b>011227</b>		<b>SHOW CASE MEDIA.</b>			<b>\$350.00</b>
001.0000.11.571.21.44.001			7/31/2023	5143	PKRC 07/06 SummerFest AD		350.00
<b>98369</b>	<b>9/29/2023</b>	<b>013301</b>		<b>TAHOMA SPICE COMPANY.</b>			<b>\$86.00</b>
001.0106.11.571.22.49.010			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: SNAP Re		25.00
631.0000.11.589.00.00.000			9/26/2023	09/12 & 09/19 FM	PKFC 09/12 & 09/19 FM: SNAP Re		61.00
<b>98370</b>	<b>9/29/2023</b>	<b>013042</b>		<b>TRAFFIC LOGIX CORP.</b>			<b>\$1,800.00</b>
001.0000.15.521.70.49.004			8/3/2023	SIN22001	PD 08/01/2023-08/01/2025 WD-An		1,800.00
<b>98371</b>	<b>9/29/2023</b>	<b>009175</b>		<b>UNITED RENTALS NORTHWEST INC.</b>			<b>\$825.75</b>

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
401.0000.41.531.10.49.003			7/24/2023	222470663-001	PKSW Confined Space Training:		900.00
401.0000.41.531.10.49.003				153365276-002	PKSW Credit for 2018 Training		-74.25
<b>98372</b>	<b>9/29/2023</b>	<b>007712</b>		<b>US BANK.</b>			<b>\$550.00</b>
202.0000.03.514.20.41.001			7/25/2023	7004584	DS 07/01/23-06/30/24 LAKLID110		200.00
001.0000.04.514.20.41.064			7/25/2023	7004585	FN 07/01/23-06/30/24 LAKLTGO19		350.00
<b>98373</b>	<b>9/29/2023</b>	<b>000595</b>		<b>WASHINGTON ASSOC OF SHERIFFS.</b>			<b>\$150.00</b>
001.0000.15.521.10.49.001			9/1/2023	Dues 2023-00670	PD Assoc Dues: Prater & Westby		150.00
<b>98374</b>	<b>9/29/2023</b>	<b>010239</b>		<b>WEST PIERCE FIRE &amp; RESCUE.</b>			<b>\$110.00</b>
101.0000.11.544.90.41.001			9/5/2023	386A-014-000-000 '23	PKST Fire Code Permit 9420 Fro		110.00
<b>98375</b>	<b>10/13/2023</b>	<b>009188</b>		<b>2 WATCH MONITORING INC.</b>			<b>\$277.25</b>
001.0000.02.523.30.41.001			8/1/2023	49082	MC 08/02-08/20 GPS Electronic		277.25
<b>98376</b>	<b>10/13/2023</b>	<b>010899</b>		<b>ACCESS INFORMATION MANAGEMENT.</b>			<b>\$1,792.94</b>
001.0000.06.514.30.41.001			9/30/2023	10509373	LG 09/23 Record Retention & Mg		1,792.94
<b>98377</b>	<b>10/13/2023</b>	<b>011257</b>		<b>AHUMADA, ANITA</b>			<b>\$1,459.29</b>
001.0000.02.512.51.49.009			10/9/2023	September 2023	MC 09/23 Interpreter		1,459.29
<b>98378</b>	<b>10/13/2023</b>	<b>013614</b>		<b>ANONUEVO, JERROL</b>			<b>\$50.00</b>
001.0102.11.347.30.08.000			10/5/2023	2001615.002	PK Refund: 08/27 Cancellation		50.00
<b>98379</b>	<b>10/13/2023</b>	<b>008307</b>		<b>AT&amp;T MOBILITY.</b>			<b>\$21,259.08</b>
503.0000.04.518.80.42.001			9/19/2023	287293165778 09/23	IT/PD Thru 09/19 Phone		15,813.53
503.0000.04.518.80.42.001			9/19/2023	287296255265 09/23	IT Thru 09/19 Phone		5,268.92
503.0000.04.518.80.42.001			10/9/2023	287304884473 09/23	IT Thru 09/19 Phone		12.52
180.0000.15.521.21.42.001			9/19/2023	287293165778 09/23	IT/PD Thru 09/19 Phone		164.11
<b>98380</b>	<b>10/13/2023</b>	<b>013417</b>		<b>BENTLER, KALPNA</b>			<b>\$140.00</b>
001.0000.02.512.51.49.009			10/9/2023	September 2023	MC 09/23 Interpreter		140.00
<b>98381</b>	<b>10/13/2023</b>	<b>012572</b>		<b>BLUE SCOOTER MEDIA.</b>			<b>\$2,000.00</b>

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
106.0000.11.573.20.41.001			9/8/2023	1121	PK Signal Boxes Editing		2,000.00
<b>98382</b>	<b>10/13/2023</b>	<b>013616</b>		<b>CITY OF BONNEY LAKE,</b>			<b>\$3,436.00</b>
195.0024.15.521.30.49.017			9/10/2023	reg-007806	PD Agency Portion Of MCRT Hyun		3,436.00
<b>98383</b>	<b>10/13/2023</b>	<b>002408</b>		<b>CITY OF TACOMA,</b>			<b>\$873.25</b>
001.0000.15.521.32.41.001			10/6/2023	91174092	PD 09/2 Dumping Chgs		873.25
<b>98384</b>	<b>10/13/2023</b>	<b>000140</b>		<b>DEPT OF REVENUE-LEASEHOLD,</b>			<b>\$4,237.20</b>
001.0000.00.237.10.00.000			10/12/2023	Q3/23	FN Q3/23 Leasehold Tax		385.20
192.0000.00.237.10.00.000			10/12/2023	Q3/23	FN Q3/23 Leasehold Tax		3,852.00
<b>98385</b>	<b>10/13/2023</b>	<b>009472</b>		<b>DISH NETWORK LLC,</b>			<b>\$174.12</b>
503.0000.04.518.80.42.001			10/12/2023	8255 7070 8168 1616	IT 10/16-11/15 PD TV/HD Receiv		174.12
<b>98386</b>	<b>10/13/2023</b>	<b>012347</b>		<b>ECOLIGHTS NORTHWEST LLC,</b>			<b>\$676.95</b>
502.0000.17.518.35.41.001			9/28/2023	INV-012789	PKFC Recycling Svcs		676.95
<b>98387</b>	<b>10/13/2023</b>	<b>013532</b>		<b>FLEXENTIAL,</b>			<b>\$2,310.19</b>
503.0000.04.518.80.48.003			10/10/2023	INV738045	IT 10/01-10/31 IP Bandwidth, T		2,310.19
<b>98388</b>	<b>10/13/2023</b>	<b>005398</b>		<b>GLOBAL SECURITY &amp;,</b>			<b>\$174.90</b>
101.0000.11.543.50.41.001			10/1/2023	4580162	PK 10/01-12/31 Instrusion Moni		174.90
<b>98389</b>	<b>10/13/2023</b>	<b>013620</b>		<b>IDENTITY THEFT GUARD SOLUTIONS,</b>			<b>\$24,721.29</b>
504.0000.09.518.31.41.001			9/30/2023	INV14155	RM 10/10/23-01/10/24 2 of 2 Ma		12,360.64
504.0000.09.518.31.41.001			9/30/2023	INV14154	RM 10/10/23-01/10/24 1 of 2 Ma		12,360.65
<b>98390</b>	<b>10/13/2023</b>	<b>013610</b>		<b>INTERCOM LANGUAGE SERVICES COR,</b>			<b>\$2,772.40</b>
001.0000.02.512.51.49.009			10/9/2023	Septembe 2023 Hilary	MC 09/23 Interpreter: Hilary H		1,386.20
001.0000.02.512.51.49.009			10/9/2023	September 2023 Harry	MC 09/23 Interpreter: Harry Hu		1,386.20
<b>98391</b>	<b>10/13/2023</b>	<b>007626</b>		<b>KENYON DISEND PLLC,</b>			<b>\$2,325.00</b>
001.0000.06.515.30.41.001			9/30/2023	1093823	LG Thru 09/22 General City Att		2,325.00



Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>98392</b>	<b>10/13/2023</b>	<b>000299</b>		<b>LAKEVIEW LIGHT &amp; POWER CO..</b>			<b>\$2,151.34</b>
001.0000.11.576.80.47.005			9/21/2023	67044-034 09/21/23	PKFC 08/18-09/18 10506 Russell	41.44	
101.0000.11.542.64.47.005			9/28/2023	67044-043 09/28/23	PKST 08/28-09/25 BPW SW & San	139.29	
101.0000.11.542.63.47.006			9/21/2023	67044-093 09/21/23	PKST 08/18-09/18 9511 GLD SW	45.40	
101.0000.11.542.63.47.005			9/21/2023	67044-088 09/21/23	PK 08/18-09/18 11950 47th St S	51.37	
001.0000.11.576.80.47.005			9/21/2023	67044-063 09/21/23	PKFC 08/18-09/18 6002 Fairlawn	44.93	
101.0000.11.542.64.47.005			9/21/2023	67044-001 09/21/23	PKST 08/18-09/18 100th St SW &	68.23	
101.0000.11.542.64.47.005			9/28/2023	67044-054 09/28/23	PKST 08/28-09/25 11417 Pac Hwy	68.06	
101.0000.11.542.64.47.005			9/28/2023	67044-028 09/28/23	PKST 08/28-09/25 Pac Hwy SW &	69.31	
101.0000.11.542.63.47.006			9/21/2023	67044-086 09/21/23	PKST 08/18-09/18 6119 Motor Av	63.59	
101.0000.11.542.64.47.005			9/28/2023	67044-038 09/28/23	PKST 08/28-09/25 BP Way & Pac	68.95	
101.0000.11.542.63.47.006			9/21/2023	67044-090 09/21/23	PKST 08/18-09/18 5310 100th St	91.63	
401.0000.41.531.10.47.005			9/28/2023	67044-037 09/28/23	PWSW 08/28-09/25 Pac Hwy SW	43.86	
101.0000.11.542.64.47.005			9/21/2023	67044-047 09/21/23	PKST 08/18-09/18 59th Ave SW &	73.59	
401.0000.41.531.10.47.005			9/28/2023	67044-057 09/28/23	PWSW 08/28-09/25 5118 Seattle	51.90	
101.0000.11.542.64.47.005			9/21/2023	67044-064 09/21/23	PKST 08/18-09/18 93rd & BPW	63.68	
101.0000.11.542.63.47.006			9/21/2023	67044-039 09/21/23	PKST 08/18-09/18 5700 100th St	51.45	
101.0000.11.542.64.47.005			9/21/2023	67044-082 09/21/23	PKST 08/18-09/18 GLD & Mt Tac	164.03	
001.0000.11.576.80.47.005			9/28/2023	67044-041 09/28/23	PKFC 08/28-09/25 4721 127th St	74.25	
101.0000.11.542.64.47.005			9/21/2023	67044-003 09/21/23	PKST 08/18-09/18 Motor Ave & W	85.47	
101.0000.11.542.64.47.005			9/28/2023	67044-055 09/28/23	PKST 08/28-09/25 11424 Pac Hwy	66.10	
101.0000.11.542.64.47.005			9/21/2023	67044-005 09/21/23	PKST 08/18-09/18 BP Wy SW & Lk	76.45	
101.0000.11.542.64.47.005			9/28/2023	67044-056 09/28/23	PKST 08/28-09/25 11517 Pac Hwy	70.82	
101.0000.11.542.64.47.005			9/21/2023	67044-019 09/21/23	PKST 08/18-09/18 BPW SW & 100t	72.88	
101.0000.11.542.64.47.005			9/21/2023	67044-006 09/21/23	PKST 08/18-09/18 108th St SW &	71.18	
101.0000.11.542.64.47.005			9/21/2023	67044-022 09/21/23	PKST 08/18-09/18 GLD SW & BPW	95.29	
101.0000.11.542.64.47.005			9/21/2023	67044-020 09/21/23	PKST 08/18-09/18 59th Ave SW &	89.04	
101.0000.11.542.64.47.005			9/21/2023	67044-046 09/21/23	PKST 08/18-09/18 10013 GLD SW	179.57	
101.0000.11.542.64.47.005			9/21/2023	67044-024 09/21/23	PKST 08/18-09/18 GLD SW & Stei	69.58	
<b>98393</b>	<b>10/13/2023</b>	<b>000300</b>		<b>LAKEWOOD WATER DISTRICT.</b>			<b>\$26,850.67</b>
101.0000.11.542.70.47.001			10/3/2023	26901.03 10/03/23	PKST 07/24-09/24 0 BP & GLD SW	83.84	
001.0000.11.576.81.47.001			10/3/2023	26554.02 10/03/23	PKFC 07/24-09/24 8714 87th Ave	192.18	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.576.81.47.001			10/3/2023	26978.03 10/03/23	PKFC 07/24-09/24 8714 87th Ave		17,653.76
101.0000.11.542.70.47.001			10/3/2023	12586.02 10/03/23	PKST 07/24-09/24 Traffic Islan		45.13
001.0000.11.576.81.47.001			10/3/2023	11535.02 10/03/23	PKFC 07/24-09/24 8714 87th Ave		7,293.79
101.0000.11.542.70.47.001			10/3/2023	12796.02 10/03/23	PKST 07/24-09/24 Traffic Islan		48.63
101.0000.11.542.70.47.001			10/3/2023	12584.02 10/03/23	PKST 07/24-09/24 Traffic Islan		45.13
101.0000.11.542.70.47.001			10/3/2023	12585.02 10/03/23	PKST 07/24-09/24 Traffic Islan		48.63
101.0000.11.542.70.47.001			10/3/2023	10567.02 10/03/23	PKST 07/24-09/24 8902 Meadow R		45.13
001.0000.11.576.81.47.001			10/3/2023	27585.01 10/03/23	PKFC 07/26-09/24 9251 Angle Ln		152.03
001.0000.11.576.81.47.001			10/3/2023	27586.01 10/03/23	PKFC 07/24-09/24 9349 Angle LN		62.18
001.0000.11.576.80.47.001			10/3/2023	10084.03 10/03/23	PKFC 07/24-09/24 6002 Fairlawn		938.12
001.0000.11.576.81.47.001			10/3/2023	27583.01 10/03/23	PKFC 07/24-09/24 9115 Angle Ln		93.94
001.0000.11.576.81.47.001			10/3/2023	27581.01 10/03/23	PKFC 07/24-09/24 9101 Angle Ln		57.92
001.0000.11.576.80.47.001			10/3/2023	10152.01 10/03/23	PKFC 07/24-09/24 59th Ave & Fa		45.13
001.0000.11.576.81.47.001			10/3/2023	27587.01 10/03/23	PKFC 07/24-09/24 9699 Angle Ln		45.13
<b>98394</b>	<b>10/13/2023</b>	<b>005685</b>		<b>LEMAY MOBILE SHREDDING.</b>			<b>\$507.29</b>
001.0000.15.521.10.41.001			9/1/2023	4806700S185	PD 08/23		219.00
001.0000.15.521.10.41.001			10/1/2023	4810614S185	PD 09/23		288.29
<b>98395</b>	<b>10/13/2023</b>	<b>000309</b>		<b>LES SCHWAB TIRE CENTER.</b>			<b>\$820.69</b>
501.0000.51.548.79.48.005			10/6/2023	30500798783	PKFL Tire Repair		254.08
501.0000.51.548.79.48.005			10/3/2023	30500798349	PKFL Battery		189.25
501.0000.51.548.79.48.005			10/9/2023	30500799273	PKFL Tire For Trailer		377.36
<b>98396</b>	<b>10/13/2023</b>	<b>010741</b>		<b>MAZER, CAROL</b>			<b>\$1,100.00</b>
104.0029.01.557.30.41.001			10/12/2023	163653	HM/PKRC Dancing In The Streets		700.00
001.0000.11.571.22.31.001			10/12/2023	163653	HM/PKRC Dancing In The Streets		400.00
<b>98397</b>	<b>10/13/2023</b>	<b>009189</b>		<b>MCCLAIN'S SOIL SUPPLY.</b>			<b>\$145.60</b>
001.0000.11.542.70.31.030			10/2/2023	4122	PKST Top Soil		145.60
<b>98398</b>	<b>10/13/2023</b>	<b>008988</b>		<b>MCDONOUGH &amp; SONS INC.</b>			<b>\$150.00</b>
401.0000.11.531.10.48.001			9/26/2023	269290	PKSW 09/26 Emergency Clean Up		150.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>98399</b>	<b>10/13/2023</b>	<b>009967</b>		<b>MT VIEW LOCATING SERVICES LLC.</b>			<b>\$237.50</b>
001.0000.11.542.70.41.001			9/25/2023	22351.34265	PKFC 09/21 Private Locate: 113		237.50
<b>98400</b>	<b>10/13/2023</b>	<b>013444</b>		<b>MULLEN COUGHLIN LLC.</b>			<b>\$4,792.50</b>
504.0000.09.518.31.41.001			9/30/2023	65506	RM Thru 08/30 RW - Claim # 929		4,792.50
<b>98401</b>	<b>10/13/2023</b>	<b>011393</b>		<b>NAVIA BENEFIT SOLUTIONS.</b>			<b>\$298.80</b>
001.0000.09.518.10.41.001			9/28/2023	10782209	HR 09/23 Participant Fee		298.80
<b>98402</b>	<b>10/13/2023</b>	<b>010743</b>		<b>NISQUALLY INDIAN TRIBE.</b>			<b>\$189.09</b>
001.0000.15.521.10.41.125			7/31/2023	36934	PD 07/23 Pharmacy Reimb		189.09
<b>98403</b>	<b>10/13/2023</b>	<b>000364</b>		<b>NORTHWEST BUILDING LLC.</b>			<b>\$4,446.00</b>
502.0000.17.521.50.48.009			10/1/2023	Q4/23	PKFC 4Q/23 Common Area Exp. Fo		4,446.00
<b>98404</b>	<b>10/13/2023</b>	<b>013443</b>		<b>PEAK INDUSTRIAL INC.</b>			<b>\$912.05</b>
501.0000.51.548.79.48.005			10/6/2023	PSI-291652	PKFL Equip Maint		912.05
<b>98405</b>	<b>10/13/2023</b>	<b>006117</b>		<b>PETTY CASH.</b>			<b>\$150.14</b>
001.0000.15.521.40.43.006			10/12/2023	09/23 JL	PD T. Borchardt: NIAIA Conf		91.66
001.0000.15.521.10.43.003			10/12/2023	09/23 JL	PD R. Brunson Mileage Reimb.		34.72
001.0000.15.521.70.35.010			10/12/2023	09/23 JL	PD M. McGettigan Tarps		23.76
<b>98406</b>	<b>10/13/2023</b>	<b>013513</b>		<b>POPE, ERIC</b>			<b>\$560.00</b>
104.0029.01.557.30.41.001			9/28/2023	Quote #0003	HM 09/29 Fiesta De La Familia		560.00
<b>98407</b>	<b>10/13/2023</b>	<b>013266</b>		<b>PRE PROFESSIONAL DANCERS.</b>			<b>\$200.00</b>
104.0029.01.557.30.41.001			10/12/2023	10/10/2023	HM 08/12 Dancing In The Street		200.00
<b>98408</b>	<b>10/13/2023</b>	<b>010204</b>		<b>PROTECT YOUTH SPORTS.</b>			<b>\$63.90</b>
001.0000.11.576.81.41.001			9/30/2023	1105362	HR/PK 09/23 Basic Nat'l Combo		10.00
001.0000.09.518.10.41.001			9/30/2023	1105362	HR/PK 09/23 Basic Nat'l Combo		53.90
<b>98409</b>	<b>10/13/2023</b>	<b>000449</b>		<b>PUGET SOUND REGIONAL COUNCIL.</b>			<b>\$20,323.00</b>
001.0000.99.518.40.49.001			9/29/2023	2024044	ND PSRC 2024 Membership Dues		20,323.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>98410</b>	<b>10/13/2023</b>	<b>010896</b>		<b>PUGET SOUND TITLE - TACOMA.</b>			<b>\$772.82</b>
105.0001.07.559.20.41.001			10/3/2023	225054	AB Litigation Guarantee; Nizar	462.42	
105.0003.07.559.20.41.001			7/18/2023	224652	AB SHB 1406-006 Feula GEM, Dee	310.40	
<b>98411</b>	<b>10/13/2023</b>	<b>005342</b>		<b>RAINIER LIGHTING &amp; ELECTRICAL.</b>			<b>\$997.51</b>
502.0000.17.542.65.31.001			10/4/2023	580687-1	PKFC Bulbs	369.94	
502.0000.17.521.50.31.001			9/26/2023	580030-1	PKFC Ballast	218.00	
502.0000.17.521.50.31.001			9/26/2023	580004-1	PKFC Bulbs, Wago 2 Hole	409.57	
<b>98412</b>	<b>10/13/2023</b>	<b>011490</b>		<b>ROSEN SUPPLY CO INC.</b>			<b>\$2,490.06</b>
502.0000.17.521.50.31.001			9/28/2023	018521 04	PKFC Closet Modules, Jnct Bx	1,823.30	
001.0000.11.576.80.31.001			9/28/2023	025704 02	PKFC Actuators	666.76	
<b>98413</b>	<b>10/13/2023</b>	<b>013251</b>		<b>SEMISI-TUPOU, VAIVAO</b>			<b>\$280.00</b>
001.0000.02.512.51.49.009			10/9/2023	September 2023	MC 09/23 Interpreter	280.00	
<b>98414</b>	<b>10/13/2023</b>	<b>011507</b>		<b>SEUI, MICHAEL</b>			<b>\$308.82</b>
001.0000.02.512.51.49.009			10/9/2023	September 2023	MC 09/23 Interpreter	308.82	
<b>98415</b>	<b>10/13/2023</b>	<b>011227</b>		<b>SHOW CASE MEDIA.</b>			<b>\$1,050.00</b>
001.0000.11.571.22.44.001			7/31/2023	5150	PKRC 07/20 FM Ads	350.00	
104.0021.01.557.30.44.001			7/31/2023	5154	HM 07/08 & 07/20 Ads	700.00	
<b>98416</b>	<b>10/13/2023</b>	<b>010277</b>		<b>TACOMA DODGE CHRYSLER JEEP.</b>			<b>\$295.84</b>
180.0000.15.521.21.48.005			8/31/2023	6455657	PDFL 08/23 Other	295.84	
<b>98417</b>	<b>10/13/2023</b>	<b>003919</b>		<b>TACOMA PIERCE COUNTY CHAMBER.</b>			<b>\$500.00</b>
192.0000.00.558.60.49.011			9/27/2023	65275	SSMP 09/23 Military Affairs Fo	500.00	
<b>98418</b>	<b>10/13/2023</b>	<b>013395</b>		<b>TANGERINE TALES LLC.</b>			<b>\$1,700.00</b>
001.0000.11.571.20.41.001			9/1/2023	FPHP101423Lakewood	HM/PKRC AG 2023-138 Special Ev	1,700.00	
<b>98419</b>	<b>10/13/2023</b>	<b>009580</b>		<b>T-MOBILE USA.</b>			<b>\$100.00</b>
001.0000.15.521.21.41.001			10/5/2023	9547245910	PD 09/23-10/19 GPS Locate	100.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>98420</b>	<b>10/13/2023</b>	<b>010640</b>		<b>TRANSUNION RISK AND.</b>			<b>\$346.16</b>
001.0000.15.521.21.41.001			10/1/2023	212084-202309-1	PD 09/23 People Searches		346.16
<b>98421</b>	<b>10/13/2023</b>	<b>009856</b>		<b>UTILITIES UNDERGROUND LOCATION.</b>			<b>\$365.07</b>
401.0000.11.531.10.41.001			9/30/2023	3090176	PKST/PKSW 09/23 Excavation Not		121.69
101.0000.11.544.90.41.001			9/30/2023	3090176	PKST/PKSW 09/23 Excavation Not		243.38
<b>98422</b>	<b>10/13/2023</b>	<b>013425</b>		<b>VISA - 0143.</b>			<b>\$37.30</b>
001.0000.15.521.10.31.001			9/26/2023	0143/LaVerg 09/26/23	PD ID Badges		37.30
<b>98423</b>	<b>10/13/2023</b>	<b>011525</b>		<b>VISA - 0183.</b>			<b>\$91.56</b>
501.9999.51.594.21.64.005			9/26/2023	0183/Westby 09/26/23	PD Heater Switch For Vehicle		91.56
<b>98424</b>	<b>10/13/2023</b>	<b>011755</b>		<b>VISA - 0349.</b>			<b>\$3,046.76</b>
001.0000.15.521.80.31.001			9/26/2023	0349/Meeks 09/26/23	PD Gloves		1,033.83
001.0000.15.521.22.31.008			9/26/2023	0349/Meeks 09/26/23	PD Hats		698.50
001.0000.15.521.21.31.008			9/26/2023	0349/Meeks 09/26/23	PD Assault Carrier: N. Teclema		421.00
001.0000.15.521.10.31.001			9/26/2023	0349/Meeks 09/26/23	PD Keys		893.43
<b>98425</b>	<b>10/13/2023</b>	<b>011958</b>		<b>VISA - 0975.</b>			<b>\$1,745.32</b>
190.1005.52.559.32.41.001			9/26/2023	0975/Gumm 09/26/23	CDBG EPP: Sarah Gaston Storage		486.00
190.1005.52.559.32.41.001			9/26/2023	0975/Gumm 09/26/23	CDBG EPP: Brandi Allen Car Rep		1,259.32
<b>98426</b>	<b>10/13/2023</b>	<b>013460</b>		<b>VISA - 1166.</b>			<b>\$390.07</b>
503.0000.04.518.80.41.001			9/26/2023	1166/Sadri 09/26/23	IT 09/11-10/11 Fix & Protect		29.99
503.0000.04.518.80.41.001			9/26/2023	1166/Sadri 09/26/23	IT Monthly MailChimp		126.62
503.0000.04.518.80.41.001			9/26/2023	1166/Sadri 09/26/23	IT Web Hosting		2.99
503.0000.04.518.80.31.001			9/26/2023	1166/Sadri 09/26/23	IT Batteries, Phones Cases		76.42
503.0000.04.518.80.41.001			9/26/2023	1166/Sadri 09/26/23	IT Pandora CH		29.67
503.0000.04.518.80.35.001			9/26/2023	1166/Sadri 09/26/23	IT Internal Hard Drives		121.08
503.0000.04.518.80.41.001			9/26/2023	1166/Sadri 09/26/23	IT DreamShield For SSMCP.org		3.00
503.0000.04.518.80.41.001			9/26/2023	1166/Sadri 09/26/23	IT Int'l Trx Fee On Fix & Prot		0.30
<b>98427</b>	<b>10/13/2023</b>	<b>013268</b>		<b>VISA - 2868.</b>			<b>\$36.88</b>

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.99.518.40.42.002			9/26/2023	2868/RHSP 09/26/23	ND RHSP 1st Class & Certified		36.88
<b>98428</b>	<b>10/13/2023</b>	<b>012401</b>		<b>VISA - 3408.</b>			<b>\$133.48</b>
195.0024.15.521.30.31.001			9/26/2023	3408/Carrol 09/26/23	PD 08/14-09/13 Rekor LPR Subsc		133.48
<b>98429</b>	<b>10/13/2023</b>	<b>013084</b>		<b>VISA - 3768.</b>			<b>\$18.40</b>
001.0000.99.518.40.42.002			9/26/2023	3768/Beard 09/26/23	ND PD 09/19 & 09/21 WSP Shippi		18.40
<b>98430</b>	<b>10/13/2023</b>	<b>012415</b>		<b>VISA - 3853.</b>			<b>\$5,706.89</b>
192.0000.00.558.60.43.001			9/26/2023	3853/Fin 2 09/26/23	SSMP Booking Fee Install. Inno		5.27
192.0000.00.558.60.49.003			9/26/2023	3853/Fin 2 09/26/23	SSMP Installation Innovation F		595.00
192.0000.00.558.60.31.064			9/26/2023	3853/Fin 2 09/26/23	SSMP Refreshments For Steering		102.62
302.0177.21.595.30.63.001			9/26/2023	3853/Fin 2 09/26/23	PWCP TPU WO 10000164538 Primar		4,804.00
001.0000.09.518.10.31.001			9/26/2023	3853/Fin 2 09/26/23	HR Gift Cards For Safety Compl		200.00
<b>98431</b>	<b>10/13/2023</b>	<b>012656</b>		<b>VISA - 4197.</b>			<b>\$1,300.00</b>
101.0000.21.544.20.49.003			9/26/2023	4197/Fin 6 09/26/23	PWST APWA Fall Conf: Bucich		650.00
101.0000.21.544.20.49.003			9/26/2023	4197/Fin 6 09/26/23	PWST APWA Fall Conf: Pokswins		650.00
<b>98432</b>	<b>10/13/2023</b>	<b>012715</b>		<b>VISA - 5244.</b>			<b>\$3,154.07</b>
001.0000.06.514.30.49.001			10/10/2023	5244/Schuma 09/26/23	LG 08/09-09/09 Online Notary (		50.00
001.0000.06.514.30.49.001			10/10/2023	5244/Schuma 09/26/23	LG 09/09-10/09 Online Notary		19.00
001.0000.01.511.60.49.003			10/10/2023	5244/Schuma 09/26/23	CC 76th McChord AF Ball: Moss		64.23
001.0000.09.518.10.41.001			10/10/2023	5244/Schuma 09/26/23	HR Volunteer Event Venue Depos		320.00
001.0000.06.515.31.49.001			10/10/2023	5244/Schuma 09/26/23	LG LINX Access: Julia Hosmer		25.00
001.0000.09.518.10.41.001			10/10/2023	5244/Schuma 09/26/23	HR 12/06 Employee Recog. Event		1,212.90
001.0000.01.511.60.49.011			10/10/2023	5244/Schuma 09/26/23	CC 01/05/24 2/2 SBCT Event Cat		1,210.95
001.0000.03.513.10.49.004			10/10/2023	5244/Schuma 09/26/23	CM Thru 09/09/24 News Tribune		251.99
<b>98433</b>	<b>10/13/2023</b>	<b>013358</b>		<b>VISA - 5739.</b>			<b>\$1,603.79</b>
001.0000.03.557.20.49.003			9/26/2023	5739/Graham 09/26/23	CM Gov't Social Media Conf 202		699.00
001.0000.03.557.20.44.001			9/26/2023	5739/Graham 09/26/23	CM 09/03 FB Fiesta De La Famil		138.83
001.0000.03.557.20.44.001			9/26/2023	5739/Graham 09/26/23	CM 09/03-09/06 FB Fiesta De La		400.00
104.0010.01.557.30.44.001			9/26/2023	5739/Graham 09/26/23	HM 08/22-09/03 FB Farmers Mkt		106.83

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.03.557.20.44.001			9/26/2023	5739/Graham 09/26/23	CM 08/022-09/03 FB Fiesta De L		243.17
001.0000.03.557.20.49.004			9/26/2023	5739/Graham 09/26/23	CM 09/04-10/01 Seattle Times		15.96
<b>98434</b>	<b>10/13/2023</b>	<b>013544</b>		<b>VISA - 6041.</b>			<b>\$4,522.92</b>
180.0000.15.521.21.31.001			9/26/2023	6041/PD1 09/26/23	PD Battery		154.36
180.0000.15.521.21.31.001			9/26/2023	6041/PD1 09/26/23	PD Power Inverter & Pro Chaser		117.78
001.0000.15.521.10.31.001			9/26/2023	6041/PD1 09/26/23	PD iPhone Case		37.42
001.0000.15.521.10.31.001			9/26/2023	6041/PD1 09/26/23	PD Snagit Installer		52.01
503.0044.04.518.80.35.010			9/26/2023	6041/PD1 09/26/23	PD Mounts For Axon Body Camera		1,378.45
001.0000.15.521.10.31.001			9/26/2023	6041/PD1 09/26/23	PD Promo Supplies		1,916.49
001.0000.15.521.10.31.001			9/26/2023	6041/PD1 09/26/23	PD Spray Glue		292.96
001.0000.15.521.10.31.001			9/26/2023	6041/PD1 09/26/23	PD Ear Buds		18.52
001.0000.15.521.10.31.001			9/26/2023	6041/PD1 09/26/23	PD K9 Eye Drops		65.27
001.0000.15.521.10.49.005			9/26/2023	6041/PD1 09/26/23	PD Recruiting Post Cards		167.33
001.0000.15.521.10.31.001			9/26/2023	6041/PD1 09/26/23	PD Car Detailer Wipes		35.58
001.0000.15.521.10.31.001			9/26/2023	6041/PD1 09/26/23	PD Staples		12.55
001.0000.15.521.10.49.004			9/26/2023	6041/PD1 09/26/23	PD 09/11/2023-09/10/2024 ES Ch		274.20
<b>98435</b>	<b>10/13/2023</b>	<b>013567</b>		<b>VISA - 6058.</b>			<b>\$788.92</b>
001.0000.15.521.40.43.002			9/26/2023	6058/PD3 09/26/23	PD NIAIA Conf: t. Borchardt		788.92
<b>98436</b>	<b>10/13/2023</b>	<b>013165</b>		<b>VISA - 6167.</b>			<b>\$396.21</b>
001.0000.11.542.70.31.008			9/26/2023	6167/Willia 09/26/23	PK Hard Hats & Earmuffs		396.21
<b>98437</b>	<b>10/13/2023</b>	<b>013367</b>		<b>VISA - 6364.</b>			<b>\$902.46</b>
001.0000.02.523.30.31.001				6364/Wright 09/26/23	MC Discount: Book Purchase		-57.60
001.0000.02.512.50.35.001			9/26/2023	6364/Wright 09/26/23	MC Locking Cabinet		960.06
<b>98438</b>	<b>10/13/2023</b>	<b>011642</b>		<b>VISA - 6610.</b>			<b>\$914.80</b>
001.0000.15.521.40.43.002			9/26/2023	6610/PD 4 09/26/23	PD Basic Homicide Investigatio		914.80
<b>98439</b>	<b>10/13/2023</b>	<b>013394</b>		<b>VISA - 6687.</b>			<b>\$391.13</b>
001.0000.09.518.10.31.001			9/26/2023	6687/Fin 1 09/26/23	HR Supplies For Volunteer Reco		166.13
001.0000.09.518.10.41.001			9/26/2023	6687/Fin 1 09/26/23	HR Cake Pops For Volunteer Rec		225.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
<b>98440</b>	<b>10/13/2023</b>	<b>011659</b>		<b>VISA - 7212.</b>			<b>\$283.03</b>
001.0000.11.576.81.31.001			9/26/2023	7212/PWOM 09/26/23	PKFC Water Balloon Slingshot:	96.86	
101.0000.11.544.90.31.001			9/26/2023	7212/PWOM 09/26/23	PKST Car Charger USB	55.00	
101.0000.11.544.90.31.001			9/26/2023	7212/PWOM 09/26/23	PKST 36pc 1/8" Steele Stamp, H	15.39	
001.0000.11.576.81.31.001			9/26/2023	7212/PWOM 09/26/23	PKFC Screen Protectors & Cases	88.06	
101.0000.11.544.90.31.001			9/26/2023	7212/PWOM 09/26/23	PKST Charger Blocks	27.72	
<b>98441</b>	<b>10/13/2023</b>	<b>011137</b>		<b>VISA - 7768.</b>			<b>\$689.23</b>
503.0044.04.518.80.35.010			9/26/2023	7768/Alwine 09/26/23	PD Molle Mounts For Body Camer	689.23	
<b>98442</b>	<b>10/13/2023</b>	<b>011138</b>		<b>VISA - 7776.</b>			<b>\$183.58</b>
001.0000.11.576.81.31.008			9/26/2023	7776/Anders 09/26/23	PK T Shirts & Bomber Jacket: D	183.58	
<b>98443</b>	<b>10/13/2023</b>	<b>011140</b>		<b>VISA - 7800.</b>			<b>\$938.39</b>
101.0000.11.542.64.31.001			9/26/2023	7800/Cummin 09/26/23	PKST Stickers For Serial #'s O	169.70	
101.0000.11.544.90.31.008			9/26/2023	7800/Cummin 09/26/23	PKST Jacket: Cummins	109.19	
101.0000.11.544.90.31.008			9/26/2023	7800/Cummin 09/26/23	PKST Jacket, Bib, Muck Boot: J	344.64	
101.0000.11.544.90.31.008			9/26/2023	7800/Cummin 09/26/23	PKST Jacket, Bib, Muck Boot: E	314.86	
<b>98444</b>	<b>10/13/2023</b>	<b>013609</b>		<b>VISA - 7924.</b>			<b>\$742.19</b>
104.0029.01.557.30.31.001			9/26/2023	7924/Martin 09/26/23	HM Supplies For Fiesta De La F	742.19	
<b>98445</b>	<b>10/13/2023</b>	<b>011158</b>		<b>VISA - 7966.</b>			<b>\$5,195.24</b>
001.0000.15.521.10.31.020			9/26/2023	PD7966/Pitts 09/26/2	PD Sight Pusher For Glock	124.39	
001.0000.15.521.10.35.004			9/26/2023	PD7966/Pitts 09/26/2	PD Bookcase	93.70	
001.0000.15.521.40.41.001			9/26/2023	PD7966/Pitts 09/26/2	PD 09/05 Thru 09/21 Sani-Can:	160.80	
001.0000.15.521.40.49.001			9/26/2023	PD7966/Pitts 09/26/2	PD PackTrack Membership: Repp	140.00	
001.0000.15.521.10.31.001			9/26/2023	PD7966/Pitts 09/26/2	PD Book: Exploring Crime Analy	32.64	
001.0000.15.521.10.31.001			9/26/2023	PD7966/Pitts 09/26/2	PD Office Supplies	35.86	
001.0000.15.521.40.49.003			9/26/2023	PD7966/Pitts 09/26/2	PD Cellbrite Certified Prem Op	1,650.00	
001.0000.15.521.40.43.002			9/26/2023	PD7966/Pitts 09/26/2	PD WACE Conf: B.Mathies	398.07	
001.0000.15.521.40.43.004			9/26/2023	PD7966/Pitts 09/26/2	PD Food For Trainings	320.46	
001.0000.15.521.10.31.001			9/26/2023	PD7966/Pitts 09/26/2	PD Mouse Pad	8.80	



Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.40.49.003			9/26/2023	PD7966/Pitts 09/26/2	PD Mgnt Suprv Invest Trng: J.		325.00
001.0000.15.521.40.49.003			9/26/2023	PD7966/Pitts 09/26/2	PD Exploring Crime Analysis: E		395.00
001.0000.15.521.40.43.002			9/26/2023	PD7966/Pitts 09/26/2	PD NW Fraud Invest Assoc Trng:		230.60
001.0000.15.521.40.43.004			9/26/2023	PD7966/Pitts 09/26/2	PD Food For FBI LEEDA Trng		384.92
001.0000.15.521.40.49.003			9/26/2023	PD7966/Pitts 09/26/2	PD Backgrd Investigations: S.		425.00
001.0000.15.521.90.49.003			9/26/2023	PD7966/Pitts 09/26/2	PD Crim Investigative Intervie		470.00
<b>98446</b>	<b>10/13/2023</b>	<b>011159</b>		<b>VISA - 7974.</b>			<b>\$25.28</b>
001.0000.11.569.50.31.001			9/26/2023	7974/Scheid 09/26/23	PKSR SR Ctr Supplies		25.28
<b>98447</b>	<b>10/13/2023</b>	<b>011167</b>		<b>VISA - 8055.</b>			<b>\$657.74</b>
001.0000.04.514.20.31.005			9/26/2023	8055/Fin 3 09/26/23	FN Lunch For 09/22 LTAC Mtg		200.13
503.0000.04.518.80.31.001			9/26/2023	8055/Fin 3 09/26/23	IT Label Tape, Wall Charger, S		89.04
001.0000.06.515.30.41.001			9/26/2023	8055/Fin 3 09/26/23	LG Cert J&S Hawkins Trial 21LO		6.42
001.0000.06.515.30.41.001			9/26/2023	8055/Fin 3 09/26/23	LG Cert J&S Hawkins Trial 1310		32.50
001.0000.09.518.10.31.005			9/26/2023	8055/Fin 3 09/26/23	HR Lunch For Police Interview		126.84
001.0000.09.518.10.31.005			9/26/2023	8055/Fin 3 09/26/23	HR Lunch For Police Interview		130.69
001.0000.99.518.40.42.002			9/26/2023	8055/Fin 3 09/26/23	ND Fed Ex Inv 8-242-54924		72.12
<b>98448</b>	<b>10/13/2023</b>	<b>011172</b>		<b>VISA - 8105.</b>			<b>\$796.14</b>
001.0000.15.521.40.43.002			9/26/2023	8105/PD2 09/26/23	PD WACE Fall Conf: S. Dunn & C		796.14
<b>98449</b>	<b>10/13/2023</b>	<b>011177</b>		<b>VISA - 8550.</b>			<b>\$13.22</b>
001.0000.13.558.70.49.004			9/26/2023	8550/Newton 09/26/23	ED 08/29-09/29 Dropbox		13.22
<b>98450</b>	<b>10/13/2023</b>	<b>012925</b>		<b>VISA - 9311.</b>			<b>\$656.01</b>
001.0000.09.518.10.31.005			9/26/2023	9311/Fin 4 09/26/23	HR Lunch 09/20 Police Officer		107.07
001.0000.09.518.10.43.002			9/26/2023	9311/Fin 4 09/26/23	HR WAPELRA Training Conf: Hill		155.85
401.0000.41.531.10.49.005				9311/Fin 4 09/26/23	PWSW Credit/Discount on NPDES		-200.00
001.0000.00.231.90.00.005			9/26/2023	9311/Fin 4 09/26/23	09/23 Employee Birthday Celebr		182.24
001.0000.09.518.10.43.002			9/26/2023	9311/Fin 4 09/26/23	HR WAPELRA Training Conf: McDo		155.85
401.0000.41.531.10.49.003			9/26/2023	9311/Fin 4 09/26/23	PWSW Haz Mat Refresher Class:		255.00
<b>98451</b>	<b>10/13/2023</b>	<b>013244</b>		<b>VISA - 9393.</b>			<b>\$80.38</b>

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.21.35.001			9/26/2023	9393/Sale 09/26/23	PD Rod Holders		56.17
001.0000.15.521.21.35.001			9/26/2023	9393/Sale 09/26/23	PD File Cabinet		24.21
<b>98452</b>	<b>10/13/2023</b>	<b>011707</b>		<b>VISA - 9465.</b>			<b>\$718.97</b>
001.0000.01.511.60.49.014			9/26/2023	9465/Fairfi 09/26/23	CC Youth Council T-Shirts		682.18
001.0000.11.571.20.49.001			9/26/2023	9465/Fairfi 09/26/23	PKRC 09/10 CANVA Subscription		12.99
001.0000.11.571.22.31.001			9/26/2023	9465/Fairfi 09/26/23	PKRC Ice For FM		6.98
001.0000.11.571.20.31.001			9/26/2023	9465/Fairfi 09/26/23	PKRC Cable Ties		16.82
<b>98453</b>	<b>10/13/2023</b>	<b>000595</b>		<b>WASHINGTON ASSOC OF SHERIFFS.</b>			<b>\$1,958.57</b>
001.0000.02.523.30.41.001			8/31/2023	EM 2023-00380	MC 08/23 Home Monitoring		1,958.57
<b># of Checks Issued</b>		<b>294</b>					
<b>Total</b>		<b>\$4,181,494.14</b>					



# City of Lakewood

To: Mayor and City Councilmembers

From: Tho Kraus, Deputy City Manager

Through: John J. Caulfield, City Manager

Date: November 06, 2023

Subject: Payroll Check Approval

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**Payroll Period(s):** September 16-30, 2023 and October 1-15, 2023

**Total Amount:** \$3,104,573.75

Checks Issued:

Check Numbers: 114544-114552

Total Amount of Checks Issued: \$29,006.79

Electronic Funds Transfer:

Total Amount of EFT Payments: \$929,374.74

Direct Deposit:

Total Amount of Direct Deposit Payments: \$1,885,010.59

Federal Tax Deposit:

Total Amount of Deposit: \$261,181.63

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just and due obligations against the City of Lakewood, Washington, and that I am authorized to authenticate and certify said liens.

Dana Kapla  
Assistant Finance Director

Tho Kraus  
Deputy City Manager

John J. Caulfield  
City Manager

## Payroll Distribution

### City of Lakewood

Pay Period ending 09-16-2023 thru 10-15-2023

Direct Deposit and ACH in the amount of:	\$	3,075,566.96
Payroll Ck#'s 114536 - 114544 in the amount of:	\$	29,006.79
Total Payroll Distribution:	\$	3,104,573.75

#### Employee Pay Total by Fund:

Fund 001 - General	Amount
City Council	\$ 11,720.00
Municipal Court	\$ 75,842.79
City Manager	\$ 40,725.34
Administrative Services	\$ 65,957.37
Legal and Human Resources	\$ 122,862.24
Community and Economic Development	\$ 135,816.25
Parks, Recreation and Community Services	\$ 117,784.12
Police	\$ 1,255,339.60
Non-Departmental	\$ -
<b>General Fund Total</b>	<b>\$ 1,826,047.71</b>

Fund 101 - Street	\$ 57,200.32
Fund 104 - Hotel / Motel Lodging Tax	\$ 2,181.62
Fund 105 - Property Abatement/Rental Housing Safety Program	\$ 14,862.39
Fund 180 - Narcotics Seizure	\$ 1,423.11
Fund 190 - CDBG Grants	\$ 13,430.85
Fund 192 - SSMCP	\$ 16,993.00
Fund 195 - Public Safety Grants	\$ 17,895.50
Fund 196 - ARPA Grant	\$ 18,476.21
Fund 301 - Parks CIP	\$ 7,090.00
Fund 302 - Transportation CIP	\$ 68,350.54
Fund 311 - Sewer Capital Project	\$ 543.24
Fund 401 - Surface Water Management	\$ 44,608.78
Fund 502 - Property Management	\$ 9,628.60
Fund 503 - Information Technology	\$ 46,796.75
<b>Other Funds Total</b>	<b>\$ 319,480.91</b>

Employee Gross Pay Total:	\$ 2,145,528.62
Benefits and Deductions:	\$ 959,045.13
<b>Grand Total:</b>	<b>\$ 3,104,573.75</b>

# REQUEST FOR COUNCIL ACTION

**DATE ACTION IS REQUESTED:**

November 6, 2023

**REVIEW:** October 9, 2023  
and October 30, 2023

**TITLE:** Approving the  
2024 Federal, State and  
County Legislative  
Agenda and Policy  
Manual

**ATTACHMENTS:**  
Policy Materials

**TYPE OF ACTION:**

- ORDINANCE NO.  
— RESOLUTION NO.  
☒ MOTION NO. 2023-98  
— OTHER

**SUBMITTED BY:** Michael Vargas, Assistant to the City Manager/Policy Analyst

**RECOMMENDATION:** It is recommended the City Council approve the 2024 federal, state, and county legislative agendas and policy manuals.

**DISCUSSION:** The City Council reviewed the first drafts of the policy manuals at its October 6<sup>th</sup> Legislative Retreat. After Council input was implemented in the materials and Council direction was provided, the City Council reviewed the latest drafts at the October 30<sup>th</sup> special session. The following changes were reviewed at the special session:

## State Policy Agenda

Public Safety:

- Refined language on vehicular pursuits to emphasize that stolen vehicles are being used to commit other crimes
- Added 5th item related to juvenile crime, amending state law to allow for law enforcement interviews and guardian-consented property searches

Michael Vargas  
Prepared by

  
City Manager Review

## **DISCUSSION CONTINUED:**

### **State Policy Manual**

(Pg. 13) Clover Creek Flood Plain – Made language signaling City’s desire to eventually seek outside funding less ambiguous

(Pg. 18) Public Safety – Same updates from Agenda item

(Pg. 19) Vehicular Pursuits – added language that stolen vehicles should be an eligible crime to initiate pursuits

(pg. 19) Juvenile Crime – New item that showcases juvenile crime uptick, amending state law to allow for law enforcement interviews and guardian-consented property searches, along with educating youth on both the consequences of criminal behavior, and social services to ensure a stable family environment, all in the service of stopping the development of criminal activity early on.

(pg. 20) Geographic Equity in Discharge from State Facilities – Language makes clear that adult family homes in Pierce County are disproportionately serving the Long-Term Civil Commitment patients, and that adult family homes should be incentivized to provide services in underserved areas.

(pg. 23) State Coordination for Federal Military Affairs – New item that emphasizes the need of a state cabinet level office to coordinate federal military affairs in WA State, in the vein of SSMCP.

**One-Pagers on Public Safety and Geographic Equity** – Language changes aligned with policy agenda/manual items

### **County Policy Manual**

(pg. 9) Annexations, Arrowhead/Partridge Glenn – Language explicitly stating sewer and sidewalk improvements are needed to consider annexation.

(pg. 13) Opioid Settlement Funds – New item addressing the opioid settlement funds and the City’s position to remain in complete control over how the City spends its allocated funds amount.

(pg. 14) Public Safety – Language changes to align with state policy manual/agenda item

(pg. 15) Geographic Equity - Language changes to align with state policy manual item

(pg. 15) Juvenile Crime – New item, aligned with state policy item, with the additional paragraph referencing Remann Hall probation practices of releasing youth back to family setting, and how the City believes the often times a bad family setting leads to juvenile crime, emphasizing the importance of youth education to prevent juvenile crime

(pg. 17) Clover Creek Flood Plain – Language aligns with state policy manual item

(pg. 18) Pierce County Sewer Utility – Language change to emphasize the County’s unified sewer plan needs address the state-mandated allowance of ADUs on residential property

(pg. 20) State Coordination for Federal Military Affairs – New item aligned with state policy manual item

### **Federal Policy Agenda**

(pg. 5) Defense Community Infrastructure Program – Language addition under “Action” signaling the City’s support for the Lakewood Water District’s DCIP funding request to address JBLM-originating PFAS contamination of aquifers serving the City.

**ALTERNATIVE(S):** The City Council may elect to not approve the materials. Changes to the materials may be proposed and implemented.

**FISCAL IMPACT:** There is no direct fiscal impact.

## 2023-2024 State Legislative Agenda

Amended for the 2024 Legislative Session

The City looks forward to continuing its partnership with its legislative delegation to improve the overall quality of life for everyone that calls Lakewood home.

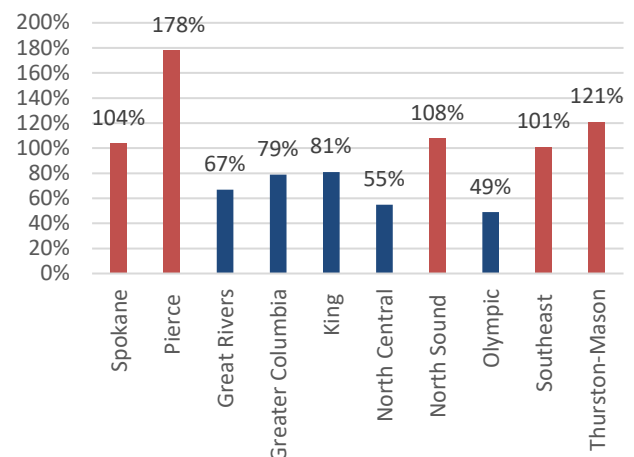
**Public Safety:** The City supports a commonsense and meaningful approach to public safety policies that protect lives and property and foster trust in government. During the 2023 session, progress was made in this area but there is still more work to be done. In collaboration with other Pierce County municipalities, the City requests the Legislature:

- 1) Provide tools to address auto theft and property crime, including increased state funding to grant programs to support regional enforcement and prosecution efforts;
- 2) Make refinements to the restrictions on vehicular pursuits to allow for the pursuit of stolen vehicles given the number of criminals using stolen vehicles to commit other crimes;
- 3) Commit ongoing state funding for therapeutic courts to satisfy the new state drug possession law;
- 4) Supply stable state funding for co-responder programs, such as the City's Behavioral Health Contact Team; and
- 5) Amend state law to allow for a parent or guardian to provide consent for a juvenile to be interviewed by law enforcement to include consent to search property to resolve unsolved crimes and prevent future incidents.

### Geographic Equity in Discharge from State

**Facilities:** The City appreciates the State's recent efforts to move toward a more community-based behavioral health system. This transition presents an opportunity to not only provide more accessible services to those who need it most, but also for the facilities to be more geographically disbursed. Based on the findings from the April 2023 Commerce report, requested by Rep. Dan Bronoske, the Pierce County region far exceeds its proportional share of the services and supports needed to serve individuals discharging from long term civil commitment. To address this inequity, the State needs to prioritize securing housing and treatment facilities, referred to as services and supports by the state, in the five underserved regions of the state: Olympic, North Central, Great Rivers, Greater Columbia, and King.

Regional share of selected services and supports relative to the regional share of the LTCC population



#### Contact Information:

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**CITY OF LAKEWOOD**  
**State Policy Manual**

ADOPTED BY THE CITY COUNCIL ON NOVEMBER 6<sup>th</sup>, 2023



City of  
**Lakewood**  
  
**State**  
**POLICY MANUAL**

ADOPTED BY THE LAKEWOOD CITY COUNCIL ON NOVEMBER  
6<sup>th</sup>, 2023



# CITY OF LAKEWOOD

## State Policy Manual

ADOPTED BY THE CITY COUNCIL ON NOVEMBER 6<sup>th</sup>, 2023

### INDIGENOUS PEOPLE AND LANDS ACKNOWLEDGEMENT

Every community owes its existence and vitality to generations from around the world who contributed their hopes, dreams, and energy to making the history which led to this moment. The City would like to recognize that we are on the lands of the Nisqually People, and acknowledge the history of dispossession that allowed for the growth of our community. We offer respect to the Nisqually People and their Elders, past, present, and emerging. We recognize our responsibility to value all people, and are committed to equitably serving all people in our diverse community.

### A STATEMENT ON EQUITY BY THE LAKEWOOD CITY COUNCIL

The Lakewood City Council acknowledges that equity is essential to a healthy community.

We are committed to identifying and eliminating systemic racism. We intend to lead by example in the advancement of equity and the deliberate practice of inclusion.

The City Council commits to the following practices:

- Instilling equity as a priority of policy and the delivery of services.
- Enacting initiatives that support and celebrate the diversity of the community.
- Ensuring equity in municipal planning.
- Identifying and dismantling preconceived prejudices.
- Increasing sensitivity to social norms and cultural expectations.
- Pursuing justice and equity for all residents.

We recognize the critical role that city leaders have in removing barriers to opportunity. We recognize that systemic inequality has endured, but commit that it shall not persist. The City Council will not tolerate *intolerance*. It is unconscionable that some members of our community fall victim to acts of hate. Acts of hate based upon race, creed, ancestry, disability, sex, sexual orientation, gender identity and/or socioeconomic status are unwelcome in Lakewood, Washington. The Lakewood Police Department shall be vigilant in its investigation and prosecution of crimes of hate. These intentional practices will inform our decision-making on policing, zoning, capital investment and all other matters of the City Council. Our objective is to create a more diverse, equitable and inclusive Lakewood community for all residents and we invite all Lakewood organizations and residents to join us in this effort.



# CITY OF LAKEWOOD

## State Policy Manual

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# CITY OF LAKEWOOD State Policy Manual

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## City Council Goals Legend

The policy goals in the County Policy Manual align with the City Council Goals 2021-2024. Each policy name is a different color to reflect the corresponding City Council Goal.

**Economic Development Goal:** The City of Lakewood promotes and supports a dynamic and robust local economy.

**Dependable Infrastructure Goal:** The City of Lakewood provides safe, clean, well-maintained, and dependable infrastructure.

**Public Safety Goal:** The City of Lakewood is one of the safest cities in Washington State.

**Fiscal Responsibility Goal:** The City of Lakewood maintains a strong fiscal position.

**Transparency Goal:** The City of Lakewood communicates its goals, successes, and challenges to the community and serves as a leader and champion for the community.

**Robust & Active Community Goal:** The City of Lakewood is a livable, resilient, and inclusive community that embraces and celebrates diversity and delivers equitable municipal services.



# CITY OF LAKEWOOD

## State Policy Manual

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### HOUSING/ HOMELESSNESS SERVICES

#### **LASA Affordable Housing Project**

Living Access Support Alliance (LASA) is a nonprofit that provides emergency housing, rapid rehousing and transitional housing in Lakewood, in addition to case management, and a range of other services to prevent homelessness. LASA is planning to construct roughly 25 affordable low and lower-income housing units on their property in Lakewood. They are pursuing funding from city, county and state sources with an anticipated groundbreaking in 2024. Pierce County has committed \$3.5 million. The City has committed \$1 million in ARPA, \$1 million in HOME funds, and \$1.175 in HOME ARP funds, for a total \$3.175 million. In partnership with LASA, the City pursued federal funding in 2023 and \$1 million has been included in the appropriations process. The City is grateful for the \$500,000 included in the 2023-25 state capital budget.

#### **South Sound Housing Affordability Partners**

The City is a founding member of the South Sound Affordable Housing Partners (SSHA<sup>3</sup>P), which is a regional effort by member municipalities to address affordable housing with a coordinated approach. The City supports SSHA<sup>3</sup>P's 2024 state legislative priorities on affordable housing:

- Facilitating Development of Affordable Housing
  - Support capital budget funding for member government priority projects
  - Expand funding opportunities to support homeownership development for low income households
  - Expand eligibility for the Connecting Housing to Infrastructure Program
  - Support funding for the acquisition of real property for affordable housing
- Support Policy and Planning Efforts
  - Support transit-oriented development and priority considerations
  - Support construction trade industry workforce development efforts
- Information and Engagement
  - Expand eligibility for the disabled veteran property tax exemption program
- Support:
  - Funding for municipal Planned Actions
  - Technical fixes and clarifications to recent land use and



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- housing legislation
- Legislation to provide Fair Housing Training for ownership associations
- Funding for the Affordable Workforce Housing Accelerator pilot program
- Funding to assist in the implementation of state required land use actions
- Operating funding for service-supported housing
- Oppose:
  - Preemption of local land use authority
  - Legislation that would increase the cost to produce publicly funded affordable housing

### Quality Affordable Housing

The City supports legislation that incentivizes developers to build affordable housing, such as the multifamily housing tax exemption, and funding allocated for public and nonprofit affordable housing, including the Housing Trust Fund.

### Support for Homelessness Services

Every year since incorporation, the City has allocated 1% of its general fund to support low-income and vulnerable residents by partnering with and funding community-based organizations to provide access to: housing, food, youth programs, behavioral health services, and other human services. The City requests the state's partnership in supporting programs and services that help prevent temporary and recurrent homelessness.

### Predatory Lending

The City supports legislation to stop all predatory home lending practices and supports enforcement of state laws to ensure all home renting practices are in compliance with existing regulations.

### Foreclosure of Homes

The City supports legislation that assists local jurisdictions in managing vacant, abandoned, and tax-delinquent properties. Without responsible management, these properties can cause problems throughout an entire community. The properties can become fire hazards, home to squatters, location of crime, and result in general decline in property values. In the upcoming session, the City also supports evaluating the effectiveness of legislation passed in this area.



# CITY OF LAKEWOOD

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### COMMUNITY& ECONOMIC DEVELOPMENT

#### **Economic Development Tools**

The City supports robust and sustainable funding for the Economic Development Strategic Reserve Fund, Community Economic Revitalization Board, Public Works Assistance Account, Public Facility Districts, and other programs that assist local governments in neighborhood residential and commercial area rehabilitation.

The City also supports legislation that provides optional economic development tools for cities, such as the multi-family housing tax incentive, lodging tax, the Main Street Act (a series of small tax incentives for neighborhood business districts), creative districts, complete streets grant program, community facility financing, shared state revenue for construction of convention and special event centers, additional shared state revenue for urban renewal and other public facility improvements, and innovative approaches to property tax assessment that reduces the current incentive to allow property to remain blighted.

#### **Annexation**

The City believes that annexation laws should encourage the logical development and expansion of the City to provide for a healthy and growing local economy and efficient provision of urban services. The City supports legislation that would modify state annexation laws to reduce the administrative process and the overall cost of annexation, both of which would help encourage and incentivize the annexation of existing unincorporated islands.





# CITY OF LAKEWOOD

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### Middle Housing

The City supports local zoning authority and discretion for middle housing types and accessory dwelling units. Before the adoption of HB 1110 and HB 1337 in 2023, the City allowed middle housing types including duplexes, triplexes, ADUs and multifamily housing on 55% of the City's residential lots, and cottage housing was allowed wherever single family detached housing was allowed, or on 78% of the lots. The City had a variety of policy tools for supporting the development of middle housing types, such as the City's Multi-Family Tax Exemption (MFTE) program, a housing incentives regulatory code chapter, and inclusionary density bonuses for landowners interested in providing units for very low-income persons. Under HB 1110 and HB 1337, the City's programs and efforts at the local level to support middle housing development have been preempted by the State. The City opposes state legislation that dictates land use and zoning without consideration for unintended consequences such as displacement and gentrification.

- **Accessory Dwelling Units:** The City supports Accessory Dwelling Units (ADUs) to augment Lakewood's affordable housing stock. ADUs are a viable, equitable, and increasingly popular affordable housing option. Before HB 1337 (2023) was adopted, Lakewood had ADU policies and development code requirements providing for the easier creation of more attached and detached ADUs associated with housing types, such as single-family homes and townhomes, found in multiple city zones (R1-R4, MR1 & MR2, etc.) These regulations and zoning decision will now have to be updated due to the preemption under HB 1337.

However, utility and side sewer connections to accommodate ADUs on current lots can be prohibitively expensive, especially for lower-income households. HB 1337's requirements to allow ADUs on historically single family lots will require not just construction of the building, but also connection to utilities that the City does not own nor plan infrastructure expansions



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### Transit Oriented Development

The City supports legislation that provides continued authority and expanded tools to local governments to best plan for transit oriented development. The City adopted the 2021 Lakewood Station District Subarea Plan to prompt development near the Lakewood Sound Transit Station and took into consideration displacement risks and other unique factors such as proximity to a major military installation. The City is conducting updates to its Downtown, Station District, and Tillicum Subarea Plans in 2024, anticipating future transit service. The City opposes state mandates on TOD that do not address displacement and other local characteristics.

### Boundary Review Board

The City supports the elimination of Boundary Review Boards' (BRB) role in reviewing items that are governed by the GMA (RCW 36.70A) while authorizing counties to determine whether to retain their BRB to review non-GMA-governed issues (e.g., special purpose district expansions).

### Local Authority for Land Use and Planning

The City supports preserving the authority of local governments regarding local taxation, as well as land use planning, zoning and regulation consistent with the GMA (RCW 36.70A) and SEPA (RCW 43.21C.) and opposes preemption of local authority by the state legislature. For example, the City is concerned with the potential negative consequences of HB 1110 and HB 1337 at the local level. The City supports state level efforts to bolster military installations' sustainability and operational readiness and address land use compatibility issues, so long as local jurisdictional control over land use and infrastructure planning is not eroded.

### Need for Unique Restrictions in Air Corridors

The City believes that unique restrictions on land use density is necessary for land proximate to military installations. Such restrictions must be recognized within buildable lands reports, growth targets, and comprehensive planning. The North Clear Zone, Air Corridor 1 and Air Corridor 2 zones in Lakewood's case are zones that reflect the FAA and DoD guidance regarding safe densities and types of uses. Cities should not be forced to choose between GMA compliance and guidance from Army Compatible Use Buffer (ACUB) and Air Installation Compatible Use Zones (AICUZ) reports.



# CITY OF LAKEWOOD

## State Policy Manual

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### PARKS, RECREATION, & COMMUNITY SERVICES

#### Historic Fort Steilacoom

The City requests that the State work with City and the Historic Fort Steilacoom Association to explore how to best preserve Historic Fort Steilacoom for future generations to use and enjoy. Historic Fort Steilacoom is one of the best preserved pre-civil war forts west of the Mississippi comprised of parade ground, two remaining junior officer's quarters, the headquarters building with the commanding officer's residence, and the post chapel and chaplain's quarters that presently serve as an interpretive center and offices. Currently, the fort is located on land and in buildings owned by DSHS and the facilities are in critical need of maintenance and repair. The City has begun a joint exploration with the state and the Historic Fort Steilacoom Association to determine how to best preserve this historic amenity in perpetuity. The City, with support of the Historic Fort Steilacoom Association, along with interest from DSHS, has begun to explore the process of assuming the historic buildings and land footprint, as well as determining how to best maintain the historic site moving forward. The final goal is to preserve the historic site, with possible site capital improvements funded by lodging tax dollars and state funding requests in the future.

#### H Barn Renovation at Fort Steilacoom Park

The City has made major investments at Fort Steilacoom Park. As a continuation of these efforts and in coordination with the Partners for Parks and the Town of Steilacoom, the City is planning to restore the historic H Barn. A capital fundraising effort, led by Partners for Parks, is underway. The City anticipates seeking the state's financial support in the coming years to renovate and preserve this important historic structure.

#### South Puget Sound Wildlife Area

The South Puget Sound Wildlife Area is a 100-acre open space area located in Lakewood. The site includes hiking and bike trails, picnic area with views of prairie habitat, native plant garden with information on indigenous plants, as well as an active fish hatchery and turtle ponds. This area is owned by the Washington Department of Fish and Wildlife but maintained by local volunteers. Over 2,000 volunteer hours and \$100,000 has been donated towards site improvements, by local service clubs and residents. The City requests that the state legislature ensure WDFW has appropriate funding for state funded maintenance at this site along with implementation of master plan capital site improvements.

#### State Funding

The City supports programs administered by the Washington State Recreation



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and Conservation Office (RCO) and opposes diversion from RCO programs. Specifically, the City supports ongoing funding for the Washington Wildlife and Recreation Program (WWRP), Aquatic Land Enhancement Account (ALEA), and the Youth Athletic Facilities (YAF) grant programs.

### Camp Murray Boat Launch Improvements

In 2020 the City and Camp Murray leadership evaluated the installation for potential annexation. After jointly completing the Camp Murray Annexation Analysis Report, Camp Murray leadership is not supportive of annexation because it would result in increased costs for Camp Murray. However, the City and Camp Murray are exploring options to make improvements at the Camp Murray Boat Launch for the benefit of the public. The City and Camp Murray have agreed to complete a Master Plan for the area, which would identify the options for improvements and allow Camp Murray input into the process. The boat launch provides public access to American Lake and is currently managed by the Washington State Department of Fish & Wildlife (WDFW). The City could invest in infrastructure development to increase accessibility to American Lake. This may be accomplished through annexation of the boat launch property from Camp Murray or assuming the property lease from the Washington State Department of Fish & Wildlife.

## TRANSPORTATION & INFRASTRUCTURE

### Clover Creek Flood Plain

The City completed an engineering report to generate and evaluate project alternatives to mitigate 100-year flood risk along Clover Creek within the City limits. The City developed a flood model that was updated in 2019 for Clover Creek, which revealed a significant increase to the area impacted by floodwater when compared to the previous FEMA effective map of inundation for the 100-year event. The updated model suggests a significant portion of the City of Lakewood could be impacted by the floodwaters, including I-5. The flooding to I-5 could potentially result in significant new regulatory constraints placed on I-5 and would directly affect Joint Base Lewis-McChord mission readiness. The City began to explore flood mitigation alternatives to reduce these potential impacts to the City and I-5, and after collaborating with various state, local, and tribal agencies, four solutions were developed:

- 1) Do nothing
- 2) Stream and channel enhancements
- 3) Levee specific to I-5
- 4) Levee in general flooding area

The City has chosen to further explore Option 4, a levee in the general flooding area, as this option consists of a flood blocking structure along or setback from



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Clover Creek that would block nearly all flood water from the city and the I-5 corridor within city limits. This option provides the most comprehensive flood mitigation benefit. At an estimated cost of around \$20 million, the City will need outside resources, as well as continued collaboration with state agencies, such as WSDOT, to ensure Lakewood residents and the I-5 corridor are safe from this potentially devastating flood event.

### City Right of Way

There have been several proposals in the last few years that would limit city authority over right of way and utility franchise agreements. The City opposes legislation that preempts and erodes local control over city right of way.

### I-5 South Sound Corridor Improvements

The Washington State Department of Transportation (WSDOT) has indicated a preference to take a holistic approach to transportation improvements along the I-5 corridor. The City supports this position and WSDOT's efforts to ensure that future investments in the I-5 south sound corridor resolve, rather than shift traffic congestion points. Below are specific issues that require the Legislature's attention:

- 1) **I-5 JBLM Corridor Improvements:** The 2015 Connecting Washington package invested \$495 million to widen the I-5 corridor through Joint Base Lewis-McChord (JBLM), reconfigure three interchanges and build a connector road from Gravelly Lake Drive to Thorne Lane. Construction of this Connector should prioritize road safety and mitigate impacts to neighbors. A primary goal of this investment was to eliminate the bottleneck at Thorne Road by expanding the corridor from three to four lanes. Although this work is still underway, the congestion at Thorne Lane is significantly reduced due to the additional lane and interchange reconfiguration. Future investments along the I-5 corridor, particularly expanding I-5 north of Thorne Lane from four to five lanes to accommodate HOV lanes, should consider the impact it would have on this and other congestion points.
- 2) **I-5 High Occupancy Vehicle Lanes:** The City supports the I-5 Tacoma/Pierce County High-Occupancy Vehicle (HOV) Lanes Program and appreciates that the 2022 Move Ahead WA package allocated \$244 million to extend the program along I-5 between 38th and Gravelly Lake Drive. The City requests an extension of this program to include a dedicated HOV 5<sup>th</sup> lane (one each direction) from Tacoma to Mounts Road in DuPont which requires a reconfigured interchange at the Main Gate (Exit 120). If additional HOV lanes are not extended throughout the entire south sound corridor, the previous bottleneck that began at Thorne Lane will return, despite significant state investments to



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alleviate this congestion. The timing of this extension should align with the expansion of I-5 south of Mounts Road, to mitigate additional congestion at that chokepoint.

- 3) **Main Gate Interchange (Exit 120):** As part of the current I-5 JBLM Corridor Improvements, WSDOT identified the Main Gate Interchange (Exit 120) reconfiguration as a necessary future improvement to expand I-5 from four to five lanes and address systemic congestion through the corridor. This Interchange serves as the primary access to Lewis Main on the east side of I-5 and to Lewis North on the west side. The proximity of the at-grade rail crossing to the Lewis North gate is a safety concern and creates backups on I-5 during peak periods. Reconfiguring the interchange to include a grade separated crossing would eliminate this risk for service members and Clover Park School District buses that use this at-grade crossing to access the installation.
- 4) **I-5 Mounts Road to Tumwater & Nisqually River Delta:** I-5 is the lifeline of commerce, transportation, and JBLM's mission readiness in the Puget Sound Region. However, the current design of I-5 impedes critical ecological functions of the Nisqually River Delta, is at risk of being overtopped by the Nisqually River resulting in national security concerns and is inadequate to meet the growing commerce and transportation demands of our state.
  - The current I-5 design obstructs natural ecological functions of the Nisqually River Delta that are critical to **salmon survival**. The decrease in salmon population negatively impacts the Nisqually Indian Tribe's treaty rights and way of life. The environmental impacts of I-5 on the delta may compound into costly environmental remediation efforts in the future if left unaddressed.
  - According to a US Geological Survey, there is a high risk that I-5 will be overtopped by a major flooding event in the next 15 years. This would be devastating locally and regionally and it would impact **national security** since 30% of the JBLM workforce live south of the Nisqually River and would be unable to report to duty.
  - The current design of **I-5 has limited capacity** to handle the growing South Sound economy and population. Traffic models show lengthy delays through this corridor with no change to existing infrastructure.





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Lakewood, in partnership with SSMCP and the Nisqually Indian Tribe, support a redesign of I-5 south of Mounts Road through the Nisqually River Delta to improve salmon survival, eliminate the flood risk and address congestion in the region. The \$75 million allocated to this project in the Move Ahead Washington package is an important step but more work will be needed.

#### **Infrastructure Funding**

Local agencies, including the City of Lakewood, lack resources for infrastructure funding. As a result, city roads remain in disrepair or general fund dollars are taken from other important services to repair roads; or a combination thereof. The City requests expansion of state funding to assist with maintenance and preservation of local infrastructure. The City continues to support the state's ongoing and increased investment in infrastructure funding programs such as the Public Works Assistance Account.

#### **Limiting Additional Freight on Point Defiance Bypass (Lakeview Rail Line)**

The City opposes increased freight traffic along this corridor that is above and beyond the activity already in place and does not have a destination within Lakewood or Joint Base Lewis-McChord. With the opening of the Point Defiance Bypass project in support of Amtrak passenger rail coupled with increasing demands on freight rail, there is concern that the Point Defiance Bypass project could eventually lead to increased freight traffic in addition to new passenger rail.

#### **Future Commercial Airfields - JBLM**

The City opposes the use of Joint Base Lewis-McChord (JBLM) as a commercial airfield and as well as the identification of any location for a new commercial airfield, that would impede the operations of JBLM. In regards to considering JBLM as a potential site, there is strong opposition from the Lakewood congressional delegation, significant concerns raised by the military, high congestion issues, no transit service, and was rated "unlikely" by WSDOT and "unable to accommodate commercial air service" by the Puget Sound Regional Council. House Bill 1791 rebranded the Commercial Aviation Coordinating Commission (CACC) to be the Commercial Aviation Work Group and calls for annual reports on siting progress rather than identification of a single location by date certain. The Governor's veto of four sections resulted in removal of the legislature's guidance to eliminate any site that would be incompatible with the operations of a military installation.



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### **Stormwater & Culvert Funding**

Cities have significant stormwater and culvert funding needs. The City of Lakewood requests secure, ongoing and sufficient funding for city culvert repair and replacement. The City supports funding for current and new grant programs for local stormwater and culvert projects.

### **Electric Vehicle (EV) Charging Stations**

The City supports both Federal and State legislation for strategically implementing electric vehicle charging stations. The City requests that as EV charging station programs begin implementation, that regional and state public entities, such as Pierce Transit, Sound Transit, WSDOT and relevant utility companies, lead the implementation effort through both funding and administration.





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### FINANCES

#### **Insurance Costs**

Recent legislation and subsequent court decisions have increased the legal liability of public entities, resulting in higher rates for liability coverage. The City's liability rates increased by 37% from 2022 to 2023 and by another 41.2% from 2023 to 2024. The City joins AWC in requesting that the Legislature protect against liability expansion and new policies that would drive additional claims and litigation increasing costs, especially in the area of law enforcement and public safety, and human resources.

#### **State-Shared Revenues**

Cities rely on state-shared revenues to provide critical funding for essential public services. The City request continued appropriation of committed state shared funds, such as Liquor Excise Taxes and Profits, City-County Assistance Account, Municipal Criminal Justice Account, Annexation Sales Tax Credit, and public health funding. These funds are used to support city activities, including police, infrastructure development, public defenders, municipal court, etc. In total, state-shared revenues constitute a significant portion of the City's operating revenue at around 6% each biennium.

#### **General Fund Revenue**

The City supports legislation that will increase, expand, or favorably restructure its revenue-raising ability. In consideration of 1) the continued growth in demand for services that exceed revenue growth and inflation, and 2) intimate knowledge of individual community needs, the City supports unrestricted uses of all general government tax revenue. For example, restrictions on the use of real estate excise tax (REET), gambling taxes, etc.

#### **City Financial Liability for Indigent Defense**

Indigent defense is a constitutional right that should be funded by the state. From 2012-21 county costs grew by more than 65%, from \$105M to \$174M. State funding during that same period grew only by 5.4%. Since 2018, the City has paid on average \$483,000 per year toward indigent defense, with a budgeted amount exceeding half a million dollars in coming years. This compensation has been trending upwards in recent years due to economic pressures, such as pandemic impacts and historic inflation. The City supports state funding for indigent defense that is standardized and non-competitive in order to ensure more equitable funding and uniform application of justice.

#### **Unfunded Mandates & Other State & Federal Budget Impacts**

Mandates from the Federal and State governments are rarely accompanied with adequate new revenues or taxing authority, but instead force the City to



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reduce funding levels for other services. The City opposes efforts by the State Legislature to balance budgets by shifting responsibilities to cities.

## PUBLIC SAFETY

### Public Safety

The City supports a commonsense and meaningful approach to public safety policies that protect lives and property and foster trust in government. During the 2023 session, progress was made in this area but there is still more work to be done. In collaboration with other Pierce County municipalities, the City requests the Legislature:

- 1) Provide tools to address auto theft and property crime, including increased state funding to grant programs to support regional enforcement and prosecution efforts;
- 2) Make refinements to the restrictions on vehicular pursuits to curb motor vehicle thefts;
- 3) Commit ongoing state funding for therapeutic courts to satisfy the new state drug possession law;
- 4) Supply stable state funding for co-responder programs, such as the City's Behavioral Health Contact Team; and
- 5) Amend state law to allow for a parent or guardian to provide consent for a juvenile to be interviewed by law enforcement to include consent to search property to resolve unsolved crimes and prevent future incidents.

### Blake Response

The City is grateful the state has provided funding to help offset city costs created by the Blake Decision on how possession of controlled substances is handled by the criminal justice system. City costs include processing criminal conviction vacations and repaying legal financial obligations as well as support for ongoing costs for diversion programs and municipal court impacts. The City requests long-term state investment in alternative response teams, treatment facilities for adults and juveniles, treatment in jails, and to provide support to social workers, treatment providers and system navigators to help direct people to treatment.

### Hiring and Retention

Public safety agencies nationwide are experiencing officers leaving the profession at an unprecedented rate, either through early retirement or leaving the field. The City supports state policies including funding to local law enforcement agencies that promote recruitment and retention of law enforcement officers and expedite opportunities for newly hired officers to



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receive training.

### **Vehicular Pursuits**

The City thanks the legislature for making progress on clarifying the ability for law enforcement to conduct vehicular pursuits for the benefit of public safety. Since the probable cause threshold was established in 2021, there have been several occasions where the high standard prevented pursuit of a vehicle, jeopardizing public safety. The City will continue to support safety measures and training for officers who engage in vehicular pursuits as well as further refinements to the state's vehicular pursuit law, to include making additional crimes eligible for police pursuits including stolen vehicles.

### **Juvenile Crime**

Compared to the five-year average (2017-2022), in the first half of 2023, juvenile robbery in Lakewood is up 400%, motor vehicle theft is up 500% and assaults are up 45%. For all crimes, known juvenile suspects have increased 67%. The City requests the state amend state law to allow for a parent or guardian to provide consent for a juvenile to be interviewed by law enforcement to include consent to search property to resolve unsolved crimes and prevent future incidents.

Youth education is also critical component to ensuring criminal behavior is addressed at a young age to prevent the uptick in youth crime experienced by the Lakewood community. The City supports educational efforts to teach youth about the consequences of criminal behavior. Youth education that prevents criminal activity upstream should also include intervention of at-risk youth and their families by connections to social services at an early age, such as Tacoma-Pierce County Health Department's Family Support Partnership. The City supports any state funding that would support youth education about social services, such as the County's Family Support Partnership.

By both educating at-risk youth and their families about social services, and about the consequences of criminal activity early on, the City hopes that youth criminal activity will be curtailed.

### **Geographic Equity in Discharge from State Facilities**

The City appreciates the State's recent efforts to move toward a more community-based behavioral health system. This transition presents an opportunity to not only provide more accessible services to those who need it most, but also for the facilities to be more geographically disbursed. Based on the findings from the Commerce report, the State should invest in long term



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care facilities in underserved regions of the state.

The City requests the following changes be made to state law:

- 1) Per the findings from the April 2023 Commerce Report, the state needs to procure additional services and supports in Olympic, North Central, Great Rivers, Greater Columbia, and King regions. The report also shows that adult family homes in Pierce County are serving a large percentage of Long-Term Civil Commitment (LTCC) patients. Incentivize providers, particularly adult family homes, to provide services in underserved areas.
- 2) Institute fair share policies for discharge planning from state hospitals for individuals that have a history of one or more violent acts (extend SB 5163 (2021) policies, that only apply to the Special Commitment Center, to state hospitals).

### Protecting Residents of Adult Family Homes

Adult Family Homes (AFHs) serve adults with functional limitations who need personal and special care. The City requests legislation that protects these vulnerable members of our community by preventing Level 2 and 3 registered sex offenders, sexually violent predators and “felony flips” from residing in AFHs. The City supports amending the definition of “resident” in RCW 70.128.010 to exclude individuals convicted of sexually violent crimes and crimes that require registration as a sex offender.

### Body Worn Cameras

In the 2023 budget the state legislature allocated \$1.6 million for the body camera grant program administered by the WA Association of Sheriffs and Police Chiefs (WASPC). The City supports ongoing funding for this program to assist municipalities with the purchase, maintenance or replacement of Body Worn Cameras (BWC), ongoing costs related to record management, and hiring of personnel to operate the BWC program.

### Binding Interest Arbitration Reform

The City recognizes the importance of having a tool to help resolve potentially devastating strikes by essential service personnel, such as police and firefighters. However, existing binding interest arbitration statutes are out-of-date and inflexible, resulting in many unintended consequences - the City finds this particularly true in regard to disciplinary processes. The City requests that the state reform existing binding interest arbitration language to limit unintended repercussions.



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### **Authority to Appoint Municipal Court Judges**

The City supports cities' authority to appoint a municipal court judge and to maintain municipal courts. The City supports further technical and financial assistance for the administration of municipal courts.

### **Traffic Enforcement Cameras**

The state legislature has authorized local government to use traffic enforcement cameras in limited situations, including red light enforcement at certain intersections and speed control in certain zones. Traffic enforcement cameras have proven to be successful at reducing instances of speeding and violations of traffic signals. The City supports the use of traffic enforcement cameras. The City also supports legislation allowing images from traffic enforcement cameras to be used by law enforcement in criminal cases when there is probable cause.

### **Basic Law Enforcement Academy (BLEA)**

The City supports ongoing funding of the Basic Law Enforcement Academy which is the sole training program for police departments statewide. With an increasing number of law enforcement officers retiring, it is imperative this program receive adequate funding to provide ample training openings for new hires in a timely manner. The City supports adequate and ongoing funding for the recently established regional Criminal Justice Training Commission campuses which will help address the backlog of training slots at the Academy and ease of access to more agencies. The City also supports the discretion of CJTC to hold academy seats based on number of anticipated officer hires, as currently, academy seats are not held until a potential hire name has been provided, which can further delay the hiring process.

### **Jail and Court Costs**

The City supports legislative proposals that reduce jail and court costs, and maintain its flexibility in providing jail and court services. The City supports additional funding for local grants through the Office of Public Defense and clarifying local authority to set standards for public defenders. The City also supports maintaining the flexibility to select the most appropriate manner in which to provide jail services. The City will monitor all legislation that impacts the City's ability to contract with government agencies.

### **State Hospital Reentry Program**

The City supports language that would expand the reentry community safety program. The current program is designed for individuals being released from a correctional facility. The City supports expanding the program to apply to patients who are civilly committed after prosecution for a violent offense or



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who are civilly committed based on criminal insanity.

### **Enhanced Services Facilities**

Enhanced Services Facilities (ESFs) serve adults with mental and chemical disorders or other impairments that require supervision and daily care. The City supports legislation that would prohibit Adult Family Home businesses (AFHs) from converting to ESFs, as well as legislation that would prohibit the locating of ESFs in residential neighborhoods.

### **Acute and Long-Term Care Facilities**

The City supports the implementation of the Trueblood Settlement Agreement and state funding for the construction and ongoing operation of acute and long-term care facilities equitably dispersed in communities throughout the state.

### **Civil Asset Forfeiture**

Civil asset forfeiture allows law enforcement agencies to take possession of property when the property itself is illegal, was used to facilitate a crime, is proceeds from a crime, or was purchased with proceeds traceable to criminal activity. The City views civil asset forfeiture as a valuable tool, and will closely monitor legislation and oppose provisions that add restrictions on law enforcement's use of civil asset forfeiture.

### **Consolidate Traffic-Based Financial Obligations**

The City supports legislative proposals that would authorize the Administrative Office of the Courts to establish a unified payment plan system for the consolidation of multiple traffic-based financial obligations. This solution allows defendants to bring multiple outstanding obligations into the new payment plan for ongoing servicing with a single point of contact, reduces the volume of driver's license suspension for failure to respond or pay, fewer DWLS-3 prosecutions, and improved collection rates.

## **GENERAL GOVERNMENT**

### **Public Records & Open Meetings**

The City respects the right of the public to have access to legitimate public records and documents. The City believes its ability to recover the costs of searching for, gathering and reviewing requested documents is also in the public's interest. The City supports reasonable reforms to the Public Records Act. The City opposes requiring the recording of executive sessions or other restrictions on legitimate uses of executive sessions.





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### MILITARY AFFAIRS

#### **Defense Community Compatibility Account – North Clear Zone Funding**

The DCCA is a grant program that supports necessary infrastructure and compatible land use near Washington military installations. The DCCA is the most viable long- term option to secure the required state/local match to resolve the incompatible development in the McChord North Clear Zone. The City supports the state’s ongoing investment in the DCCA via the biennial capital budget.

#### **Statewide Coordination for Federal Military Affairs**

Washington is the 6<sup>th</sup> in the nation for the number of active-duty military and has five major military installations yet there is no statewide coordination of federal military affairs. The City supports the creation of a cabinet level position within the Governor’s office to coordinate federal military affairs.

#### **South Sound Military & Communities Partnership (SSMCP) & Joint Base Lewis- McChord**

The City of Lakewood is a strong partner with Joint Base Lewis-McChord (JBLM) and a founding member of the South Sound Military & Communities Partnership (SSMCP), a nationally recognized organization that gives unique voice to a range of issues affecting Pierce and Thurston Counties and their cities as well as JBLM, the largest military installation in Washington State. JBLM is a regional employment hub and a major statewide economic driver. The City supports the ongoing efforts of SSMCP and supports policy and financial decisions that assist JBLM’s operational readiness and sustainability.

The City also believes in strong policy and financial commitments from the State in support of statewide military affairs while preserving local governments’ and regional coordinating organizations’ flexibility and authority to maintain communications and relationships with area installations. Lakewood supports establishing a Military Advisory Council to advise the Governor and Legislature; providing financial support of regional military-community partnerships such as Forward Fairchild, Puget Sound Naval Bases Association and SSMCP; and strengthening financial, legislative and political support for military presence in Washington in anticipation of future force restructuring or defense contract reductions due to sequestration, Department of Defense budget reductions, and/or base realignment and closure (BRAC) rounds.

The City supports SSMCP’s 2024 Legislative Priorities:

#### **1) Military Family Quality of Life**



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One of the greatest challenges facing military families in the South Sound are access to housing, childcare and spousal employment. SSMCP is working regionally to remove barriers to these necessities and supports state level action through 1) incentives, 2) increased investment and/or 3) reduction in administrative burdens that drive up costs.

### **2) Military/Defense Sector Statewide Economic Impact Analysis**

SSMCP is grateful the Legislature has directed the Legislative Committee on Economic Development and International Relations (LCEDIR) to conduct a statewide analysis on the military/defense sector's impact. SSMCP has coordinated two regional economic impact analyses over the last several years and is working closely with the Lieutenant Governor's office to support this statewide study. The report is due to the Legislature in September 2024. SSMCP requests the report be used to inform future regional and statewide policy decisions.

### **3) Defense Community Compatibility Account (DCCA)**

The 2023-25 Capital Budget invests \$35.8 million in defense community compatibility projects throughout the state. This investment leverages over \$126 million in local and federal funds. SSMCP requests the Legislature prioritize ongoing investment in the grant program that supports civilian communities near military installations. For the Sound Sound, biennial investment is critical to helping resolve encroachment in the McChord Airfield North Clear Zone which has a commitment of up to \$80 million from the federal government but requires a state match.

### **4) I-5 Mounts Road to Tumwater & Nisqually River Delta**

SSMCP appreciates the Legislature's commitment of \$75 million over the next 6 years to address the challenges along I-5 from Mounts Road to Tumwater and through the Nisqually River Delta. The current design of I-5 restricts critical ecological functions impacting salmon survival, is at a high risk of being overtopped by a major flooding event and has limited capacity to handle the growing South Sound economy and population - a key component to national security since 30% of the JBLM workforce live south of the Nisqually River. Additional state or federal or state funds are required to finalize engineering work. This includes \$1.5 million for preliminary engineering of part time shoulder use on southbound I-5 between Sleater-Kinney and Henderson Boulevard. This practical solutions approach would improve the transportation outcomes of the initial investment the state has made in the Nisqually River delta.





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### **American Lake Veterans Golf Course Tax Exemption**

The American Lake Veterans Golf Course (ALVGC) has always been a United States Department of Veterans Affairs (VA) golf course. In 2017, the VA decided to have the golf course run by Friends of American Lake Veterans Golf Course (Friends), a nonprofit, and it is unclear whether Friends will have to pay sales tax and business and occupation tax. The City supports legislation that clarifies that the ALVGC is not subject to sales tax or business and occupation tax.

# Public Safety

## Status of Public Safety in Lakewood

Similar to other municipalities in the state, the City of Lakewood is experiencing increased crime, specifically property crimes and motor vehicle thefts. There has also been a staggering increase in juvenile crime. For example, the table below shows the increase in vehicle thefts and eludes before and after the passage of HB 1054, the “vehicle pursuit bill”.

Comparing Monthly Averages for 2 Years		Pre HB 1054	Post HB 1054	% Change
	Motor Vehicle Thefts	31	68	<b>+119% (+37)</b>
	Eluding	2.5	25.5	<b>+920% (+23)</b>

## Public Safety is a Shared Responsibility

The state and local governments have a shared responsibility in protecting public safety. Part of the state’s responsibility is to provide adequate resources to local jurisdictions who deliver public safety services. Recent changes to state laws necessitate additional state investment in public safety. In some cases, the laws need refinement since they are hindering officers’ ability to protect the public. In collaboration with other Pierce County municipalities, the City requests the Legislature:

- 1) Provide tools to address auto theft and property crime, including increased state funding to grant programs to support regional enforcement and prosecution efforts;
- 2) Make refinements to the restrictions to allow for the pursuit of stolen vehicles given the number of criminals using stolen vehicles to commit other crimes;
- 3) Commit ongoing state funding for therapeutic courts to satisfy the new state drug possession law;
- 4) Supply stable state funding for co-responder programs, such as the City’s Behavioral Health Contact Team; and
- 5) Amend state law to allow for a parent or guardian to provide consent for a juvenile to be interviewed by law enforcement to include consent to search property to resolve unsolved crimes and prevent future incidents.

## Public Safety Data in Lakewood

The following data show increasing trends in motor vehicle thefts, eludes from police, juvenile crimes to include vehicle theft, assaults, and robbery, and drug possession and overdoses. Lakewood has experienced increases across all these crime areas in the past several years, in spite of recent public safety state legislation aimed to address these problems.

### Contact Information:

**John J. Caulfield**, City  
Manager City of Lakewood  
253-983-7703  
[jcaulfield@cityoflakewood.us](mailto:jcaulfield@cityoflakewood.us)

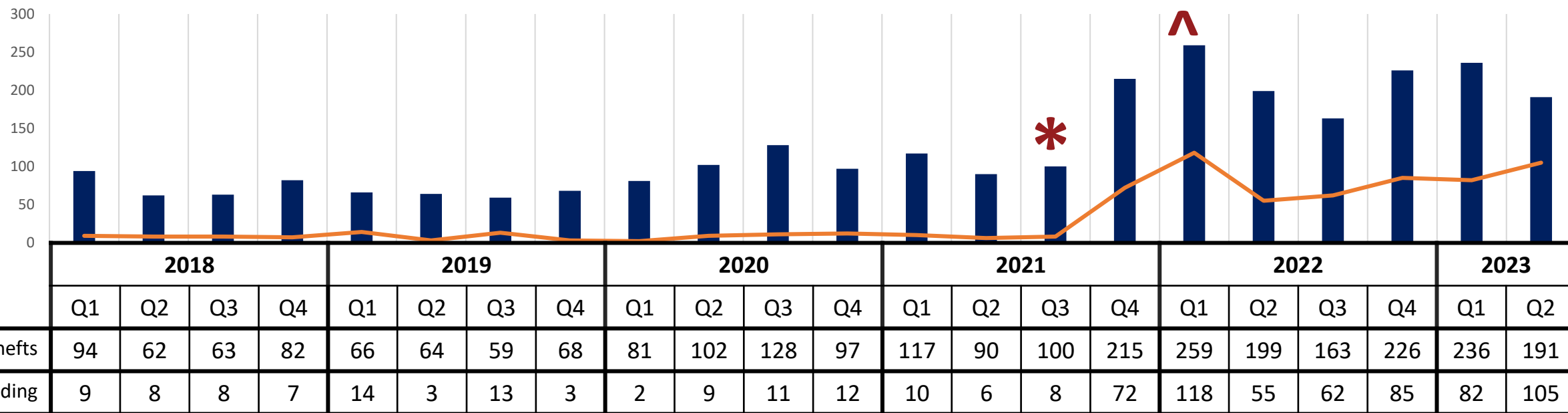
**Shelly Helder**, State Lobbyist  
Gordon Thomas Honeywell Government  
Affairs 360-209-3338  
[shelder@gth-gov.com](mailto:shelder@gth-gov.com)



# Motor Vehicle Thefts



Motor Vehicle Thefts & Eluding



\* HB 1054 & HB 1310 effective July 25<sup>th</sup> 2021  
^ HB 1140 effective January 1<sup>st</sup> 2022

Comparing Monthly Averages for 2 Years		Pre HB 1054 & HB 1310	Post HB 1054 & HB1310	% Change
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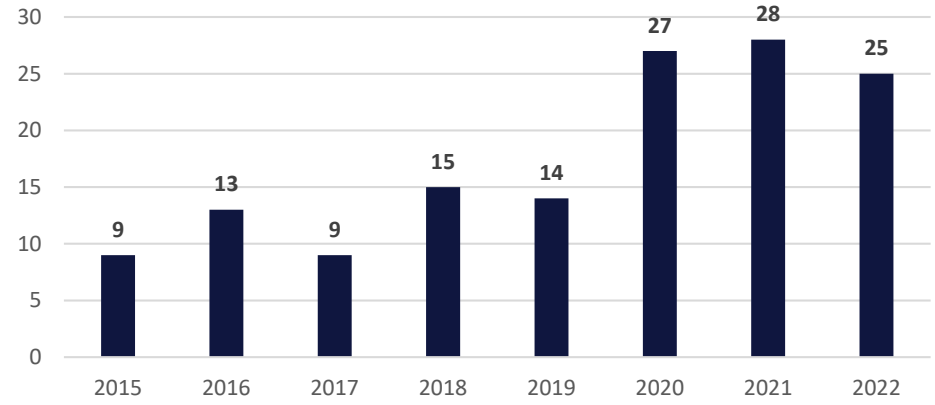


# Drug Possession

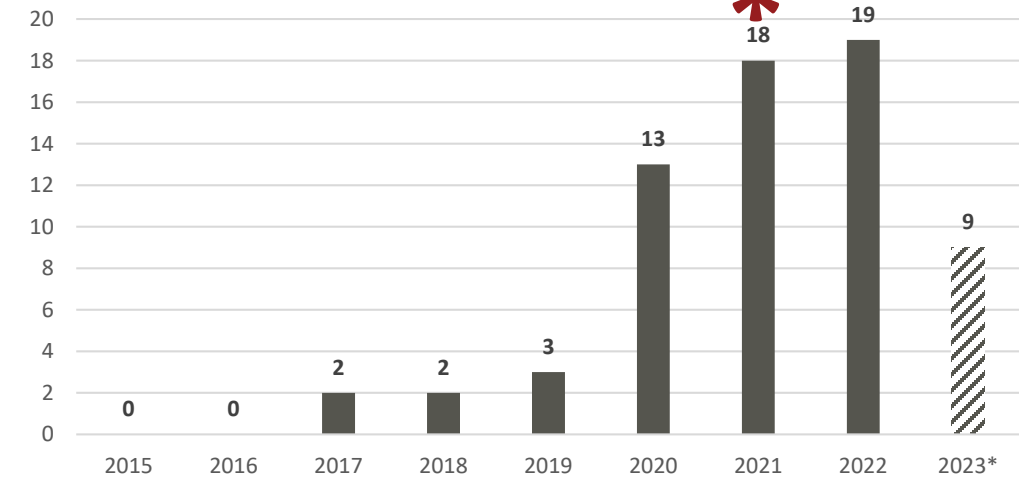
2015 – May 2023



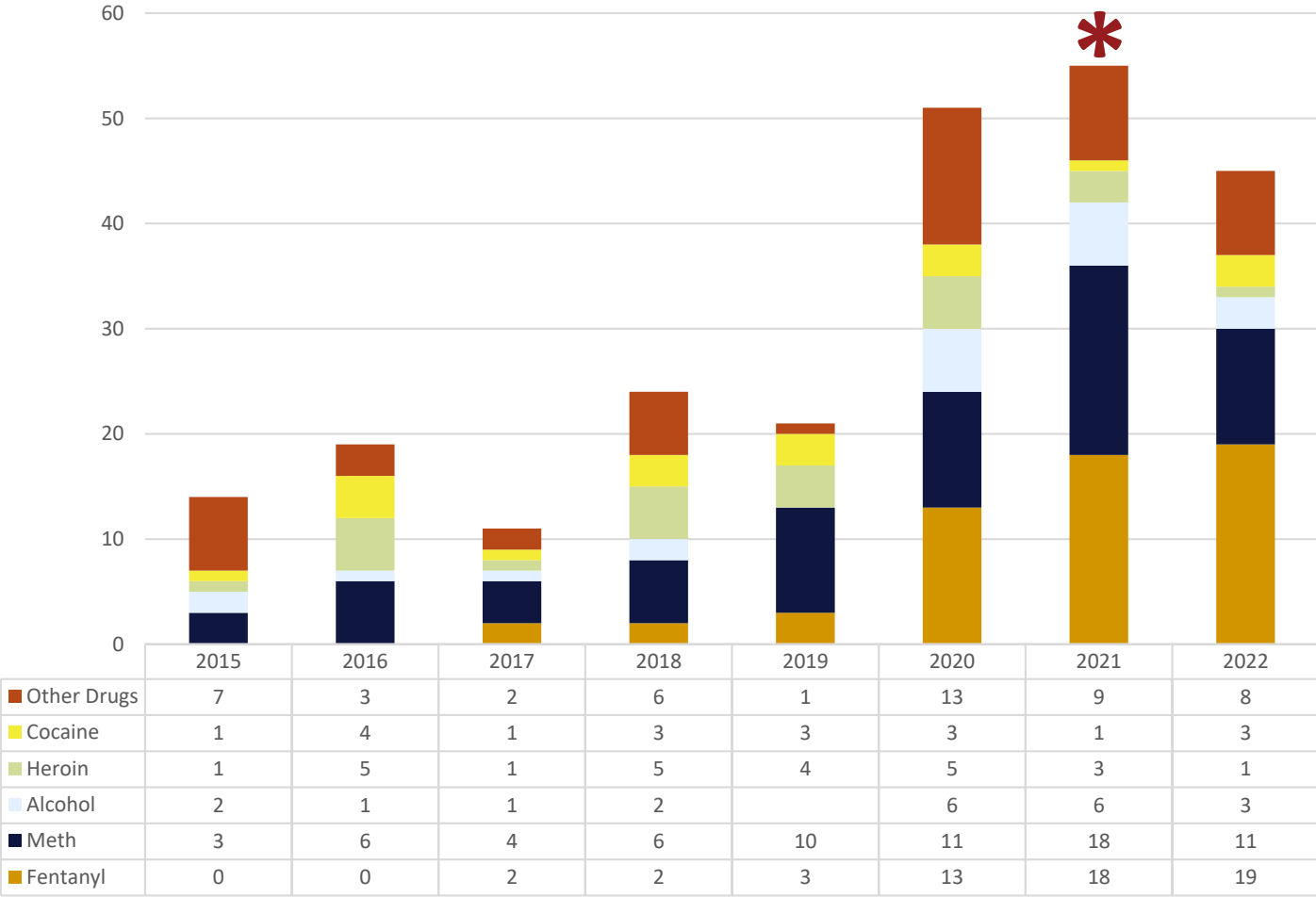
Overdose Deaths in Lakewood



Lakewood Fentanyl Related Deaths



Types of Drugs Used in Overdoses in Lakewood



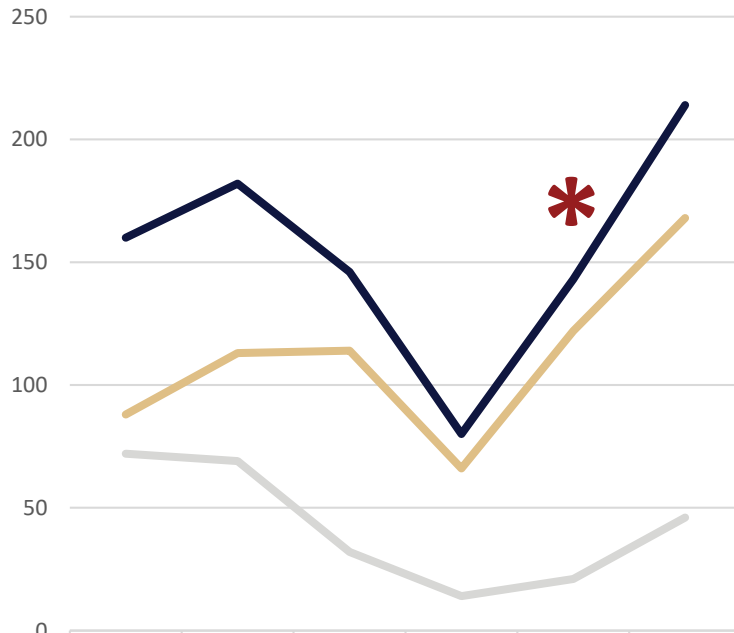
SB 5476 (Blake Bill) effective July 25<sup>th</sup> 2021

2023\* Partial Year = (Jan 1 – May 31)



# Juvenile Crimes

All Juvenile Crime Trends in Lakewood  
YTD 2018-2023 (Jan 1 - Jul 31)



	2018	2019	2020	2021	2022	2023
Suspect	88	113	114	66	122	168
Arrestees	72	69	32	14	21	46
Total	160	182	146	80	143	214

## Compared to the 5 Year Average

### For All Crimes

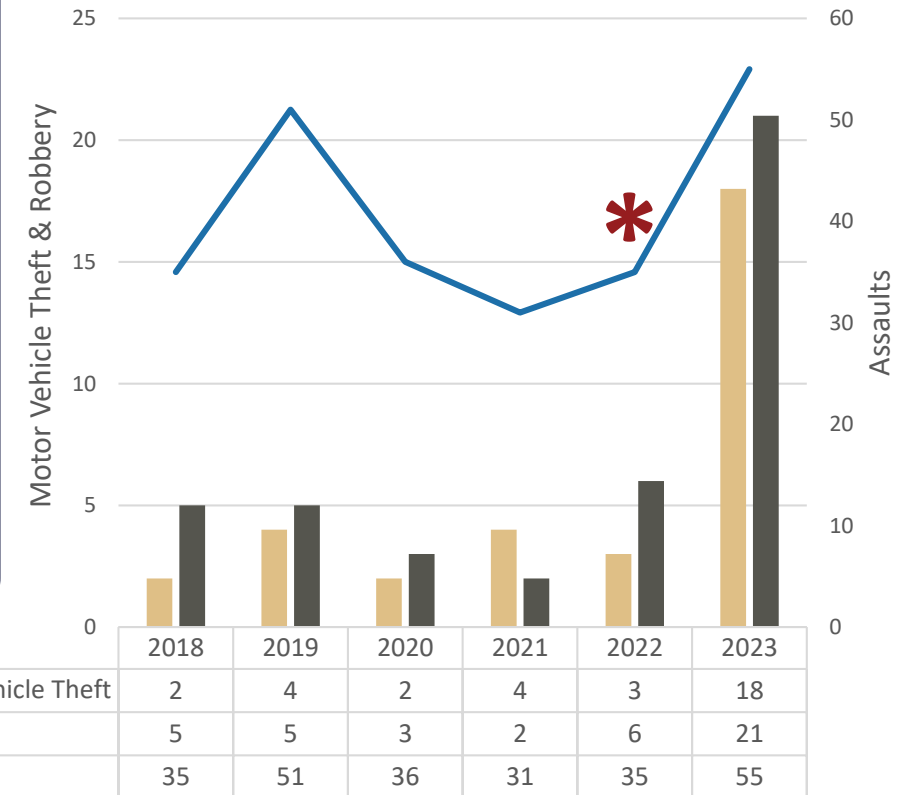
Known Juvenile Suspects **increased 67%**



Robbery **400%**  
Motor Theft **500%**  
Assaults **46%**

For Assaults, Robbery & Vehicle Thefts,  
Known Juvenile Suspects **increased 114%**

Juvenile Crime By Type  
YTD 2018-2023 (Jan 1 - Jul 31)



	2018	2019	2020	2021	2022	2023
Motor Vehicle Theft	2	4	2	4	3	18
Robbery	5	5	3	2	6	21
Assault	35	51	36	31	35	55

Note: Motor Vehicle Theft & Robbery use the scale on the Left;  
Assaults use the scale on the Right



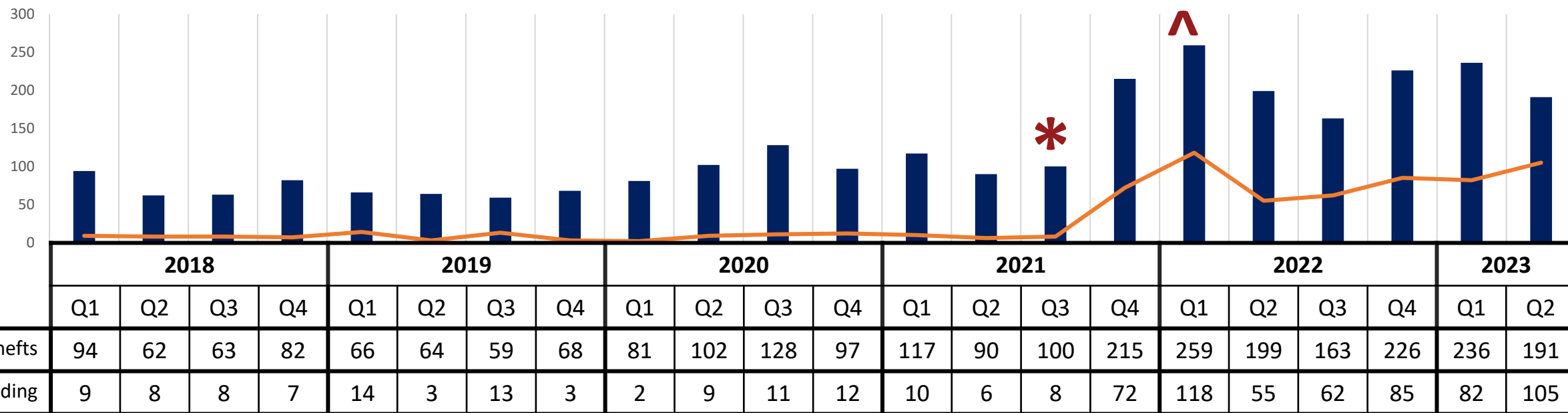
**HB 1140 effective January 1<sup>st</sup> 2022**



# Motor Vehicle Thefts



Motor Vehicle Thefts & Eluding



\* HB 1054 & HB 1310 effective July 25<sup>th</sup> 2021  
^ HB 1140 effective January 1<sup>st</sup> 2022

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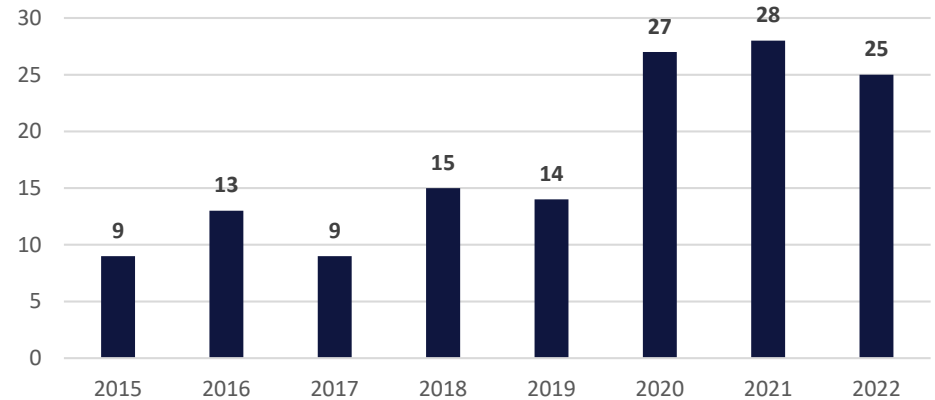


# Drug Possession

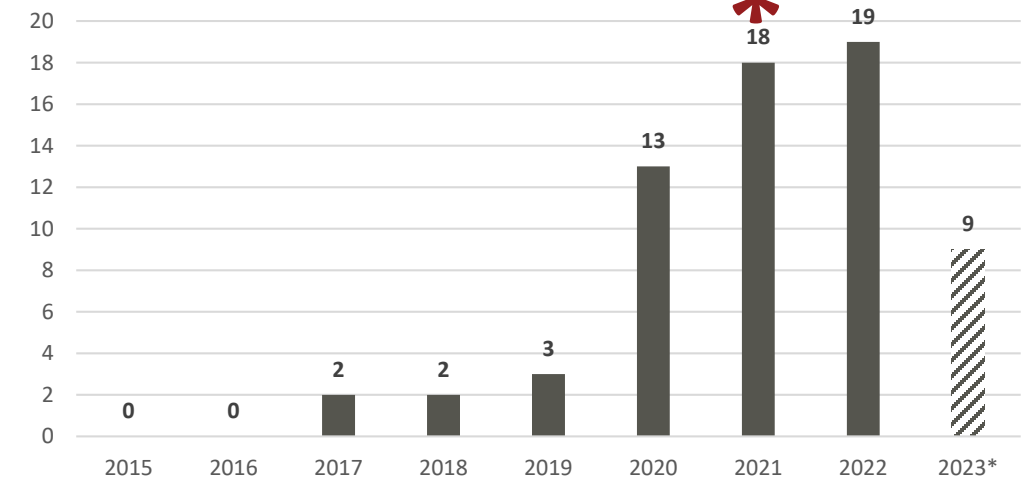
2015 – May 2023



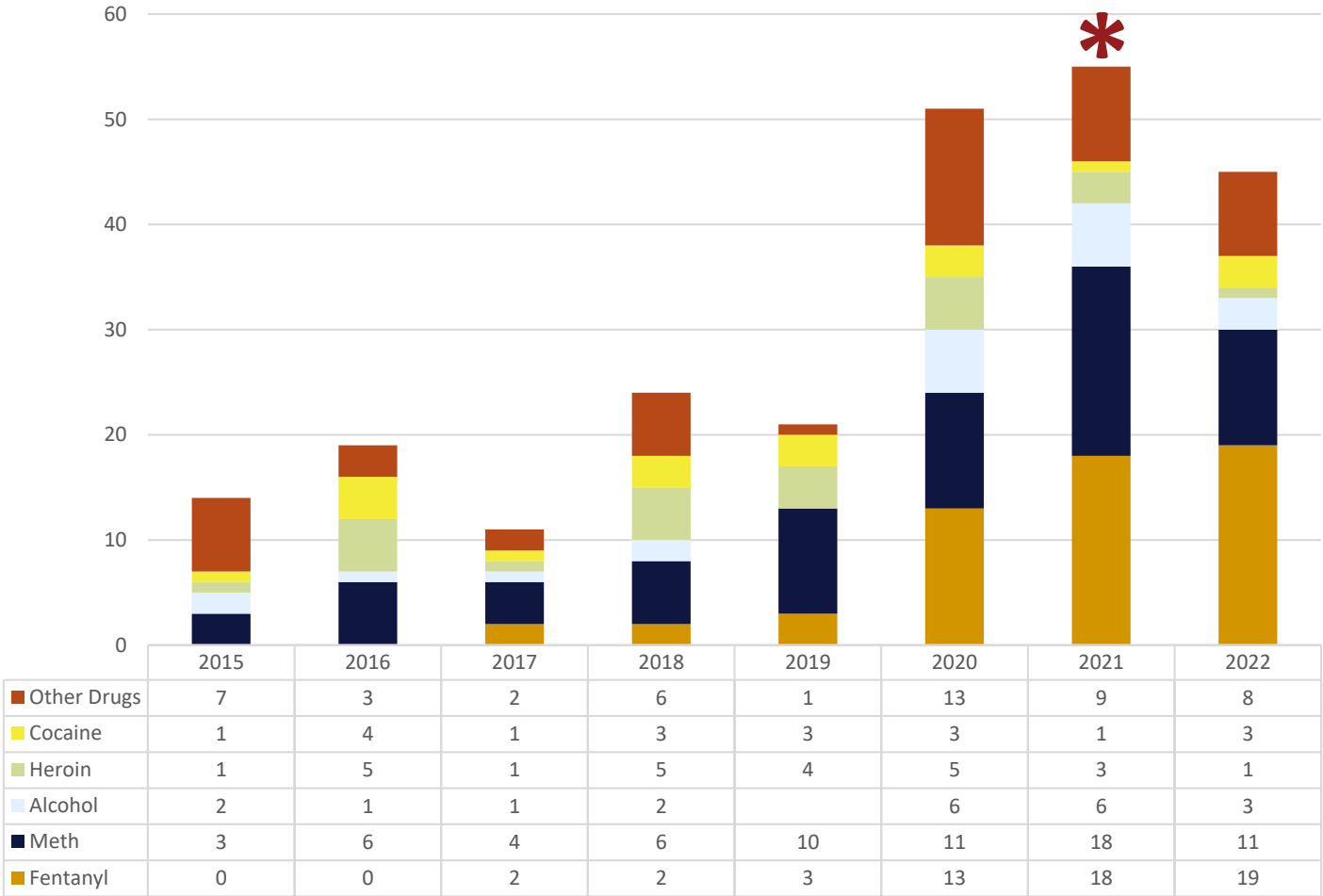
Overdose Deaths in Lakewood



Lakewood Fentanyl Related Deaths



Types of Drugs Used in Overdoses in Lakewood

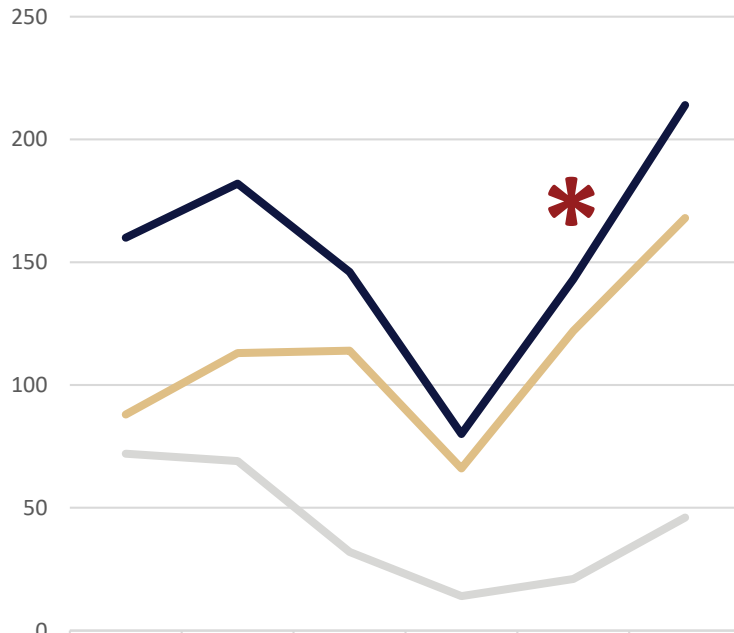


SB 5476 (Blake Bill) effective July 25<sup>th</sup> 2021



# Juvenile Crimes

All Juvenile Crime Trends in Lakewood  
YTD 2018-2023 (Jan 1 - Jul 31)



	2018	2019	2020	2021	2022	2023
Suspect	88	113	114	66	122	168
Arrestees	72	69	32	14	21	46
Total	160	182	146	80	143	214

## Compared to the 5 Year Average

### For All Crimes

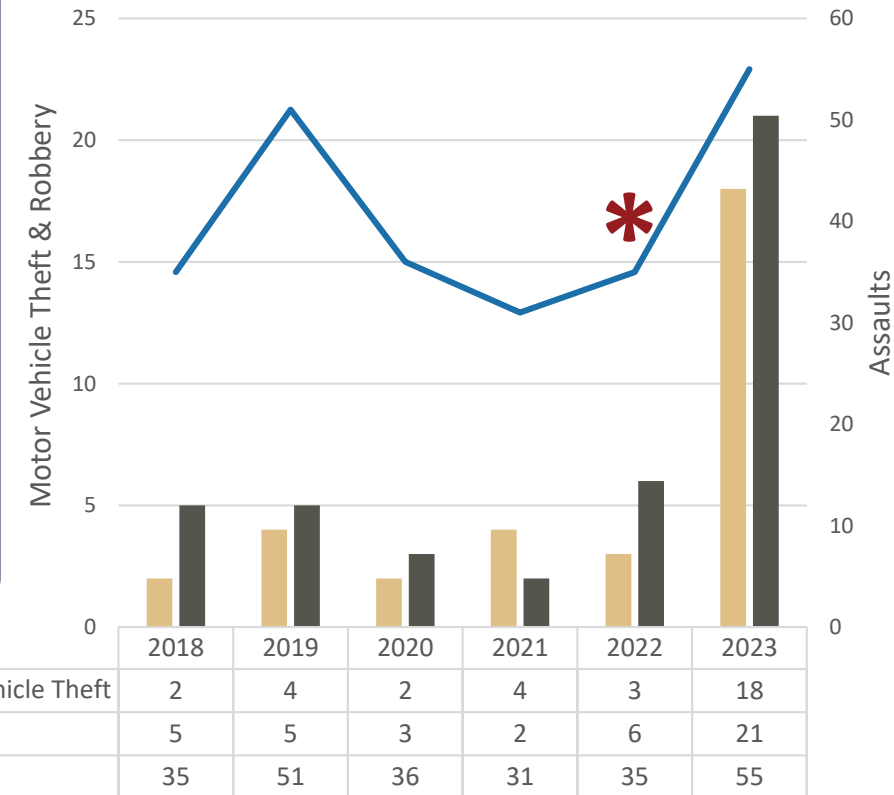
Known Juvenile Suspects **increased 67%**



Robbery **400%**  
Motor Theft **500%**  
Assaults **46%**

For Assaults, Robbery & Vehicle Thefts,  
Known Juvenile Suspects **increased 114%**

Juvenile Crime By Type  
YTD 2018-2023 (Jan 1 - Jul 31)



	2018	2019	2020	2021	2022	2023
Motor Vehicle Theft	2	4	2	4	3	18
Robbery	5	5	3	2	6	21
Assault	35	51	36	31	35	55

Note: Motor Vehicle Theft & Robbery use the scale on the Left;  
Assaults use the scale on the Right



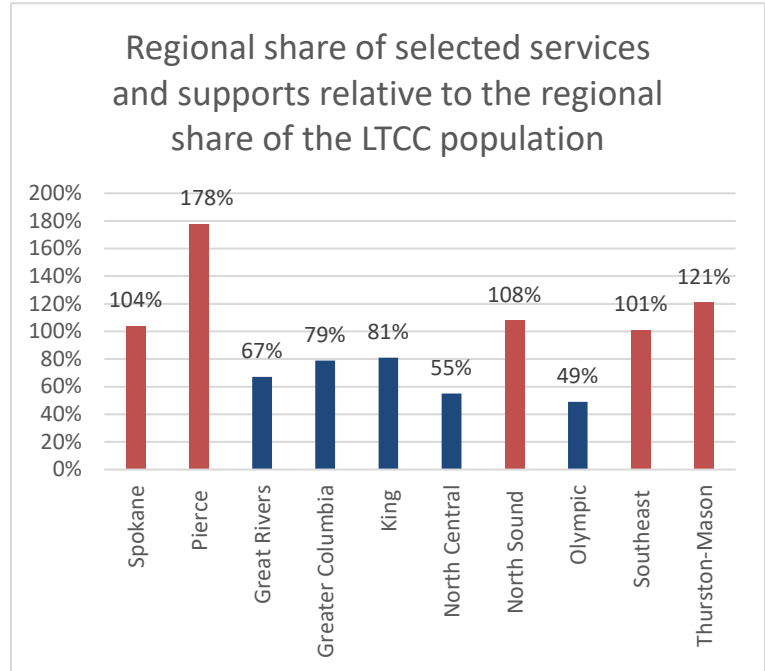
**HB 1140 effective January 1<sup>st</sup> 2022**



# Geographic Equity in Discharge from State Facilities

## What is the problem?

Individuals are discharged from state facilities into Pierce County at a far higher rate compared to other communities throughout the state. This inequity was quantified in the Department of Commerce Report on [Housing Related Support for People Discharging from Long-Term Care](#), dated April 2023. The table to the right shows the ratio of a region's share of services and supports relative to the region's share of the overall population of people discharged from a long-term civil commitment (LTCC). A value of 100% indicates a region's share of services and supports is on par with its share of the long-term civil commitment population. Pierce County has a ratio of 178%, indicating the region's availability of services and supports far exceeds its proportional share.



## Recent Examples:

- A sexually violent predator, also classified as Level 3 sex offender, committed in Thurston County was released from the Special Commitment Center to an adult family home in Lakewood on the basis that adequate housing was not available in his county of commitment. He received treatment in King County.
- A sexually violent predator, also classified as Level 3 sex offender, committed in Spokane County was released from the Secure Community Transition Facility in Pierce County on the basis that return to his county of commitment would be inappropriate. He received treatment in Thurston County.
- A sexually violent predator, also classified as Level 3 sex offender, committed in Mason County was released from the Special Commitment Center to an adult family home in Lakewood.
- Level 3 sex offender who was committed in Okanogan County, was determined likely to reoffend was planned to be released from Eastern State Hospital to an adult family home in Lakewood.

## Proposed Solutions:

- 1) Per the findings from the April 2023 Commerce Report, the state needs to procure additional services and supports in Olympic, North Central, Great Rivers, Greater Columbia, and King regions. The report also shows that adult family homes in Pierce County are serving a large percentage of LTCC patients. Incentivize providers, particularly adult family homes, to provide services in underserved areas.
- 2) Institute fair share policies for discharge planning from state hospitals and secure community transition facilities. Expand SB 5163 (2021) policies which only apply to the Special Commitment Center.

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**CITY OF LAKEWOOD**  
**PIERCE COUNTY POLICY MANUAL**  
ADOPTED BY THE CITY COUNCIL ON NOVEMBER 6<sup>th</sup>, 2023



City of  
**Lakewood**

**PIERCE COUNTY**  
**POLICY MANUAL**

ADOPTED BY THE LAKEWOOD CITY COUNCIL ON NOVEMBER 6<sup>th</sup>,  
2023



# CITY OF LAKEWOOD

## PIERCE COUNTY POLICY MANUAL

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### INDIGENOUS PEOPLE AND LANDS ACKNOWLEDGEMENT

Every community owes its existence and vitality to generations from around the world who contributed their hopes, dreams, and energy to making the history which led to this moment. The City would like to recognize that we are on the lands of the Nisqually People, and acknowledge the history of dispossession that allowed for the growth of our community. We offer respect to the Nisqually People and their Elders, past, present, and emerging. We recognize our responsibility to value all people, and are committed to equitably serving all people in our diverse community.

### A STATEMENT ON EQUITY BY THE LAKEWOOD CITY COUNCIL

The Lakewood City Council acknowledges that equity is essential to a healthy community.

We are committed to identifying and eliminating systemic racism. We intend to lead by example in the advancement of equity and the deliberate practice of inclusion.

The City Council commits to the following practices:

- Instilling equity as a priority of policy and the delivery of services.
- Enacting initiatives that support and celebrate the diversity of the community.
- Ensuring equity in municipal planning.
- Identifying and dismantling preconceived prejudices.
- Increasing sensitivity to social norms and cultural expectations.
- Pursuing justice and equity for all residents.

We recognize the critical role that city leaders have in removing barriers to opportunity. We recognize that systemic inequality has endured, but commit that it shall not persist. The City Council will not tolerate *intolerance*. It is unconscionable that some members of our community fall victim to acts of hate. Acts of hate based upon race, creed, ancestry, disability, sex, sexual orientation, gender identity and/or socioeconomic status are unwelcome in Lakewood, Washington. The Lakewood Police Department shall be vigilant in its investigation and prosecution of crimes of hate. These intentional practices will inform our decision-making on policing, zoning, capital investment and all other matters of the City Council. Our objective is to create a more diverse, equitable and inclusive Lakewood community for all residents and we invite all Lakewood organizations and residents to join us in this effort.



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### City Council Goals Legend

The policy goals in the County Policy Manual align with the City Council Goals 2021-2024. Each policy name is a different color to reflect the corresponding City Council Goal.

**Economic Development Goal:** The City of Lakewood promotes and supports a dynamic and robust local economy.

**Dependable Infrastructure Goal:** The City of Lakewood provides safe, clean, well-maintained, and dependable infrastructure.

**Public Safety Goal:** The City of Lakewood is one of the safest cities in Washington State.

**Fiscal Responsibility Goal:** The City of Lakewood maintains a strong fiscal position.

**Transparency Goal:** The City of Lakewood communicates its goals, successes, and challenges to the community and serves as a leader and champion for the community.

**Robust & Active Community Goal:** The City of Lakewood is a livable, resilient, and inclusive community that embraces and celebrates diversity and delivers equitable municipal services.



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### COMMUNITY & ECONOMIC DEVELOPMENT

#### **Regional Planning**

The City supports the continued partnership between Pierce County and other municipalities within the county concerning regional planning and transportation issues. Lakewood is a proud member jurisdiction of the Pierce County Regional Council (PCRC), which was created to ensure local planning between Pierce County municipalities is accomplished in a coordinated, efficient, and consistent manner. The primary responsibility of the PCRC is to ensure that the Growth Management Act requirements are coordinated within the region.

#### **Regional Planning – Puget Sound Regional Council**

The City supports a more equitable sharing of federal transportation dollars by the governing Regional Transportation Planning Organization (RTPO) and Metropolitan Planning Organization (MPO) - the Puget Sound Regional Council (PSRC).

The City also supports the limitation of PSRC's authority and scope to that identified in Chapter RCW 47.80 and 23 USC § 134. In its Interlocal Agreement, the mission of PSRC is identified,

“to preserve and enhance the quality of life in the central Puget Sound area. In so doing, it shall prepare, adopt, and maintain goals, policy, and standards for regional transportation and regional growth management in the central Puget Sound area, in accordance with federal and state law and based on local comprehensive plans of jurisdictions within the region.” (emphasis added.)

However, PSRC's continually expanding reach now includes: the establishment of Multi-County Planning Policies; a Regional Growth Strategy (RGS) and Growth Shares; and implementation activities including VISION 2050 adoption and interpretation. The City opposes any incursion by PSRC into local land use, housing issues and equity issues.

#### **Regional Planning – Metropolitan Planning Organization**

The City would support, and take the lead on, forming a Pierce County Metropolitan Planning Organization (MPO) and Regional Transportation Planning Organization (RTPO) as alternatives to the Puget Sound Regional Council (PSRC).



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### South Sound Affordable Housing Partners

The City is a founding member of the South Sound Affordable Housing Partners (SSHA<sup>3</sup>P), which is a regional effort by member municipalities to address affordable housing with a coordinated approach. The City supports SSHA<sup>3</sup>P's 2024 legislative priorities on affordable housing:

- **FACILITATING DEVELOPMENT OF AFFORDABLE HOUSING**
  - Support capital budget funding for member government priority projects
  - Expand funding opportunities to support homeownership development for low income households
  - Expand eligibility for the Connecting Housing to Infrastructure Program
  - Support funding for the acquisition of real property for affordable housing
- **SUPPORT POLICY AND PLANNING EFFORTS**
  - Transit-oriented development and priority considerations
  - Support construction trade industry workforce development efforts
- **INFORMATION AND ENGAGEMENT**
  - Expand eligibility for the disabled veteran property tax exemption program
- **SUPPORT**
  - Funding for municipal Planned Action/EIS work
  - Technical fixes and clarifications to recent land use and housing legislation (e.g., HB 1110, and HB 1337)
  - Legislation to provide Fair Housing Training for COAs/HOAs
  - Funding for the Affordable Workforce Housing Accelerator pilot programs
  - Funding to assist in the implementation of state required land use actions
  - Operating funding for service-supported housing
- **OPPOSE**
  - Preemption of local land use authority
  - Legislation that would increase the cost to produce publicly funded affordable housing





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### Middle Housing

The City supports local zoning authority and discretion for middle housing types and accessory dwelling units. Before the adoption of 2023 HB 1110 and HB 1331, the City allowed middle housing types including duplexes, triplexes, ADUs and multifamily housing on 55% of the City's residential lots, and cottage housing is allowed wherever single family detached housing was allowed, or on 78% of the lots. The City had a variety of policy tools for supporting the development of middle housing types, such as the City's Multi-Family Tax Exemption (MFTE) program, a housing incentives regulatory code chapter, and inclusionary density bonuses for landowners interested in providing units for very low income persons. Under HB 1100 and HB 1337, The City's programs and efforts at the local level to support middle housing development have been preempted by the State. The City opposes state legislation that dictates land use and zoning without consideration for unintended consequences such as displacement and gentrification.

- **Accessory Dwelling Units:** The City supports Accessory Dwelling Units (ADUs) to augment Lakewood's affordable housing stock. ADUs are a viable, equitable, and increasingly popular affordable housing option. Before 2023 HB 1337 was adopted, the City had ADU policies and development code requirements providing for the easier creation of more attached and detached ADUs associated with housing types, such as single-family homes and townhomes, found in multiple city zones (R1-R4, MR1 & MR2, etc.) These regulations and zoning decision will now have to be updated due to the preemption under HB 1337.

However, utility and side sewer connections to accommodate ADUs on current lots can be prohibitively expensive, especially for lower-income households. 2023 HB 1337's requirements to allow ADUs on historically single family lots will require not just construction of the building, but also connection to utilities that the City does not own nor plan infrastructure expansions.

The City also supports a dialogue with the County and other utility partners on how to address fee schedules and side sewer connections for Lakewood customers seeking to add one or more ADUs. The City supports solutions such as reducing and/or waiving connection fees and capacity charges for these customers, as well as allowing new ADUs to connect to existing side sewer lines.



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### Annexations

Annexations should encourage the logical development and expansion of the City to provide for a healthy and growing local economy and efficient provision of urban services.

#### Arrowhead/Partridge Glenn

Annexation of this “urban island” has been attempted three times; twice by the Town of Steilacoom in 1995 and 1996, and once by Lakewood in 1997. All three annexation attempts failed at the ballot by an increasingly larger margin. The Town of Steilacoom, West Pierce Fire and Rescue, and Pierce County are not opposed to Lakewood annexing this area. The City would support and take the lead on, the annexation of this area *if, and only if, Pierce County* addresses this area’s aging infrastructure prior to annexation, to include sewers and sidewalks.

#### Camp Murray

The City and Camp Murray leadership evaluated this potential annexation after jointly completing the Camp Murray Annexation Analysis Report in 2020. Currently, Camp Murray leadership is not supportive of annexation after the report found annexation would not be revenue neutral and would result in increased costs for Camp Murray. The City is interested in acquiring the Camp Murray Boat Launch with the goal of creating and managing it as a city park. The City would invest infrastructure development to increase accessibility to American Lake. This may be accomplished through annexation of the boat launch property from Camp Murray or assuming the property lease from the Washington State Department of Fish & Wildlife.

#### Joint Base Lewis McChord

Lakewood’s Urban Growth Area (UGA) includes the urban area of Joint Base Lewis- McChord (JBLM). Over the past two decades JBLM has significantly developed this area. The City would consider annexing this area in the future, contingent on County approval, to include revising the existing agreement between the City and the County. The City would consider an incremental approach to annexing this area that would start with the annexation of American Lake Veteran’s Administration Medical Center and American Lake Veterans Golf Course.



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### **Lakewood Population Allocations**

Lakewood is incorporating the 2044 growth targets and HAPT housing unit allocations as adopted by Pierce County in 2022 and 2023 into its land use planning. However, unique situations and existing spatial constraints can affect the ability of individual jurisdictions to meet these targets, and they should be recognized in state law and countywide policies. In Lakewood, the population and employment base are directly tied to, and subject to unpredictable change because of, the level of service members and contractors stationed or working at Joint Base Lewis-McChord (JBLM). In addition, there are several existing unique spatial and environmental constraints in Lakewood, including: JBLM's Air Corridor zones that prohibit urban residential development; several lakes and associated lands that can only be developed at lower densities; large tracts of public lands (including parks, Western State Hospital properties and the South Puget Sound Urban Wildlife Area); pre- incorporation and pre-GMA existing developments, and inadequate infrastructure. Lakewood is seeking support from Pierce County for the following:

The City supports policy direction for inclusion in the GMA, Multicounty Planning Policies, Countywide Planning Policies, individual Comprehensive Plans, and other appropriate documents that provide individual jurisdictions the ability to meet and/or adjust population and employment targets based on situations or issues outside their ability to govern.



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### **Lakewood Libraries**

The City of Lakewood and Pierce County Library System (PCLS) have been partnering to bring new libraries to Lakewood since 2010 when the PCLS Master Facility Plan identified a need for new libraries in the City. The need for new libraries has been subsequently reflected in the City's Comprehensive Plan and Legacy Plan as it relates to partnerships and sharing facilities.

While the PCLS is the decision-maker on where libraries will be located, the City has become involved in this process: 1) given the City's involvement in the development of the 2010 Master Facility Plan; 2) the opportunity to create an economic catalyst in both the downtown and Tillicum neighborhood with a focus on library and other services to include better access to transportation and better parking; and 3) the opportunity to incorporate a senior activity/community center as part of new libraries to leverage synergies of programming as well as other "store front" services in the area of human and social services.

In 2017 the City and PCLS entered into a Memorandum of Understanding (MOU) to explore the options of new library facilities in both the Lakewood Towne Center and Tillicum neighborhood as called for in the 2010 Master Facility Plan. The result was the City acquiring property in 2019 for a new library in the Tillicum neighborhood. The City and PCLS also looked at property alternatives in the downtown area, however, none were available that met PCLS' needs. In 2019, PCLS initiated a community engagement process about future library facilities in Lakewood that included beginning to explore funding options and developing design options for new libraries.

This all stopped with the arrival of the pandemic in March 2020. In late 2021, the City and PCLS re-engaged to reconstitute the process of addressing library facilities in Lakewood. The outcome was the formation of the Library Advisory Committee (LAC) in April 2022, which is tasked with the objective of providing recommendations to the PCLS Board of Trustees and Lakewood City Council about library facilities in Lakewood. In June 2022, the PCLS closed the main library due to significant building issues and in October 2022 announced a location for an interim library. Demolition of the main library site, to be replaced with an interim library facility to be located at Alpharetta St. and Gravelly Lake Drive, is underway. The interim library is expected to open in 2024. The City supports the continued partnership with PCLS to address the urgent need of permanent and safe library spaces in Lakewood.



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### COMMUNITY HEALTH & RESILIENCE

#### American Rescue Plan Act Funds

The federal American Rescue Plan Act (ARPA) allocated \$175,781,756 to Pierce County in 2021, with a final commitment of funds in October 2021. The City is appreciative of the beneficial programs that impacted Lakewood residents. The City requests the County continue to support programs and expenditures that benefit Lakewood residents and businesses, including but not limited to:

- Residential and Commercial rent, mortgage and utility assistance
- Residential and Commercial Landlord assistance
- Resident and Business Navigator Services
- Infrastructure funding (e.g., completing sewer system in Lakewood)
- BIPOC Business Assistance, e.g., continuing the BIPOC Business Accelerator Program
- Capital support for housing preservation and construction for residents at or below 80% of AMI

The City is supportive of Pierce County's Sewer and Water Utility Infrastructure Partnership Program, which the City has submitted and been awarded the following sewer extension projects:

- Grant Avenue and Orchard Street
- Wadsworth Street, Silcox Drive and Boat Road
- Rose Road and Forest Road
- Boat Street sewer extension for Habitat for Humanity

The City also supports fee relief from the County as well as the ability to connect to a new side sewer for Lakewood customers benefiting from the sewer extension projects who are seeking to add ADUs to their property to accommodate growth of the City's Middle Housing stock.



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### **Pierce County Village**

The City supports County ARPA funds being allocated for the Pierce County Village to be located in Spanaway, provided it is developed with sewer connections. The proposed micro home village includes wrap-around services that would help Lakewood residents experiencing chronic homelessness, to include Veterans, who may receive a VASH voucher during their stay. The City is also pleased to see the selection of Tacoma Rescue Mission as the entity to manage and operate the Pierce County Village given its long-term regional leadership to provide effective services to the homeless.

The site identified for Pierce County Village is environmentally sensitive. Rather than constructing the village with community septic systems that run a heightened risk of contamination and damage to the surrounding wetlands, the City encourages the County to utilize sewer on the site. This approach aligns with fundamental GMA policies of having urban growth supported by urban services, including sewer and other appropriate infrastructure. Ensuring the health and safety of the community residents is another strong reason to bring sewer to the site.

### **Discretionary Spending of Public Health Resources**

A wave of new funding for addressing public health in Pierce County has come to fruition in recent years. New funding sources include the County's collection of a one-tenth of one percent Sales and Use Tax for behavioral health such as mental health and substance use disorder treatment. The City supports the use of these funds at the county-wide level for addressing important public health issues, to include more discretionary funding to specifically address public health issues in Lakewood.

### **Opioid Settlement Funds**

The Opioid Epidemic, originating in the 1990s, has progressed into its 'third wave,' characterized by a surge in overdose deaths linked to synthetic opioids, notably illicitly manufactured fentanyl. Pierce County is set to receive \$29 million in funding from various opioid settlements over the next 17 years. These settlements result from the misleading marketing by opioid manufacturers, who falsely portrayed opioids as non-addictive pain management solutions.

The City is projected to directly receive approximately \$1 million over the timeframe of 2022-2038. This funding will be used to address the impacts of the Opioid Epidemic on the Lakewood community and the City is collaborating with its Community Services Advisory Board to determine the best use of this funding for our city. Other jurisdictions will each be receiving disbursements as well,



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with amounts correlating to a formula intended to address the level of impact on each city and county. The settlement requires that expenditures of the settlement funds be reviewed by Opioid Abatement Councils. The City of Lakewood is represented on the Pierce County Opioid Abatement Council (PCOAC), whose role is to ensure that expenditures made are aligned with addressing the impact of the opioid epidemic. The City of Lakewood supports the current status quo that the City has full discretion on how to spend the City's allocated settlement funds to address the opioid epidemic in the Lakewood community, as the PCOAC has no authority to direct expenditures of member jurisdictions.

### PUBLIC SAFETY

#### **Public Safety**

The City supports a commonsense and meaningful approach to public safety policies that protect lives and property and do not erode trust in government. During the 2023 state legislature session, progress was made in this area but there is still more work to be done. In collaboration with other Pierce County municipalities, the City requests the Pierce County Council, Pierce County Executive, Pierce County Prosecuting Attorney, and Pierce County Sheriff, to support the City's following requests of the State Legislature:

- 1) Provide tools to address auto theft and property crime, including increased state funding to grant programs to support regional enforcement and prosecution efforts;
- 2) Make refinements to the restrictions on vehicular pursuits to curb motor vehicle thefts;
- 3) Commit ongoing state funding for therapeutic courts to satisfy the new state drug possession law; and
- 4) Supply stable state funding for co-responder programs, such as the City's Behavioral Health Contact Team.
- 5) Amend state law to allow for a parent or guardian to provide consent for a juvenile to be interviewed by law enforcement to include consent to search property to resolve unsolved crimes and prevent future incidents.

#### **Geographic Equity in Discharge from State Facilities**

The City appreciates the State's recent efforts to move toward a more community-based behavioral health system. This transition presents an opportunity to not only provide more accessible services to those who need it most, but also for the facilities to be more geographically disbursed. Based on the findings from the Residential Facilities report, the County should join the City in requesting that the state invest in long term care facilities in all underserved regions of the state, which may include Pierce County. Secondly,





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building upon the work of the Sex Offender Policy Board, the County should join the City in requesting that the state should clarify that fair share principles apply to sexually violent predators released from state hospitals and secure community transition facilities. The City requests the County support additional changes so DSHS will have to:

- 1) Per the findings from the April 2023 Commerce Report, the state needs to procure additional services and supports in Olympic, North Central, Great Rivers, Greater Columbia, and King regions. The report also shows that adult family homes in Pierce County are serving a large percentage of Long-Term Civil Commitment (LTCC) patients. Incentivize providers, particularly adult family homes, to provide services in underserved areas.
- 2) Institute fair share policies for discharge planning from state hospitals for individuals that have a history of one or more violent acts (extend SB 5163 (2021) policies, that only apply to the Special Commitment Center, to state hospitals).

The City will continue to monitor the Western State Hospital Task Force's evaluation of Pierce County resources.

#### **Juvenile Crime**

Compared to the five-year average (2017-2022), in the first half of 2023, juvenile robbery in Lakewood is up 400%, motor vehicle theft is up 500% and assaults are up 45%. For all crimes, known juvenile suspects have increased 67%. The City requests the County to support amending state law to allow for a parent or guardian to provide consent for a juvenile to be interviewed by law enforcement to include consent to search property to resolve unsolved crimes and prevent future incidents.

Youth education is also critical component to ensuring criminal behavior is addressed at a young age to prevent the uptick in youth crime experienced by the Lakewood community. The City supports educational efforts to teach youth about the consequences of criminal behavior. Youth education that prevents criminal activity upstream should also include intervention of at-risk youth and their families by connections to social services at an early age, such as Tacoma-Pierce County Health Department's Family Support Partnership.

After contact with the criminal justice system, the City supports the youth continuing education about social service opportunities and criminal consequences through the programs administered at the County-owned juvenile court Remann Hall. The youth justice philosophy deployed at Remann Hall emphasizes keeping offending youth connected to family, community,





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and education/economic opportunities, yet the City recognizes that often times a family setting that lacks proper social support and opportunities may be the source of negative influence that drives youth criminal behavior.

By both educating at-risk youth and their families about social services, and about the consequences of criminal activity early on, the City hopes that youth criminal activity will be curtailed.

#### **Protecting Residents of Adult Family Home Businesses**

The City requests that the County advocate for legislation at the state level to address growing community and public safety concerns related to Adult Family Home businesses (AFHs). AFHs serve adults with functional limitations who need personal and special care. The City supports legislation that protects these vulnerable members of our community by preventing Level 2 and 3 registered sex offenders, sexually violent predators and “felony flips” from residing in Adult Family homes. The City suggests amending the definition of “resident” in RCW 70.128.010 to exclude individuals convicted of sexually violent crimes and crimes that require registration as a sex offender.

#### **State Hospital Reentry Program**

The City supports language that would expand the reentry community safety program. The current program is designed for individuals being released from a correctional facility. The City supports expanding the program to apply to patients who are civilly committed after prosecution for a violent offense or who are civilly committed based on criminal insanity.

#### **Enhanced Services Facilities**

Enhanced Service Facilities (ESFs) serve adults with mental and chemical disorders or other impairments that require supervision and daily care. The City requests that the County advocate for legislation that would prohibit Adult Family Home businesses (AFHs) from converting to ESFs, as well as legislation that would prohibit the citing of ESFs in residential neighborhoods.

#### **Video Arraignment**

The County does not provide video arraignment from the Pierce County Jail. Video arraignments allow the City to safely and effectively provide public defense services to jail populations, such as decreasing the number of jail transports, which are expensive and potentially hazardous. The City requests that the County find solutions to the issues impeding their ability to provide this service. The City supports the County allocating the necessary resources to provide for video arraignment.



# **CITY OF LAKEWOOD**

## **PIERCE COUNTY POLICY MANUAL**

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### **Booking Restrictions**

The County has implemented booking restrictions at the Pierce County Jail in accordance with pandemic-related CDC and Washington State Department of Health guidelines. The new guidelines prioritize detention for individuals who pose an imminent threat to public safety, such as Felony arrests. However, detention has been discontinued for some arrests, including certain property crimes, even after some COVID-related guidelines have been lifted. These crimes still impact the City's public safety. The City requests the County to implement solutions to continue pre-pandemic detention policies, such as acquiring additional staff and detention space to augment jail capacity.

### **Pierce County Prosecuting Attorney's Office**

The City relies on the Pierce County Prosecuting Attorney's Office for effective adjudication of significant offenders. The City supports consistent, transparent and timely felony charging and filing from the Prosecuting Attorney's Office. The City also supports regular communication regarding the Lakewood cases reviewed by the Prosecuting Attorney's Office.

## **TRANSPORTATION & INFRASTRUCTURE**

### **Clover Creek Flood Plain**

The City completed an engineering report to generate and evaluate project alternatives to mitigate 100-year flood risk along Clover Creek within the City limits. The City developed a flood model that was updated in 2019 for Clover Creek, which revealed a significant increase to the area impacted by floodwater when compared to the previous FEMA effective map of inundation for the 100-year event. The updated model suggests a significant portion of the City of Lakewood could be impacted by the floodwaters, including I-5. The flooding to I-5 could potentially result in significant new regulatory constraints placed on I-5 and would directly affect Joint Base Lewis-McChord mission readiness. The City began to explore flood mitigation alternatives to reduce these potential impacts to the City and I-5, and after collaborating with various state, local, and tribal agencies, four solutions were developed:

- 1) Do nothing
- 2) Stream and channel enhancements
- 3) Levee specific to I-5
- 4) Levee in general flooding area

The City Council has directed to explore Option 4, a levee in the general flooding area, as this option consists of a flood blocking structure along or setback from Clover Creek that would block nearly all flood water from the city and the I-5 corridor within city limits. This option provides the most comprehensive flood



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mitigation benefit. At an estimated cost of around \$20 million, the City will need outside resources, as well as continued collaboration with county agencies such as the Pierce County Surface Water Management and Flood District, to ensure Lakewood residents and neighboring jurisdictions, to include unincorporated Pierce County communities, and the I-5 corridor are safe from this potentially devastating flood event.

#### **Flood Control Zone District**

The City encourages the County to move the FCZD to a tiered rate based on risk of flooding. The City supports using flood control funds to mitigate existing risks rather than subsidize new development within the flood zone. The City is also concerned with the potential for the governing board to impose the maximum rate allowable. A tiered rate may also be a funding source for a levee solution addressing the Clover Creek 100-year flood.

#### **Pierce County Transportation Coordinating Committee**

The City is appreciative that the Pierce County Regional Council (PCRC) increased the transparency of the Transportation Coordination Committee (TCC), particularly in regards to how TCC scores and determines funding recommendations. TCC has made project score cards available to all member jurisdictions at the end of the scoring process when presented to TCC by subcommittee.

#### **Pierce County Sewer Utility**

The City urges Pierce County to proactively plan for and build sewer system expansions in passed over areas of the county's urban areas as it updates its Unified Sewer Plan. The City also encourages the County to actively collaborate with the City of Lakewood to incorporate planning assumptions based on the new 2044 growth targets as well as the increased housing density patterns and incorporating Accessory Dwelling Units based on 2023 state bills HB 1110 and HB 1337. These "infill" expansions would encourage efficient development and expansion of infrastructure systems. Historically, Pierce County has not proactively planned for, or built, sewer system expansions in its service area. Rather, private development has been required to extend sewer main systems, with the opportunity to seek at least partial reimbursement via latecomer agreements for oversizing lines to anticipate future development. This policy has led to older, urban sections of the county not having sewer access, and has encouraged leap-frog development, inconsistent with the Growth Management Act. The Pierce County Sewer Utility should change its capital facility planning policies and practices to "do business as a business," meaning that it should be willing and able to construct sewer extensions into incorporated areas. Lakewood would readily participate in the pending update to the Unified Sewer Plan to assist with updating utility policies.



# CITY OF LAKEWOOD

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### Future Commercial Airfields - JBLM

The City opposes the use of JBLM as a commercial airfield as well as the identification of any location that would impede the operations of JBLM. There is strong opposition from the Lakewood congressional delegation, significant concerns raised by the military, identification of such a site as having high congestion issues, no transit service, and rated “unlikely” by WSDOT and “unable to accommodate commercial air service” by PSRC.

## Parks & Recreation

### Chambers Creek Canyon

The City has partnered with Pierce County and University Place to work together on the Chambers Creek Trail Project. The majority of the land is owned by Pierce County with sections of the trail and trail heads located in University Place and Lakewood. With an anticipated completion date by end of 2024, this project will result in a 2.5 mile trail through the canyon. The City is supportive of continuing its partnership with the County and University Place to improve and expand the Chambers Creek canyon trail for residents to safely enjoy.

### Seeley Lake Conservancy Park

Seeley Lake Conservancy Park contains 48 acres of urban forest land in the heart of Lakewood. The park includes woods, wetlands, natural areas, lake, and a 1.3 mile perimeter loop trail. The lake is a stormwater collection site with fluctuating water levels which flood portions of the trail during the winter rainy season. In December 2019, the City of Lakewood and Pierce County entered into an agreement to improve the site with the goal of "increasing habitat, recreation, and safety". The City is supportive of continuing its partnership with the County to finish these vital improvements in 2024 to expand use and make the site more accessible for all park users.

### Lakewood Community Center

The Pierce County-owned and operated Lakewood Community Center is a multipurpose center, serving residents of all ages and abilities and was the home to the City of Lakewood’s Senior Activity Center starting in 2007. The site is in close proximity to Seeley Lake Conservancy Park and features the only gymnasium in the Pierce County parks system.

During the pandemic the City’s senior activity center was closed due to public health and safety precautions. During that time a number of issues relating to building safety have been identified. Currently the Lakewood Community Center houses a regional specialized recreation program supported by the



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City. The City is supportive of continued use of the center for this program. However, the City is moving forward with finding a new home for the Lakewood Senior Activity Center, given the building structural issues.

## **ENVIRONMENT**

### **Regional Climate Change Efforts**

The City is supportive of the recent increase in regional climate change efforts at the federal, state, county level such as new grant programs for projects mitigating the impacts of climate change, electric vehicle charging station development efforts, as well as the County's new 20-year Solid and Hazardous Waste Management Plan recently adopted by the City. The City is supportive of collaborating with the County on any regional climate change efforts, especially those that impact Lakewood residents. As the City begins its work to comply with 2023 HB 1181 and develops a GHG emissions reduction sub-element and a climate resiliency sub-element, the City is supportive of collaborating with the County and other Pierce County municipalities to increase the cumulative benefits of the effort.

## **MILITARY AFFAIRS**

### **North Clear Zone**

The City requests Pierce County's continued partnership in vacating the Joint Base Lewis McChord (JBLM) North Clear Zone (NCZ), the federally-designated, 3,000-by-3,000-foot safety corridor adjacent to the end of the runway with the highest statistical possibility of aircraft accidents. The NCZ lies partly within the City of Lakewood, and currently includes multiple commercial and industrial businesses that are incompatible with JBLM operations and violate its Air Installation Compatibility Use Zones (AICUZ) safety standards. Lakewood and Pierce County have signed an agreement signifying a commitment to execute a long-range plan that will restore this area to an uninhabited state. The City asks that this agreement continue to be a priority for the County in its local actions and state-level advocacy efforts. The City is appreciative of the County allocating resources for vacating private property located in the NCZ, and further supports additional County resources for continuing this effort.

### **Statewide Coordination for Federal Military Affairs**

Washington is the 6th in the nation for the number of active-duty military and has five major military installations yet there is no statewide coordination of federal military affairs. The City requests the County join in support of the creation of a cabinet level position within the Governor's office to coordinate



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federal military affairs.

### **GENERAL GOVERNMENT**

#### **Innovative Service Solutions**

The City supports innovative service solutions and technological advancements that would provide mutual benefits for Pierce County and Lakewood, such as the awarding of County ARPA funds to fund sewer extensions into the Tillicum Neighborhood. To improve the delivery of municipal services, the City supports contracting with the County for selective services and advocates for technological advancements in the County's video arraignment and continued development of the online building/permit platforms. The City is appreciative of recent innovative service collaborations with Pierce County such as the PALS+ permitting system and traffic signal contracting.



# City of Lakewood

## 2024 Federal Policy Agenda

ADOPTED BY THE LAKEWOOD CITY COUNCIL ON NOVEMBER  
6<sup>th</sup>, 2023

*"Lakewood is a thriving, urban, South Puget Sound City, possessing the core values of family, community, education, economic prosperity, and the equitable delivery of municipal services. We will advance these values by recognizing our past, taking action in the present, and pursuing a dynamic future." - Lakewood City Council Vision*

### Lakewood City Council

Jason Whalen, *Mayor*  
Mary Moss, *Deputy Mayor*  
Don Anderson, *Councilmember*  
Paul Bocchi, *Councilmember*  
Patti Belle, *Councilmember*  
Michael Brandstetter, *Councilmember*  
Trestin Lauricella, *Councilmember*

### Contact Information

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## Introduction

The City of Lakewood has established a productive and trusted relationship with its congressional delegation over the past many years. The result is a delegation that actively partners with the City in support of shared goals, whether they be funding for critical infrastructure and economic development, or offering legislative language to modify Department of Defense policies. The City thanks the congressional delegation for securing improvements for the Lakewood community over the years.

### 2023 Accomplishments

The City continued its track record of partnering with its congressional delegation in 2023. Following the City's 2022 award of \$2.5 million federal funding for the South Tacoma Way Project, the City supported a \$2.5 million 2023 funding request for the LASA Campus Project. This project was once again selected by Congresswoman Strickland for funding and \$1 million has been included in the House Transportation Appropriations bill. The process is currently in negotiations between the House and the U.S. Senate and a final resolution on the funding for LASA is expected before the end of the year. The project has support from both Senator Murray and Senator Cantwell in addition to Congresswoman Strickland. The City also builds support within the delegation for the appropriate and needed changes at the Department of Defense that streamlines the purchasing of private land for compliance with military safety buffer zones. The delegation will help the City's continued efforts in resolving the issue of North Clear Zone encroachment.

### Policy Opportunities

The City has identified a number of infrastructure and housing needs to prioritize in 2024 that would benefit the community. Congress and the Biden Administration are providing numerous funding opportunities for the City to pursue these important projects. Congress and the Biden Administration have provided numerous funding opportunities for the City to pursue via historic infrastructure and climate mitigation programs. After submitting a RAISE Planning Grant in 2023 and getting insightful feedback from USDOT about the application, the City will resubmit the "Green Loop" street portion of the Downtown Subarea Plan project to the RAISE program. The City will also consider its next federal earmark request for delegation consideration in 2025. Additionally, the City will partner with local, regional and state entities in support of a multi-year plan to secure significant federal support for the Nisqually Interstate 5 replacement project. Last, the City will continue efforts to change the Defense Community Infrastructure Program (DCIP) project eligibility to prioritize transportation projects, as several transportation projects around the City that improve military preparedness would benefit from DCIP funding access.



### **Congressional Delegation Opportunities**

Lakewood's Congressional Delegation is extraordinarily well positioned to help the City in terms of their committee assignments and seniority. Congresswoman Strickland serves on the Transportation Committee and the Armed Services Committee with jurisdiction over JBLM and whose Chair, Adam Smith, is also from Washington State. Senator Murray is the Chairwoman of the Senate Appropriations Committee and the Senate President Pro Tem, placing her fourth in the line of presidential ascension. Senator Cantwell is the Chair of the Senate Commerce Committee with jurisdiction over a majority of transportation policy. From a statewide perspective, Washington State has three members on the Appropriations Committee and two on the Armed Services Committee.

### **Strategy**

Lakewood's congressional delegation knows the Lakewood community's needs, as well as the City's funding and policy priorities. The City's legislative effort in 2024 will be to continue to drive major policy changes within the Department of Defense and the Department of Transportation and bring federal funding to City needs. The City's objective will be a sustained partnership with the federal government to bring federal funding into the City to support economic, infrastructure, housing, and environmental priorities.

The 2024 scope of work builds on the City's latest legislative efforts and continues to build support in 2023 and for longer-term initiatives in the years ahead. Additionally, the City will follow the work being done by partner agencies and organizations and will levy support when and where appropriate. Some of these organizations include the Association of Washington Cities, the Association of Defense Communities, the Puget Sound Regional Council and Pierce County, among others.

## Policy Priorities

### *1) Bringing federal funding to the City's top infrastructure and housing priorities*

**Background:** As Members of Congress restored earmarking authority in 2021, the City has ample opportunity to position its priority projects for federal support. In 2022, the City secured \$2.5 million to complete the South Tacoma Way project and has led the federal lobbying for funding for the LASA project in Lakewood – a project that seems to be in line to receive funding in 2023.

**Action:** The City's work in 2024 will be to use the new earmark rules and regulations to revisit the City's capital projects and position them for federal support. The City will make a decision about which projects to put forward from the transportation, economic development, watershed infrastructure and community development areas. With three years of earmarks to review and the successful positioning of the South Tacoma Way Project and the LASA project for funding, the City of Lakewood can continue to put needed projects forward for federal funding with a keen understanding of which projects compete well for congressional consideration.

The City also plans to resubmit a RAISE planning grant in 2023 in the amount of the original \$850,000 request for the Green Loop project and the City will seek congressional support for its grant submittal. Additionally, the City will partner with local, regional and state entities in support of a multi-year plan to secure significant federal support for the Nisqually Interstate 5 replacement project.

### *2) Supporting the ongoing efforts in the North Clear Zone*

**Background:** The South Sound Military and Community Partnership (SSMCP) has been the driving leader in supporting the Air Force and Army funding the acquisition of property in the JBLM North Clear Zone. The City has successfully secured legislative language with its congressional delegation to clarify the appropriate use of federal dollars. Despite multiple round of increasingly clarifying language, the property acquisition process at the Army remains burdensome, unable to meet the specific property relocation needs of the business in the McChord Field Clear Zone and too slow to meet market conditions. The delegation is aligned with the city is support of changes to this process and continues to champion improvements in partnership with the City and SSMCP.

**Action:** The City will continue to lobby for funding and policy support for this effort. The House and Senate Armed Services Committees are both watching the work being done at the North Clear Zone at JBLM and the City has a strategy ready to enact should the contemporary work being done on the ground prove stuck. The City will also monitor the implementation of the language that was successfully added to the 2022 NDAA to ensure it meets local needs.

### ***3) Defense Community Infrastructure Program (DCIP)***

**Background:** In 2018, Congress included the creation of the Defense Community Infrastructure Program (DCIP) in the Defense Authorization bill with an initial authorization of \$100 million for the program. This program was the result of a multiple-year effort led by the City of Lakewood and pushed by former Congressman Denny Heck with the support of Congressman Derek Kilmer and Congressman Adam Smith. This new federal initiative created a new funding program for the Department of Defense to help cities construct infrastructure that serves military installation.

Congress failed to fund the program in 2018 but we were able to get \$50 million appropriated in 2019 to establish the program and support the first round of grants. As 2020 unfolded, the Office of Local Defense Community Cooperation (OLDCC, formerly known as the Office of Economic Assessment) established the DCIP with an emphasis on projects that enhanced military quality of life and de-emphasized infrastructure.

In 2021, Lakewood successfully lobbied for an increase in the amount of funding available to \$60 million and successfully re-prioritized infrastructure in the grant award criteria. This is key to the City's strategy of using the DCIP to fund the infrastructure improvements needed to connect JBLM North with the main base.

Thanks to the City's steadfast efforts, in 2023 the DCIP funding has grown to its fully authorized amount of \$100 million and has a dedicated title for infrastructure-specific projects.

**Action:** In 2024, the City will continue to support the fully authorized amount of funding for DCIP, and re-prioritization of infrastructure/transportation projects and look for specific projects within the City that might be strong fits for this program. The City will also support the Lakewood Water District's DCIP funding request to address the PFAS contamination from JBLM migrating in aquifers serving the City.

#### ***4) Transportation, Climate, and Infrastructure Program and Funding***

**Background:** Congress and President Biden enacted the Bipartisan Infrastructure Bill in December 2021 and the Inflation Reduction Act of 2022 in August 2022. These two bills provide dozens of grant and program funding opportunities for the City of Lakewood. The City will evaluate these programs to determine if they are viable funding sources for the City's needs and priorities. The City has substantial concern that national grant programs disadvantage medium sized cities without a specific set aside so that cities of similar size compete on equal ground.

**Action:** Several proposals in both House and Senate bills have new programs identified for competitive grant funding (see below for a selected list). Influencing how these programs are developed by the agencies and ensuring they are set up in ways that make Lakewood's projects accessible and competitive will be a top priority. Each of these new programs provide an opportunity for the City to position projects and compete for funding. The City will work to modify the Infrastructure grant programs to create a medium sized city set aside and to ensure that program criteria meet the needs of the community. Each of these new programs has gone through at least one full funding cycle so far so the City will have experience with the specific criteria to evaluate good fits for Lakewood as well as to make recommendations for program modifications to congress, to include a medium city set aside. Some of the recent grant programs include:

- Clean Heavy Duty Vehicles
- Climate Pollution Reduction Grants
- Environmental and Climate Justice Block Grants
- Neighborhood Access and Equity Grant Program
- Latest and Zero Building Energy Code Adoption
- Safe Streets and Roads for All Program
- Reconnecting Communities Pilot Grant Program
- Culvert Removal, Replacement and Restoration Program
- Broadband Development and Deployment
- Charging and Fueling Infrastructure
- Bridge Investment Program
- Carbon Reduction Program
- Local and Regional Project Assistance Grant

Influencing how these programs are developed by the agencies and ensuring they are set up in ways that make Lakewood's projects accessible and

competitive will be a top priority. Each of these new programs provide an opportunity for the City to position projects and compete for funding. The City will work to modify the Infrastructure grant programs to create a medium sized city set aside and to ensure that program criteria meet the needs of the City of Lakewood.

### *5) Medium Sized City Set Aside*

**Background:** Most federal infrastructure spending has a rural set aside which is critical for smaller communities to be able to access federal dollars. There is no comparable medium sized city set aside. Instead, medium sized cities compete against large cities like Seattle, Portland and Los Angeles for limited resources. Medium sized cities need a defined pool to compete within so as to make federal funds available in a way that simply aren't in their current status.

The RAISE program is the key federal funding program for local infrastructure investments. Yet, all cities compete within the same funding pool, putting smaller and medium sized cities at a competitive disadvantage for funding even as the transit and commuter challenges are similar to those of larger communities. There are efforts in Congress to create funding tiers so that cities of similar size can compete for federal funds. The City has supported efforts to designate a portion of federal transportation spending for cities between 10,000 and 75,000 in population size. In 2020, the RAISE grant criteria was changed so that half of all funding in the program went to cities below 200,000 in population size. While the City appreciates and supports this action, it puts all but three cities in Washington State in the same competitive pool and is not a true medium sized city set aside.

The issue applies beyond the RAISE program. With dozens of new and augmented federal grant programs for cities funded in the Infrastructure and Climate bills, ensuring these funds are accessible to medium sized cities is a top priority.

As for proof as to why this set aside is needed, since the RAISE program, formerly known as the BUILD or TIGER, was created in 2009 through 2021, not a single award was made to a city in Washington State between 10,000 and 75,000 in population size.

In 2022, there were signs that this legislative effort is seeing results. Of the six RAISE grant awards made in Washington State, two awards went to medium sized cities (Lynnwood and Bothell). This progress is a result of the work done by many Washington State cities and sets a good precedent for us to continue to refine population tiers for grant funding. In 2023, the City of

Shoreline was awarded \$20 million through the RAISE program.

In 2023, the City submitted an unsuccessful RAISE Planning Grant but had excellent and insightful feedback from USDOT about our application. As a result, the City expects to resubmit the grant in 2024 with the specific feedback addressed from USDOT.

**Action:** The City will continue to lobby for a portion of federal infrastructure dollars be set aside for medium sized cities. This policy position is consistent with the work the City has been doing for years and is supported broadly by similar sized cities throughout the state.

### ***6) Continuation of Earmark Authority***

**Action:** Congress reinstated its earmarking authority in 2021 and the City should continue to support the use of congressionally-directed spending in 2024 and beyond with full transparency and conflict of interest checks.

## Defense Policies

### *7) Base Realignment and Closure (BRAC)*

**Background:** A BRAC round is the best way to direct military construction and infrastructure funding to the bases and locations that need the most investments. While the prospects of a BRAC round over the next few years are unlikely, the DOD and the City's congressional delegation are supportive, including most importantly, Congressman Adam Smith who is the Chair of the House Armed Services Committee with jurisdiction over this issue.

**Action:** The City will continue to support a BRAC round to focus limited federal funding on critical military infrastructure needs. The City urges Congress to invest in the Office of Local Community Cooperation with any BRAC round. Moreover, for bases that see an increase in missions or personnel following a BRAC, Congress should consider creating a new funding support to address deficiencies on those installations.

### *8) Office of Local Defense Community Cooperation*

**Background:** As Congress moves forward with annual Defense Authorization bills, preserving funding for the Office of Local Defense Community Cooperation (OLDCC) – formerly known as the Office of Economic Adjustment (OEA) – at the Pentagon is a key priority for the City. OLDCC funds economic studies and planning for cities that experience reductions or growth in their military installations.

**Action:** OLDCC is expected to continue to be a critical partner to the City for many shared initiatives in support of JBLM. The City supports stable funding for OLDCC in recognition of its strong role in the economic growth in the region.

### *9) Association of Defense Communities Engagement*

**Background:** The Association of Defense Communities (ADC) has become a key ally for the City. The ADC's support for the Defense Community Infrastructure Program was key to enactment in 2018. Additionally, its steadfast support for the Office of Local Defense Community Cooperation (OLDCC) has been critically important for the viability of that agency.

**Action:** The City should continue to look for ways to deepen its relationship

with ADC, to include participating in ADC conferences and seeking committee and board positions with ADC.

## ***10) Support for Military Projects at JBLM***

**Background:** Congress restored limited earmarking authority to its appropriations bills. In 2021, Military Construction projects were not eligible for earmarking but there were 28 projects selected for earmarked funding in 2022 and dozens more in line to be funded in 2023.

**Action:** The City will support JBLM by supporting military construction projects that the base has identified as priorities for the Military Construction accounts within the congressional spending bills.



## Community Economic Development Policies

### *11) Community Development Block Grants (CDBG) and the Home Investment Partnership Program (HOME)*

**Background:** The City of Lakewood uses Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funding to support local initiatives that benefit the City's vulnerable population. Funding in the CDBG program increased by 30% in 2018 after falling to a decade low in 2016 and has been holding steady at that rate since then.

The CDBG program was used by Congress extensively as a distribution mechanism for federal relief funding for the COVID pandemic. However, those program increases in the CDBG budget are temporary and responsive to the pandemic – not permanent increases in the program.

**Action:** The City will continue to support the CDBG and HOME program at the federal level and lobby for increased funding that could be put to use in Lakewood immediately.

### *12) Support for Municipal Tax Policy*

**Background:** Congress has adjusted various tax policies that have a direct impact on the City of Lakewood, including the New Markets Tax Credit, the Affordable Housing Tax Credit and the State and Local Sales Tax Deduction. These policies, in addition to policies that would negatively value municipal bonding authority, remain under debate in Congress and the City should advocate for strong municipal authority and tax credits that facilitate economic development and meet our region's critical housing needs

**Action:** The City will advocate for strong municipal authority and tax credits that facilitate economic development and meet the region's critical housing needs.

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> November 6, 2023	<b>TITLE:</b> Authorizing the execution of an agreement with Gordon Thomas Honeywell Governmental Affairs for state governmental affairs	<b>TYPE OF ACTION:</b>  — ORDINANCE NO. — RESOLUTION NO. <input checked="" type="checkbox"/> MOTION NO. 2023-99 — OTHER
<b>REVIEW:</b>	<b>ATTACHMENTS:</b> Services Agreement	

**SUBMITTED BY:** Michael Vargas, Assistant to the City Manager/Policy Analyst

**RECOMMENDATION:** The City Council should approve the contract with Gordon Thomas Honeywell Governmental Affairs for continued state governmental relations services.

**DISCUSSION:** The City has contracted with Gordon Thomas Honeywell Governmental Affairs (GTHGA) since 2008 for state governmental relations services. During this time, GTHGA has helped the City increase its overall visibility with the state legislature and deepen its relationships with its state representatives. GTHGA has also been instrumental in helping the City be more competitive for state funding.

GTHGA provides government relation services well beyond traditional advocacy. Many of the services GTHGA provides are time-intensive, e.g., coalition building, strategic planning, and outreach. Given the nature of this work which requires continuous attention and very specialized expertise, in-house representation would be an impractical option for the City.

The cost for retaining GTH's services for 2024 is \$63,120, which is the same amount as in 2023.

**ALTERNATIVE(S):** The City Council could decline to authorize the contract and find an alternative entity to provide these services, or proceed without. The former would require a full Request for Proposal/Qualification process. The latter would require in-house representation, which is resource exhaustive, or no governmental relation services, which would have a negative impact on the City's legislative abilities moving forward.

**FISCAL IMPACT:** The total contract amount is \$63,120 for 2024.

Michael Vargas  
Prepared by

  
City Manager Review

# **CITY OF LAKEWOOD AGREEMENT FOR SERVICES**

This Agreement for Services (Agreement) is between the City of Lakewood, Washington (City) and Gordon Thomas Honeywell Governmental Affairs (Contractor).

## **AGREEMENT:**

### **1. SCOPE OF SERVICES**

A. The Contractor shall provide to the City the following services:

- 1) Contractor shall advise and assist in planning state legislative information and lobbying efforts for the City during the terms of this contract.
- 2) Contractor shall monitor specific state legislation designated by the City, relevant legislative committees, state agencies, rule making, and the activities of appropriate interest groups which pertain to the stated interests, goals and objectives of the City. Contractor shall identify opportunities in a timely manner for City staff and elected officials to testify before legislative committees and subcommittees with respect to proposed legislation; shall communicate such opportunities to the City; shall assist in preparation of testimony to be given; shall prepare witnesses as requested and testify on behalf of the City when requested.
- 3) Contractor shall represent the City's legislative objectives with members of the Washington State Legislature; the Governor's office, appropriate legislative committees, state agencies and legislative staff. In addition, Contractor shall maintain effective liaison with major public interest groups and coalitions, including, but not limited to, the Association of Washington Cities.
- 4) During session, Contractor shall provide the City with oral activity reports weekly or more frequently as needed. At least semi-monthly during session, the Contractor shall provide a written update of the status of proposed legislation of particular interest to the City. At other times, written reports will be provided as requested by the City.
- 5) Contractor shall attend meetings of the City Council and City staff as may be requested by the City in order to brief City Officials on the status of legislative activities. The initial meeting will occur at the direction of the City.

- 6) Contractor will assist in the drafting, revising and obtaining sponsors for bills requested by the City. Additionally, the Contractor will work to obtain necessary support on bills by scheduling meetings with legislators, legislative staff, and others on legislation of interest to the City.
- 7) Contractor will meet, communicate and work with City staff, as necessary, to insure that specific technical issues are clearly and appropriately delineated and articulated.

## **2. COMPENSATION**

The City of Lakewood shall pay Consultant an annual fee of \$63,120 to complete the services listed in the Scope of Services, which shall be divided into twelve equal payments. In addition to fees, Consultant may bill communication expenses, such as travel, and long distance charges. Expenses shall not exceed \$1,000 for the term of the contract.

## **3. BILLING AND PAYMENT PROCEDURE**

On or before the 15<sup>th</sup> day of each month, Contractor shall submit to the City a request for monthly payment for work performed during the previous month, which shall be processed by the City in the normal course.

## **4. EFFECTIVE AND TERMINATION DATES**

- A. This Agreement shall be effective as of January 1, 2024 through December 31, 2024.
- B. This Agreement may be extended by mutual written agreement of the Contractor and the City.

## **5. EARLY TERMINATION OF AGREEMENT**

- A. The City and Contractor, by mutual written agreement, may terminate this Agreement at any time.
- B. The City, on thirty (30) days written notice to the Contractor, may terminate this Agreement for any reason deemed appropriate in the sole discretion of the City.
- C. Either the City or the Contractor may terminate this Agreement in the event of a breach of the Agreement by the other. Prior to such termination, however, the party seeking the termination shall give to the other party written notice of the breach and of the party's intent to terminate. If the party has not entirely cured the breach within fifteen (15) days of the notice, then the party giving the notice may terminate the Agreement at any time thereafter by giving a written notice of termination.

**6. PAYMENT ON EARLY TERMINATION**

In the event of termination under section 5 hereof, the City shall pay the Contractor for work performed in accordance with the Agreement prior to the termination date.

**7. CITY PROJECT MANAGER**

- A. The City Project Manager shall be designated by the City Manager.
- B. The Project Manager is authorized to approve work and billings hereunder, to give notices referred to herein, to terminate this Agreement as provided herein, and to carry out any other actions referred to herein.

**8. COMPLIANCE WITH LAWS**

In connection with its activities under this Agreement, Contractor shall comply with all applicable federal, state, and local laws and regulations.

**9. MAINTENANCE OF RECORDS**

The Contractor shall maintain records on a current basis to supports its billings to the City. The City or its authorized representative shall have the authority to inspect, audit, and copy on reasonable notice and from time to time any records of the Contractor regarding its billings or its work hereunder. The Contractor shall retain these records for inspection, audit and copying for three years from the date of completion or termination of this Agreement.

**10. AUDIT OF PAYMENTS**

- A. The City, either directly or through a designated representative, may audit the records of the Contractor at any time during the three (3) year period established by Section 9.
- B. If an audit discloses that payments to the Contractor were in excess of the amount to which the Contractor was entitled, then the Contractor shall repay the amount of the excess to the City.

**11. INSURANCE**

The Consultant shall be responsible for maintaining, during the term of this Agreement and at its sole cost and expense, the types of insurance coverages and in the amounts described below. The Consultant shall furnish evidence, satisfactory to the City, of all such policies. During the term hereof, the Consultant shall take out and maintain in full force and effect the following insurance policies:

- a. Comprehensive public liability insurance, including automobile and property damage, insuring the City and the Consultant against loss or liability for damages for personal injury, death or property damage arising out of or in connection with the performance by the Consultant of its obligations hereunder, with minimum liability limits of \$1,000,000.00 combined single limit for personal injury, death or property damage in any one occurrence.
- b. Such workmen's compensation and other similar insurance as may be required by law.
- c. Professional liability insurance with minimum liability limits of \$1,000,000.

**12. INDEMNIFICATION**

The Contractor shall indemnify and hold harmless the City and its officers, agents and employees, or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by any reason of or arising out of the negligent act or omission of the Contractor, its officers, agents, employees, or any of them relating to or arising out of the performance of this Agreement. If a final judgment is rendered against the City, its officers, agents, employees and/or any of them, or jointly against the City and the Contractor and their respective officers, agents and employees, or any of them, the Contractor shall satisfy the same to the extent that such judgment was due to the Contractor's negligent acts or omissions.

**13. SUBCONTRACTING**

The Contractor shall not subcontract its work under this Agreement, in whole or in part, without the written approval of the City. The Contractor shall require any approved subcontractor to agree, as to the portion subcontracted, to fulfill all obligations of the Contractor specified in this Agreement. Notwithstanding City approval of a subcontractor, the Contractor shall remain obligated for full performance hereunder, and the City shall incur no obligation other than its obligations to the Contractor hereunder.

**14. ASSIGNMENT**

The Contractor shall not assign this Agreement, in whole or in part, or any right or obligation hereunder, without the prior written approval of the City.

**15. CONTRACTOR'S PERSONNEL**

The Contractor shall designate Briahna Murray as the primary consultant to represent the City of Lakewood to perform the work set forth in this Agreement. The services detailed in the Scope of Services shall be performed solely by Briahna Murray. Support work required to carry out the services may be delegated when necessary at the discretion of the Contractor. Provided, however, that any change in primary consultants representing the City must be approved in writing by the City.

**16. INDEPENDENT CONTRACTOR STATUS**

- A. The Contractor is engaged as an independent contractor and shall be responsible for any federal, state, or local taxes and fees applicable to payments hereunder.
- B. The Contractor, its subcontractors, and their employees, are not employees of the City and are not eligible for any benefits through the City, including, without limitation, health benefits, workers' compensation, unemployment compensation, and retirement benefits.

**17. REGISTRATION AND REPORTING AS LOBBYIST**

Contractor shall be responsible for compliance with all requirements of chapter 42.17A.600 with regard to the activities Contractor engages in pursuant to this Agreement. Except as otherwise required by law, the City will not register the Contractor as a lobbyist or otherwise report the activities of the Contractor.

**18. NOTICE**

- A. Any notice provided for under this Agreement shall be sufficient if in writing and delivered personally to the following addressee or deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed as follows, or to such other address as the receiving party hereafter shall specify in writing:

If to the City:                      John Caulfield  
                                                 City Manager  
                                                 6000 Main Street S.W.  
                                                 Lakewood, Washington 98499

If to Contractor:                  Briahna Murray  
                                                 Gordon Thomas Honeywell Governmental Affairs  
                                                 1201 Pacific Avenue Suite 2100  
                                                 Tacoma, Washington 98401

**19. AMENDMENTS**

The City and the Contractor may amend this Agreement at any time only by written amendment executed by the City and the Contractor. Any amendment that increases the

amount of compensation payable to the Contractor must be approved by the City Manager. The Project Manager may agree to and execute any other amendment on behalf of the City.

**20. AVOIDANCE OF POTENTIAL CONFLICT**

- A. It is agreed that the nature of the work may result in direct conflicts of interest between the City and other clients that the Contractor may represent currently, or in the future. In these instances, the Contractor will immediately inform the City. The parties will attempt to identify the possibility of such instances before they occur. The Contractor shall not advocate or promote any legislative objectives on behalf of existing or potential clients that are determined by the City to be in conflict with the City's legislative objectives.
- B. Contractor shall provide written notice to the City of all current and any new clients obtained after the start of the contract. Contractor will not accept new clients if doing so would create conflicts of interest for the Contractor or would otherwise impair the Contractor's ability to fully perform the obligations of this contract.

**22. COSTS TO PREVAILING PARTY**

In the event of litigation or other legal action to enforce any rights, responsibilities or obligations under this Agreement, the prevailing party shall be entitled to receive its reasonable costs and attorney's fees.

**23. APPLICABLE LAW**

This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of Washington and venue for any action hereunder shall be Pierce County, State of Washington; provided, however, that it is agreed and understood that any applicable statute of limitation shall commence no later than the substantial completion by the Consultant of the services.

**24. CAPTIONS, HEADINGS AND TITLES**

All captions, headings or titles in the paragraphs or sections of this Agreement are inserted for convenience of reference only and shall not constitute a part of this Agreement or act as a limitation of the scope of the particular paragraph or sections to which they apply. As used herein, where appropriate, the singular shall include the plural and vice versa and masculine, feminine and neuter expressions shall be interchangeable. Interpretation or construction of this Agreement shall not be affected by any determination as to who is the drafter of this Agreement, this Agreement having been drafted by mutual agreement of the parties.

**25. SEVERABLE PROVISIONS**



Each provision of this Agreement is intended to be severable. If any provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.

**26. ENTIRE AGREEMENT**

This Agreement contains the entire understanding of the parties hereto in respect to the transactions contemplated hereby and supersedes all prior agreements and understandings between the parties with respect to such subject matter.

**27. COUNTERPARTS**

This Agreement may be executed in multiple counterparts, each of which shall be one and the same Agreement and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other party.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed effective this \_\_\_\_ day of November, 2023.

**CITY OF LAKEWOOD**

**CONTRACTOR**

\_\_\_\_\_  
John Caulfield, City Manager  
City of Lakewood  
Dated: \_\_\_\_\_

\_\_\_\_\_  
Briahna Murray  
Gordon Thomas Honeywell  
Dated: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Brianna Schumacher  
City Clerk

Approved as to form:

\_\_\_\_\_  
Heidi Ann Wachter, City Attorney  
Dated: \_\_\_\_\_

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> November 6, 2023	<b>TITLE:</b> Authorizing the execution of an agreement with Johnston Group for federal governmental affairs	<b>TYPE OF ACTION:</b>  <input type="checkbox"/> ORDINANCE NO. <input type="checkbox"/> RESOLUTION NO. <input checked="" type="checkbox"/> MOTION NO. 2023-100
<b>REVIEW:</b>	<b>ATTACHMENTS:</b> Services Agreement	<input type="checkbox"/> OTHER

**SUBMITTED BY:** Michael Vargas, Assistant to the City Manager/Policy Analyst

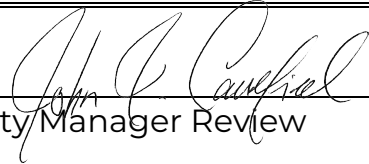
**RECOMMENDATION:** The City Council should approve the contract with the Johnston Group for continued federal governmental relations services.

**DISCUSSION:** The City began contracting with Johnston Group in 2014 to provide the counsel and functions necessary for the City to increase its visibility and relationships with its congressional delegation, as well as compete for increased funding at the federal level. The Johnson Group provides activities beyond traditional advocacy that are time-intensive, such as coalition building and planning, support network outreach, and strategic messaging.

The cost for retaining the Johnston Group's services for 2024 is \$63,000, which is a 11% increase from 2023. The last retainer increase was for the 2021 contract.

**ALTERNATIVE(S):** The City Council could decline to authorize the contract and find an alternative entity to provide these services, or proceed without. The former would require a full Request for Proposal/Qualification process. The latter would require in-house representation, which is resource exhaustive, or no governmental relation services, which would have a negative impact on the City's legislative abilities moving forward.

**FISCAL IMPACT:** The total contract amount is \$63,000 for 2024.

Michael Vargas Prepared by	 City Manager Review
-------------------------------	-------------------------------------------------------------------------------------------------------------

# **CITY OF LAKEWOOD AGREEMENT FOR SERVICES**

This Agreement for Services (Agreement) is between the City of Lakewood, Washington (City) and Johnston Group (Contractor).

## **AGREEMENT:**

### **1. SCOPE OF SERVICES**

A. The Scope of Services are as detailed in the attached Proposal, Exhibit A.

### **2. COMPENSATION**

The City of Lakewood shall pay Consultant a monthly fee of \$5,250 for twelve (12) months to provide services detailed in the attached, Exhibit A.

### **3. BILLING AND PAYMENT PROCEDURE**

On or before the 15<sup>th</sup> day of each month, Contractor shall submit to the City a request for monthly payment for work performed during the previous month, which shall be processed by the City in the normal course.

### **4. EFFECTIVE AND TERMINATION DATES**

- A. This Agreement shall be effective as of January 1, 2024 through December 31, 2024.
- B. This Agreement may be extended by mutual written agreement of the Contractor and the City.

### **5. EARLY TERMINATION OF AGREEMENT**

- A. The City and Contractor, by mutual written agreement, may terminate this Agreement at any time.
- B. The City, on thirty (30) days written notice to the Contractor, may terminate this Agreement for any reason deemed appropriate in the sole discretion of the City.
- C. Either the City or the Contractor may terminate this Agreement in the event of a breach of the Agreement by the other. Prior to such termination, however, the party seeking the termination shall give to the other party written notice of the breach and of the party's intent to terminate. If the party has not entirely cured the breach within fifteen (15) days of the notice, then the party giving the notice may terminate the Agreement at any time thereafter by giving a written notice of termination.

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In the event of termination under section 5 hereof, the City shall pay the Contractor for work performed in accordance with the Agreement prior to the termination date.

**7. CITY PROJECT MANAGER**

- A. The City Project Manager shall be the City Manager or designee.
- B. The Project Manager is authorized to approve work and billings hereunder, to give notices referred to herein, to terminate this Agreement as provided herein, and to carry out any other actions referred to herein.

**8. COMPLIANCE WITH LAWS**

In connection with its activities under this Agreement, Contractor shall comply with all applicable federal, state, and local laws and regulations.

**9. MAINTENANCE OF RECORDS**

The Contractor shall maintain records on a current basis to supports its billings to the City. The City or its authorized representative shall have the authority to inspect, audit, and copy on reasonable notice and from time to time any records of the Contractor regarding its billings or its work hereunder. The Contractor shall retain these records for inspection, audit and copying for three years from the date of completion or termination of this Agreement.

**10. AUDIT OF PAYMENTS**

- A. The City, either directly or through a designated representative, may audit the records of the Contractor at any time during the three (3) year period established by Section 9.
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**11. INSURANCE**

The Consultant shall be responsible for maintaining, during the term of this Agreement and at its sole cost and expense, the types of insurance coverages and in the amounts described below. The Consultant shall furnish evidence, satisfactory to the City, of all such policies. During the term hereof, the Consultant shall take out and maintain in full force and effect the following insurance policies:

- a. Comprehensive public liability insurance, including automobile and property damage, insuring the City and the Consultant against loss or liability for damages for personal injury, death or property damage arising out of or in connection with the performance by the Consultant of its obligations hereunder, with minimum liability limits of \$1,000,000.00 combined single limit for personal injury, death or property damage in any one occurrence.
- b. Such workmen's compensation and other similar insurance as may be required by law.
- c. Professional liability insurance with minimum liability limits of \$1,000,000.

**12. INDEMNIFICATION**

The Contractor shall indemnify and hold harmless the City and its officers, agents and employees, or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by any reason of or arising out of the negligent act or omission of the Contractor, its officers, agents, employees, or any of them relating to or arising out of the performance of this Agreement. If a final judgment is rendered against the City, its officers, agents, employees and/or any of them, or jointly against the City and the Contractor and their respective officers, agents and employees, or any of them, the Contractor shall satisfy the same to the extent that such judgment was due to the Contractor's negligent acts or omissions.

**13. SUBCONTRACTING**

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**14. ASSIGNMENT**

The Contractor shall not assign this Agreement, in whole or in part, or any right or obligation hereunder, without the prior written approval of the City.

**15. INDEPENDENT CONTRACTOR STATUS**

- A. The Contractor is engaged as an independent contractor and shall be responsible for any federal, state, or local taxes and fees applicable to payments hereunder.
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**16. REGISTRATION AND REPORTING AS LOBBYIST**

Contractor shall be responsible for compliance with all relevant requirements with regard to the activities Contractor engages in pursuant to this Agreement. Except as otherwise required by law, the City will not register the Contractor as a lobbyist or otherwise report the activities of the Contractor.

**17. NOTICE**

- A. Any notice provided for under this Agreement shall be sufficient if in writing and delivered personally to the following addressee or deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed as follows, or to such other address as the receiving party hereafter shall specify in writing:

If to the City:                      John J. Caulfield  
                                                 City Manager  
                                                 6000 Main Street S.W.  
                                                 Lakewood, Washington 98499

If to Contractor:                  Jake Johnston  
                                                 Johnston Group  
                                                 2400 NW 80<sup>th</sup> SW #191  
                                                 Seattle, Washington 98117

**18. AMENDMENTS**

The City and the Contractor may amend this Agreement at any time only by written amendment executed by the City and the Contractor. Any amendment that increases the amount of compensation payable to the Contractor must be approved by the City Manager. The Project Manager may agree to and execute any other amendment on behalf of the City.

**19. AVOIDANCE OF POTENTIAL CONFLICT**

- A. It is agreed that the nature of the work may result in direct conflicts of interest between the City and other clients that the Contractor may represent currently, or

in the future. In these instances, the Contractor will immediately inform the City. The parties will attempt to identify the possibility of such instances before they occur. The Contractor shall not advocate or promote any legislative objectives on behalf of existing or potential clients that are determined by the City to be in conflict with the City's legislative objectives.

- B. Contractor shall provide written notice to the City of all current and any new clients obtained after the start of the contract. Contractor will not accept new clients if doing so would create conflicts of interest for the Contractor or would otherwise impair the Contractor's ability to fully perform the obligations of this contract.

**20. COSTS TO PREVAILING PARTY**

In the event of litigation or other legal action to enforce any rights, responsibilities or obligations under this Agreement, the prevailing party shall be entitled to receive its reasonable costs and attorney's fees.

**21. APPLICABLE LAW**

This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of Washington and venue for any action hereunder shall be Pierce County, State of Washington; provided, however, that it is agreed and understood that any applicable statute of limitation shall commence no later than the substantial completion by the Consultant of the services.

**22. CAPTIONS, HEADINGS AND TITLES**

All captions, headings or titles in the paragraphs or sections of this Agreement are inserted for convenience of reference only and shall not constitute a part of this Agreement or act as a limitation of the scope of the particular paragraph or sections to which they apply. As used herein, where appropriate, the singular shall include the plural and vice versa and masculine, feminine and neuter expressions shall be interchangeable. Interpretation or construction of this Agreement shall not be affected by any determination as to who is the drafter of this Agreement, this Agreement having been drafted by mutual agreement of the parties.

**23. SEVERABLE PROVISIONS**

Each provision of this Agreement is intended to be severable. If any provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.

**24. ENTIRE AGREEMENT**

This Agreement contains the entire understanding of the parties hereto in respect to the transactions contemplated hereby and supersedes all prior agreements and understandings between the parties with respect to such subject matter.

**25. COUNTERPARTS**

This Agreement may be executed in multiple counterparts, each of which shall be one and the same Agreement and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other party.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed effective this \_\_\_\_ day of November, 2023.

**CITY OF LAKEWOOD**

**CONTRACTOR**

\_\_\_\_\_  
John J. Caulfield, City Manager  
City of Lakewood  
Dated: \_\_\_\_\_

\_\_\_\_\_  
Jake Johnston  
Johnston Group  
Dated: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Briana Schumacher  
City Clerk

Approved as to form:

\_\_\_\_\_  
Heidi Ann Wachter, City Attorney  
Dated: \_\_\_\_\_





# City of Lakewood

Exhibit A

## 2024 Federal Policy Agenda

ADOPTED BY THE LAKEWOOD CITY COUNCIL ON NOVEMBER  
6<sup>th</sup>, 2023

*"Lakewood is a thriving, urban, South Puget Sound City, possessing the core values of family, community, education, economic prosperity, and the equitable delivery of municipal services. We will advance these values by recognizing our past, taking action in the present, and pursuing a dynamic future." - Lakewood City Council Vision*

### Lakewood City Council

Jason Whalen, *Mayor*  
Mary Moss, *Deputy Mayor*  
Don Anderson, *Councilmember*  
Paul Bocchi, *Councilmember*  
Patti Belle, *Councilmember*  
Michael Brandstetter, *Councilmember*  
Trestin Lauricella, *Councilmember*

### Contact Information

JOHN CAULFIELD, CITY MANAGER  
JCAULFIELD@CITYOFLAKEWOOD.US  
(253) 983-7703

JAKE JOHNSTON, JOHNSTON GROUP  
JAKE@JOHNSTONGR.COM  
(206) 240-3133

## **Introduction**

The City of Lakewood has established a productive and trusted relationship with its congressional delegation over the past many years. The result is a delegation that actively partners with the City in support of shared goals, whether they be funding for critical infrastructure and economic development, or offering legislative language to modify Department of Defense policies. The City thanks the congressional delegation for securing improvements for the Lakewood community over the years.

### **2023 Accomplishments**

The City continued its track record of partnering with its congressional delegation in 2023. Following the City's 2022 award of \$2.5 million federal funding for the South Tacoma Way Project, the City supported a \$2.5 million 2023 funding request for the LASA Campus Project. This project was once again selected by Congresswoman Strickland for funding and \$1 million has been included in the House Transportation Appropriations bill. The process is currently in negotiations between the House and the U.S. Senate and a final resolution on the funding for LASA is expected before the end of the year. The project has support from both Senator Murray and Senator Cantwell in addition to Congresswoman Strickland. The City also builds support within the delegation for the appropriate and needed changes at the Department of Defense that streamlines the purchasing of private land for compliance with military safety buffer zones. The delegation will help the City's continued efforts in resolving the issue of North Clear Zone encroachment.

### **Policy Opportunities**

The City has identified a number of infrastructure and housing needs to prioritize in 2024 that would benefit the community. Congress and the Biden Administration are providing numerous funding opportunities for the City to pursue these important projects. Congress and the Biden Administration have provided numerous funding opportunities for the City to pursue via historic infrastructure and climate mitigation programs. After submitting a RAISE Planning Grant in 2023 and getting insightful feedback from USDOT about the application, the City will resubmit the "Green Loop" street portion of the Downtown Subarea Plan project to the RAISE program. The City will also consider its next federal earmark request for delegation consideration in 2025. Additionally, the City will partner with local, regional and state entities in support of a multi-year plan to secure significant federal support for the Nisqually Interstate 5 replacement project. Last, the City will continue efforts to change the Defense Community Infrastructure Program (DCIP) project eligibility to prioritize transportation projects, as several transportation projects around the City that improve military preparedness would benefit from DCIP funding access.

### **Congressional Delegation Opportunities**

Lakewood's Congressional Delegation is extraordinarily well positioned to help the City in terms of their committee assignments and seniority. Congresswoman Strickland serves on the Transportation Committee and the Armed Services Committee with jurisdiction over JBLM and whose Chair, Adam Smith, is also from Washington State. Senator Murray is the Chairwoman of the Senate Appropriations Committee and the Senate President Pro Tem, placing her fourth in the line of presidential ascension. Senator Cantwell is the Chair of the Senate Commerce Committee with jurisdiction over a majority of transportation policy. From a statewide perspective, Washington State has three members on the Appropriations Committee and two on the Armed Services Committee.

### **Strategy**

Lakewood's congressional delegation knows the Lakewood community's needs, as well as the City's funding and policy priorities. The City's legislative effort in 2024 will be to continue to drive major policy changes within the Department of Defense and the Department of Transportation and bring federal funding to City needs. The City's objective will be a sustained partnership with the federal government to bring federal funding into the City to support economic, infrastructure, housing, and environmental priorities.

The 2024 scope of work builds on the City's latest legislative efforts and continues to build support in 2023 and for longer-term initiatives in the years ahead. Additionally, the City will follow the work being done by partner agencies and organizations and will levy support when and where appropriate. Some of these organizations include the Association of Washington Cities, the Association of Defense Communities, the Puget Sound Regional Council and Pierce County, among others.

## Policy Priorities

### *1) Bringing federal funding to the City's top infrastructure and housing priorities*

**Background:** As Members of Congress restored earmarking authority in 2021, the City has ample opportunity to position its priority projects for federal support. In 2022, the City secured \$2.5 million to complete the South Tacoma Way project and has led the federal lobbying for funding for the LASA project in Lakewood – a project that seems to be in line to receive funding in 2023.

**Action:** The City's work in 2024 will be to use the new earmark rules and regulations to revisit the City's capital projects and position them for federal support. The City will make a decision about which projects to put forward from the transportation, economic development, watershed infrastructure and community development areas. With three years of earmarks to review and the successful positioning of the South Tacoma Way Project and the LASA project for funding, the City of Lakewood can continue to put needed projects forward for federal funding with a keen understanding of which projects compete well for congressional consideration.

The City also plans to resubmit a RAISE planning grant in 2023 in the amount of the original \$850,000 request for the Green Loop project and the City will seek congressional support for its grant submittal. Additionally, the City will partner with local, regional and state entities in support of a multi-year plan to secure significant federal support for the Nisqually Interstate 5 replacement project.

### *2) Supporting the ongoing efforts in the North Clear Zone*

**Background:** The South Sound Military and Community Partnership (SSMCP) has been the driving leader in supporting the Air Force and Army funding the acquisition of property in the JBLM North Clear Zone. The City has successfully secured legislative language with its congressional delegation to clarify the appropriate use of federal dollars. Despite multiple round of increasingly clarifying language, the property acquisition process at the Army remains burdensome, unable to meet the specific property relocation needs of the business in the McChord Field Clear Zone and too slow to meet market conditions. The delegation is aligned with the city is support of changes to this process and continues to champion improvements in partnership with the City and SSMCP.

**Action:** The City will continue to lobby for funding and policy support for this effort. The House and Senate Armed Services Committees are both watching the work being done at the North Clear Zone at JBLM and the City has a strategy ready to enact should the contemporary work being done on the ground prove stuck. The City will also monitor the implementation of the language that was successfully added to the 2022 NDAA to ensure it meets local needs.

### ***3) Defense Community Infrastructure Program (DCIP)***

**Background:** In 2018, Congress included the creation of the Defense Community Infrastructure Program (DCIP) in the Defense Authorization bill with an initial authorization of \$100 million for the program. This program was the result of a multiple-year effort led by the City of Lakewood and pushed by former Congressman Denny Heck with the support of Congressman Derek Kilmer and Congressman Adam Smith. This new federal initiative created a new funding program for the Department of Defense to help cities construct infrastructure that serves military installation.

Congress failed to fund the program in 2018 but we were able to get \$50 million appropriated in 2019 to establish the program and support the first round of grants. As 2020 unfolded, the Office of Local Defense Community Cooperation (OLDCC, formerly known as the Office of Economic Assessment) established the DCIP with an emphasis on projects that enhanced military quality of life and de-emphasized infrastructure.

In 2021, Lakewood successfully lobbied for an increase in the amount of funding available to \$60 million and successfully re-prioritized infrastructure in the grant award criteria. This is key to the City's strategy of using the DCIP to fund the infrastructure improvements needed to connect JBLM North with the main base.

Thanks to the City's steadfast efforts, in 2023 the DCIP funding has grown to its fully authorized amount of \$100 million and has a dedicated title for infrastructure-specific projects.

**Action:** In 2024, the City will continue to support the fully authorized amount of funding for DCIP, and re-prioritization of infrastructure/transportation projects and look for specific projects within the City that might be strong fits for this program. The City will also support the Lakewood Water District's DCIP funding request to address the PFAS contamination from JBLM migrating in aquifers serving the City.

#### ***4) Transportation, Climate, and Infrastructure Program and Funding***

**Background:** Congress and President Biden enacted the Bipartisan Infrastructure Bill in December 2021 and the Inflation Reduction Act of 2022 in August 2022. These two bills provide dozens of grant and program funding opportunities for the City of Lakewood. The City will evaluate these programs to determine if they are viable funding sources for the City's needs and priorities. The City has substantial concern that national grant programs disadvantage medium sized cities without a specific set aside so that cities of similar size compete on equal ground.

**Action:** Several proposals in both House and Senate bills have new programs identified for competitive grant funding (see below for a selected list). Influencing how these programs are developed by the agencies and ensuring they are set up in ways that make Lakewood's projects accessible and competitive will be a top priority. Each of these new programs provide an opportunity for the City to position projects and compete for funding. The City will work to modify the Infrastructure grant programs to create a medium sized city set aside and to ensure that program criteria meet the needs of the community. Each of these new programs has gone through at least one full funding cycle so far so the City will have experience with the specific criteria to evaluate good fits for Lakewood as well as to make recommendations for program modifications to congress, to include a medium city set aside. Some of the recent grant programs include:

- Clean Heavy Duty Vehicles
- Climate Pollution Reduction Grants
- Environmental and Climate Justice Block Grants
- Neighborhood Access and Equity Grant Program
- Latest and Zero Building Energy Code Adoption
- Safe Streets and Roads for All Program
- Reconnecting Communities Pilot Grant Program
- Culvert Removal, Replacement and Restoration Program
- Broadband Development and Deployment
- Charging and Fueling Infrastructure
- Bridge Investment Program
- Carbon Reduction Program
- Local and Regional Project Assistance Grant

Influencing how these programs are developed by the agencies and ensuring they are set up in ways that make Lakewood's projects accessible and

competitive will be a top priority. Each of these new programs provide an opportunity for the City to position projects and compete for funding. The City will work to modify the Infrastructure grant programs to create a medium sized city set aside and to ensure that program criteria meet the needs of the City of Lakewood.

### *5) Medium Sized City Set Aside*

**Background:** Most federal infrastructure spending has a rural set aside which is critical for smaller communities to be able to access federal dollars. There is no comparable medium sized city set aside. Instead, medium sized cities compete against large cities like Seattle, Portland and Los Angeles for limited resources. Medium sized cities need a defined pool to compete within so as to make federal funds available in a way that simply aren't in their current status.

The RAISE program is the key federal funding program for local infrastructure investments. Yet, all cities compete within the same funding pool, putting smaller and medium sized cities at a competitive disadvantage for funding even as the transit and commuter challenges are similar to those of larger communities. There are efforts in Congress to create funding tiers so that cities of similar size can compete for federal funds. The City has supported efforts to designate a portion of federal transportation spending for cities between 10,000 and 75,000 in population size. In 2020, the RAISE grant criteria was changed so that half of all funding in the program went to cities below 200,000 in population size. While the City appreciates and supports this action, it puts all but three cities in Washington State in the same competitive pool and is not a true medium sized city set aside.

The issue applies beyond the RAISE program. With dozens of new and augmented federal grant programs for cities funded in the Infrastructure and Climate bills, ensuring these funds are accessible to medium sized cities is a top priority.

As for proof as to why this set aside is needed, since the RAISE program, formerly known as the BUILD or TIGER, was created in 2009 through 2021, not a single award was made to a city in Washington State between 10,000 and 75,000 in population size.

In 2022, there were signs that this legislative effort is seeing results. Of the six RAISE grant awards made in Washington State, two awards went to medium sized cities (Lynnwood and Bothell). This progress is a result of the work done by many Washington State cities and sets a good precedent for us to continue to refine population tiers for grant funding. In 2023, the City of

Shoreline was awarded \$20 million through the RAISE program.

In 2023, the City submitted an unsuccessful RAISE Planning Grant but had excellent and insightful feedback from USDOT about our application. As a result, the City expects to resubmit the grant in 2024 with the specific feedback addressed from USDOT.

**Action:** The City will continue to lobby for a portion of federal infrastructure dollars be set aside for medium sized cities. This policy position is consistent with the work the City has been doing for years and is supported broadly by similar sized cities throughout the state.

### ***6) Continuation of Earmark Authority***

**Action:** Congress reinstated its earmarking authority in 2021 and the City should continue to support the use of congressionally-directed spending in 2024 and beyond with full transparency and conflict of interest checks.



## Defense Policies

### *7) Base Realignment and Closure (BRAC)*

**Background:** A BRAC round is the best way to direct military construction and infrastructure funding to the bases and locations that need the most investments. While the prospects of a BRAC round over the next few years are unlikely, the DOD and the City's congressional delegation are supportive, including most importantly, Congressman Adam Smith who is the Chair of the House Armed Services Committee with jurisdiction over this issue.

**Action:** The City will continue to support a BRAC round to focus limited federal funding on critical military infrastructure needs. The City urges Congress to invest in the Office of Local Community Cooperation with any BRAC round. Moreover, for bases that see an increase in missions or personnel following a BRAC, Congress should consider creating a new funding support to address deficiencies on those installations.

### *8) Office of Local Defense Community Cooperation*

**Background:** As Congress moves forward with annual Defense Authorization bills, preserving funding for the Office of Local Defense Community Cooperation (OLDCC) – formerly known as the Office of Economic Adjustment (OEA) – at the Pentagon is a key priority for the City. OLDCC funds economic studies and planning for cities that experience reductions or growth in their military installations.

**Action:** OLDCC is expected to continue to be a critical partner to the City for many shared initiatives in support of JBLM. The City supports stable funding for OLDCC in recognition of its strong role in the economic growth in the region.

### *9) Association of Defense Communities Engagement*

**Background:** The Association of Defense Communities (ADC) has become a key ally for the City. The ADC's support for the Defense Community Infrastructure Program was key to enactment in 2018. Additionally, its steadfast support for the Office of Local Defense Community Cooperation (OLDCC) has been critically important for the viability of that agency.

**Action:** The City should continue to look for ways to deepen its relationship

with ADC, to include participating in ADC conferences and seeking committee and board positions with ADC.

## ***10) Support for Military Projects at JBLM***

**Background:** Congress restored limited earmarking authority to its appropriations bills. In 2021, Military Construction projects were not eligible for earmarking but there were 28 projects selected for earmarked funding in 2022 and dozens more in line to be funded in 2023.

**Action:** The City will support JBLM by supporting military construction projects that the base has identified as priorities for the Military Construction accounts within the congressional spending bills.

## Community Economic Development Policies

### *11) Community Development Block Grants (CDBG) and the Home Investment Partnership Program (HOME)*

**Background:** The City of Lakewood uses Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funding to support local initiatives that benefit the City's vulnerable population. Funding in the CDBG program increased by 30% in 2018 after falling to a decade low in 2016 and has been holding steady at that rate since then.

The CDBG program was used by Congress extensively as a distribution mechanism for federal relief funding for the COVID pandemic. However, those program increases in the CDBG budget are temporary and responsive to the pandemic – not permanent increases in the program.

**Action:** The City will continue to support the CDBG and HOME program at the federal level and lobby for increased funding that could be put to use in Lakewood immediately.

### *12) Support for Municipal Tax Policy*

**Background:** Congress has adjusted various tax policies that have a direct impact on the City of Lakewood, including the New Markets Tax Credit, the Affordable Housing Tax Credit and the State and Local Sales Tax Deduction. These policies, in addition to policies that would negatively value municipal bonding authority, remain under debate in Congress and the City should advocate for strong municipal authority and tax credits that facilitate economic development and meet our region's critical housing needs

**Action:** The City will advocate for strong municipal authority and tax credits that facilitate economic development and meet the region's critical housing needs.

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b>	<b>TITLE:</b>	<b>TYPE OF ACTION:</b>
November 6, 2023	Motion authorizing award of a construction contract to R.L. Alia, Inc. in the amount of \$2,615,490.84 plus a ten percent contingency for the construction of the Ardmore/Whitman/93 <sup>rd</sup> Project.	<input type="checkbox"/> ORDINANCE
		<input type="checkbox"/> RESOLUTION
<b>REVIEW:</b>	<b>ATTACHMENTS:</b>	<input checked="" type="checkbox"/> MOTION 2023-101
November 6, 2023	Vicinity Map Bid Tabulations	<input type="checkbox"/> OTHER

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

**RECOMMENDATION:** It is recommended that the City Council authorize award of a construction contract to R.L. Alia, Inc. in the amount of \$2,615,490.84 plus a ten percent contingency (\$261,549.08) for the construction of the Ardmore/Whitman/93<sup>rd</sup> project, City Project 302.0142.

**DISCUSSION:** Through this project, the City will construct curb, gutter, and sidewalk on Ardmore between Whitman and Steilacoom Blvd, along Whitman between Motor and Ardmore, and along 93<sup>rd</sup> between Bridgeport and Whitman. Improvements include an overlay of the streets described above. The traffic signal at the intersection of Whitman and Ardmore will be replaced. It is anticipated that construction will begin later this winter and will be completed in fall 2024.

**ALTERNATIVE(S):** The City received 10 bids; attached are the Bid Tabulations for the project. It is not anticipated that rebidding the project would result in lower bids. The apparent low bidder is 22% below the engineers estimate.

**FISCAL IMPACT:** Project 302.0142, Ardmore/Whitman/93<sup>rd</sup> is funded in the approved budget.

Troy Pokswinski  
Prepared by

Paul A. Bucich  
Department Director

  
City Manager Review

# BID TABULATIONS

Thursday, October 26, 2023

Ardmore/Whitman/93rd Roadway Improvements  
302.0142  
October 26, 2023

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.

SCHEDULE A - ROADWAY & STORM				ENGINEER'S ESTIMATE		R.L. ALIA		SOUND PACIFIC		MILES RESOURCES		TUCCI & SONS		ACTIVE CONSTRUCTION		CECCANTI	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Minor Change	20,000	FA	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00
2	Roadway Surveying	1	LS	\$40,000.00	\$40,000.00	\$33,000.00	\$33,000.00	\$35,000.00	\$35,000.00	\$30,975.00	\$30,975.00	\$33,000.00	\$33,000.00	\$40,000.00	\$40,000.00	\$31,200.00	\$31,200.00
3	SPCC Plan	1	LS	\$5,000.00	\$5,000.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$211.00	\$211.00	\$250.00	\$250.00	\$150.00	\$150.00	\$500.00	\$500.00
4	Mobilization	1	LS	\$330,000.00	\$330,000.00	\$230,000.00	\$230,000.00	\$177,000.00	\$177,000.00	\$157,490.95	\$157,490.95	\$128,000.00	\$128,000.00	\$250,000.00	\$250,000.00	\$239,660.00	\$239,660.00
5	Potholing	5,000	FA	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00
6	Project Temporary Traffic Control	1	LS	\$100,000.00	\$100,000.00	\$40,000.00	\$40,000.00	\$7,000.00	\$7,000.00	\$17,375.57	\$17,375.57	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$25,000.00	\$25,000.00
7	Flaggers	1,584	HR	\$77.00	\$121,968.00	\$0.01	\$15.84	\$75.00	\$118,800.00	\$64.20	\$101,692.80	\$75.00	\$118,800.00	\$73.00	\$115,632.00	\$60.00	\$95,040.00
8	Traffic Control Supervisor	1	LS	\$91,080.00	\$91,080.00	\$12,000.00	\$12,000.00	\$38,000.00	\$38,000.00	\$89,670.00	\$89,670.00	\$125,000.00	\$125,000.00	\$16,000.00	\$16,000.00	\$96,500.00	\$96,500.00
9	Contractor Provided Uniformed Police Officer	200	HR	\$150.00	\$30,000.00	\$125.00	\$25,000.00	\$140.00	\$28,000.00	\$115.50	\$23,100.00	\$139.00	\$27,800.00	\$159.00	\$31,800.00	\$142.00	\$28,400.00
10	Clearing and Grubbing	2	HR	\$20,000.00	\$30,600.00	\$18,000.00	\$27,540.00	\$20,000.00	\$30,600.00	\$15,320.00	\$23,439.60	\$10,000.00	\$15,300.00	\$54,000.00	\$82,620.00	\$30,000.00	\$45,900.00
11	Roadside Cleanup	20,000	FA	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00
12	Sawcutting	5,200	LF	\$5.00	\$26,000.00	\$4.00	\$20,800.00	\$3.00	\$15,600.00	\$0.10	\$520.00	\$3.25	\$16,900.00	\$3.50	\$18,200.00	\$4.00	\$20,800.00
13	Removing Chain Link Fence	250	LF	\$25.00	\$6,250.00	\$10.00	\$2,500.00	\$3.50	\$875.00	\$10.25	\$2,562.50	\$12.00	\$3,000.00	\$8.00	\$2,000.00	\$9.00	\$2,250.00
14	Removal of Structures and Obstructions	1	LS	\$50,000.00	\$50,000.00	\$13,500.00	\$13,500.00	\$10,000.00	\$10,000.00	\$850.00	\$850.00	\$15,000.00	\$15,000.00	\$26,308.50	\$26,308.50	\$111,182.00	\$111,182.00
15	Roadway Excavation Including Haul	1,170	CY	\$40.00	\$46,800.00	\$140.00	\$163,800.00	\$45.00	\$52,650.00	\$66.50	\$77,805.00	\$80.00	\$93,600.00	\$75.00	\$87,750.00	\$42.00	\$49,140.00
16	Embankment Compaction	670	CY	\$14.00	\$9,380.00	\$15.00	\$10,050.00	\$23.00	\$15,410.00	\$41.90	\$28,073.00	\$20.00	\$13,400.00	\$4.00	\$2,680.00	\$9.00	\$6,030.00
17	Gravel Borrow Incl. Haul	1,240	TON	\$25.00	\$31,000.00	\$0.01	\$12.40	\$1.00	\$1,240.00	\$70.60	\$87,544.00	\$33.75	\$41,850.00	\$41.00	\$50,840.00	\$34.00	\$42,160.00
18	Structure Excavation Cl. B Incl. Haul	240	CY	\$30.00	\$7,200.00	\$30.00	\$7,200.00	\$25.00	\$6,000.00	\$20.00	\$4,800.00	\$12.00	\$2,880.00	\$42.00	\$10,080.00	\$55.00	\$13,200.00
19	Shoring or Extra Excavation Class B	160	SF	\$5.00	\$800.00	\$5.00	\$800.00	\$3.00	\$480.00	\$1.00	\$160.00	\$1.25	\$200.00	\$1.00	\$160.00	\$4.00	\$640.00
20	Crushed Surfacing Top Course	1,960	TON	\$40.00	\$78,400.00	\$80.00	\$156,800.00	\$40.00	\$78,400.00	\$102.75	\$201,390.00	\$50.00	\$98,000.00	\$58.00	\$113,680.00	\$34.00	\$66,640.00
21	Crack Sealing	25,000	FA	\$1.00	\$25,000.00	\$1.00	\$25,000.00	\$1.00	\$25,000.00	\$1.00	\$25,000.00	\$1.00	\$25,000.00	\$1.00	\$25,000.00	\$1.00	\$25,000.00
22	HMA Cl. 1/2 In. PG 64 -22	2,502	TON	\$135.00	\$337,770.00	\$118.00	\$295,236.00	\$115.00	\$287,730.00	\$96.00	\$240,192.00	\$105.00	\$262,710.00	\$119.00	\$297,738.00	\$111.00	\$277,722.00
23	HMA For Pavement Repair Cl. 1/2 In. PG 64 -22	322	TON	\$200.00	\$64,400.00	\$132.00	\$42,504.00	\$130.00	\$41,860.00	\$152.60	\$49,137.20	\$165.00	\$53,130.00	\$142.00	\$45,724.00	\$174.00	\$56,028.00
24	Planing Bituminous Pavement	450	SY	\$20.00	\$9,000.00	\$12.00	\$5,400.00	\$10.00	\$4,500.00	\$21.60	\$9,720.00	\$12.00	\$5,400.00	\$17.00	\$7,650.00	\$12.00	\$5,400.00
25	HMA For Approach	209	TON	\$150.00	\$31,350.00	\$155.00	\$32,395.00	\$150.00	\$31,350.00	\$244.75	\$51,152.75	\$165.00	\$34,485.00	\$168.00	\$35,112.00	\$191.00	\$39,919.00
26	Pavement Repair Excavation Incl. Haul	1,430	SY	\$100.00	\$143,000.00	\$9.00	\$12,870.00	\$16.00	\$22,880.00	\$25.85	\$36,965.50	\$16.00	\$22,880.00	\$40.50	\$57,915.00	\$18.00	\$25,740.00
27	Drain Pipe 8 In. Diam.	76	LF	\$30.00	\$2,280.00	\$100.00	\$7,600.00	\$45.00	\$3,420.00	\$200.00	\$15,200.00	\$135.00	\$10,260.00	\$64.00	\$4,864.00	\$151.00	\$11,476.00
28	Sch. A Storm Sewer Pipe 12 In. Diam.	36	LF	\$50.00	\$1,800.00	\$100.00	\$3,600.00	\$60.00	\$2,160.00	\$163.00	\$5,868.00	\$215.00	\$7,740.00	\$75.00	\$2,700.00	\$153.00	\$5,508.00
29	Catch Basin Type 1	18	EA	\$3,000.00	\$54,000.00	\$2,000.00	\$36,000.00	\$3,300.00	\$59,400.00	\$3,460.00	\$62,280.00	\$3,125.00	\$56,250.00	\$1,190.00	\$21,420.00	\$2,000.00	\$36,000.00
30	Catch Basin Type 1P	8	EA	\$3,000.00	\$24,000.00	\$2,400.00	\$19,200.00	\$3,200.00	\$25,600.00	\$2,698.00	\$21,584.00	\$2,980.00	\$23,840.00	\$1,050.00	\$8,400.00	\$1,700.00	\$13,600.00
31	Catch Basin Type 2-48	1	EA	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00	\$4,400.00	\$4,400.00	\$4,746.00	\$4,746.00	\$5,700.00	\$5,700.00	\$2,800.00	\$2,800.00	\$5,000.00	\$5,000.00
32	Concrete Inlet	3	EA	\$3,000.00	\$9,000.00	\$2,000.00	\$6,000.00	\$2,400.00	\$7,200.00	\$3,195.00	\$9,585.00	\$2,150.00	\$6,450.00	\$1,050.00	\$3,150.00	\$1,530.00	\$4,590.00
33	Rectangular Vaned Grate	1	EA	\$1,000.00	\$1,000.00	\$750.00	\$750.00	\$700.00	\$700.00	\$1,577.00	\$1,577.00	\$1,000.00	\$1,000.00	\$915.00	\$915.00	\$950.00	\$950.00
34	Rectangular Solid Metal Cover	4	EA	\$1,000.00	\$4,000.00	\$750.00	\$3,000.00	\$850.00	\$3,400.00	\$1,583.00	\$6,332.00	\$1,000.00	\$4,000.00	\$1,150.00	\$4,600.00	\$1,185.00	\$4,740.00
35	Infiltration Trench	375	LF	\$250.00	\$93,750.00	\$85.00	\$31,875.00	\$72.00	\$27,000.00	\$103.00	\$38,625.00	\$120.00	\$45,000.00	\$87.00	\$32,625.00	\$85.00	\$31,875.00
36	Adjust Manhole	10	EA	\$1,000.00	\$10,000.00	\$800.00	\$8,000.00	\$850.00	\$8,500.00	\$1,133.00	\$11,330.00	\$525.00	\$5,250.00	\$467.00	\$4,670.00	\$792.00	\$7,920.00
37	Ductile Iron Sewer Pipe 8 In. Diam.	83	LF	\$100.00	\$8,300.00	\$120.00	\$9,960.00	\$85.00	\$7,055.00	\$197.00	\$16,351.00	\$135.00	\$11,205.00	\$89.00	\$7,387.00	\$223.00	\$18,509.00
38	Adjust Valve Box	13	EA	\$500.00	\$6,500.00	\$500.00	\$6,500.00	\$550.00	\$7,150.00	\$901.25	\$11,716.25	\$525.00	\$6,825.00	\$185.00	\$2,405.00	\$687.00	\$8,931.00
39	Erosion/Water Pollution Control	5,000	FA	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00
40	Inlet Protection	38	EA	\$100.00	\$3,800.00	\$50.00	\$1,900.00	\$100.00	\$3,800.00	\$95.00	\$3,610.00	\$75.00	\$2,850.00	\$90.00	\$3,420.00	\$68.00	\$2,584.00
41	Seeding and Fertilizing	0	AC	\$9,500.00	\$2,850.00	\$7,000.00	\$2,100.00	\$8,000.00	\$2,400.00	\$7,125.00	\$2,137.50	\$12,000.00	\$3,600.00	\$7,000.00	\$2,100.00	\$7,300.00	\$2,190.00
42	Cement Conc. Traffic Curb and Gutter	5,912	LF	\$45.00	\$266,040.00	\$21.00	\$124,152.00	\$29.00	\$171,448.00	\$21.25	\$125,630.00	\$27.00	\$159,624.00	\$26.50	\$156,668.00	\$26.00	\$153,712.00
43	Cement Conc. Pedestrian Curb	426	LF	\$65.00	\$27,690.00	\$20.00	\$8,520.00	\$40.00	\$17,040.00	\$32.35	\$13,781.10	\$30.00	\$12,780.00	\$33.00	\$14,058.00	\$37.00	\$15,762.00
44	HMA Wedge Curb	651	LF	\$25.00	\$16,275.00	\$5.00	\$3,255.00	\$6.00	\$3,906.00	\$0.90	\$585.90	\$3.00	\$1,953.00	\$12.00	\$7,812.00	\$1.00	\$651.00
45	Cement Conc. Driveway Type PC.F2.7	807	SY	\$250.00	\$201,750.00	\$60.00	\$48,420.00	\$58.00	\$46,806.00	\$47.55	\$38,372.85	\$90.00	\$72,630.00	\$72.00	\$58,104.00	\$53.00	\$42,771.00
46	Cement Conc. Driveway Type PC.F4.7	70	SY	\$250.00	\$17,500.00	\$60.00	\$4,200.00	\$58.00	\$4,060.00	\$47.55	\$3,328.50	\$115.00	\$8,050.00	\$75.00	\$5,250.00	\$53.00	\$3,710.00
47	Raised Pavement Marker Type 2	1	HUND	\$1,500.00	\$1,800.00	\$1,000.00	\$1,200.00	\$1,000.00	\$1,200.00	\$927.00	\$1,112.1						

# BID TABULATIONS

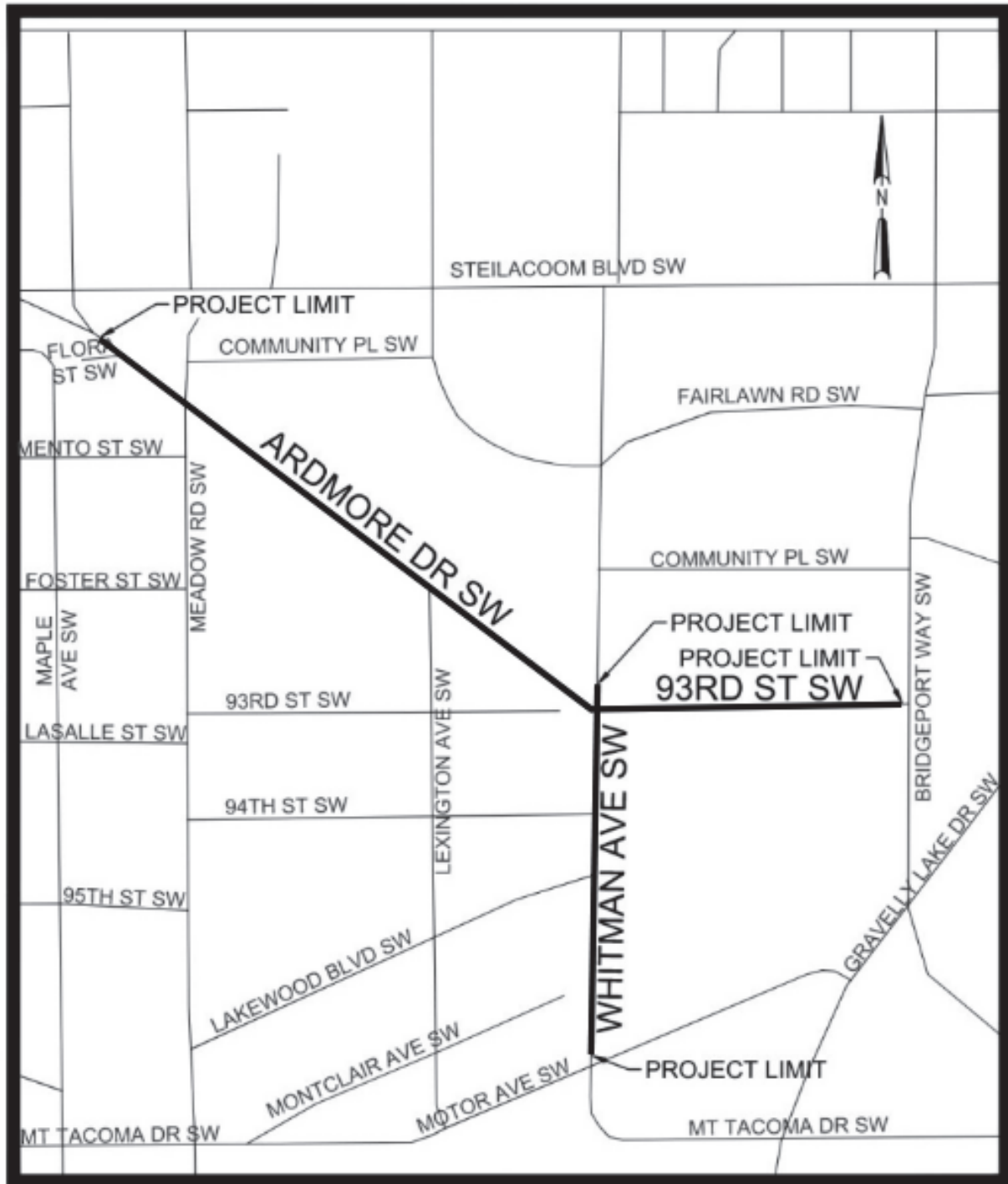
Ardmore/Whitman/93rd Roadway Improvements  
302.0142  
October 26, 2023

Thursday, October 26, 2023

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.

SCHEDULE A - ROADWAY & STORM				R.W. SCOTT		NW CASCADE		P&A CIVIL		WESTWATER	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Minor Change	20,000	FA	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00
2	Roadway Surveying	1	LS	\$31,500.00	\$31,500.00	\$42,000.00	\$42,000.00	\$40,000.00	\$40,000.00	\$35,000.00	\$35,000.00
3	SPCC Plan	1	LS	\$700.00	\$700.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
4	Mobilization	1	LS	\$150,000.00	\$150,000.00	\$340,000.00	\$340,000.00	\$220,000.00	\$220,000.00	\$350,000.00	\$350,000.00
5	Potholing	5,000	FA	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00
6	Project Temporary Traffic Control	1	LS	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00	\$150,000.00	\$150,000.00	\$25,000.00	\$25,000.00
7	Flaggers	1,584	HR	\$77.00	\$121,968.00	\$70.00	\$110,880.00	\$72.00	\$114,048.00	\$85.00	\$134,640.00
8	Traffic Control Supervisor	1	LS	\$140,000.00	\$140,000.00	\$100,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$87,000.00	\$87,000.00
9	Contractor Provided Uniformed Police Officer	200	HR	\$103.00	\$20,600.00	\$135.00	\$27,000.00	\$115.00	\$23,000.00	\$145.00	\$29,000.00
10	Clearing and Grubbing	2	HR	\$35,000.00	\$53,550.00	\$55,000.00	\$84,150.00	\$11,000.00	\$16,830.00	\$25,000.00	\$38,250.00
11	Roadside Cleanup	20,000	FA	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00
12	Sawcutting	5,200	LF	\$4.50	\$23,400.00	\$4.50	\$23,400.00	\$4.30	\$22,360.00	\$5.00	\$26,000.00
13	Removing Chain Link Fence	250	LF	\$11.00	\$2,750.00	\$4.50	\$1,125.00	\$10.00	\$2,500.00	\$10.00	\$2,500.00
14	Removal of Structures and Obstructions	1	LS	\$45,000.00	\$45,000.00	\$63,000.00	\$63,000.00	\$80,000.00	\$80,000.00	\$10,000.00	\$10,000.00
15	Roadway Excavation Including Haul	1,170	CY	\$101.00	\$118,170.00	\$32.50	\$38,025.00	\$35.00	\$40,950.00	\$75.00	\$87,750.00
16	Embankment Compaction	670	CY	\$45.00	\$30,150.00	\$9.00	\$6,030.00	\$20.00	\$13,400.00	\$50.00	\$33,500.00
17	Gravel Borrow Incl. Haul	1,240	TON	\$38.00	\$47,120.00	\$38.00	\$47,120.00	\$52.00	\$64,480.00	\$35.00	\$43,400.00
18	Structure Excavation Cl. B Incl. Haul	240	CY	\$58.00	\$13,920.00	\$35.00	\$8,400.00	\$32.00	\$7,680.00	\$50.00	\$12,000.00
19	Shoring or Extra Excavation Class B	160	SF	\$15.00	\$2,400.00	\$4.00	\$640.00	\$20.00	\$3,200.00	\$5.00	\$800.00
20	Crushed Surfacing Top Course	1,960	TON	\$40.00	\$78,400.00	\$41.00	\$80,360.00	\$52.00	\$101,920.00	\$100.00	\$196,000.00
21	Crack Sealing	25,000	FA	\$1.00	\$25,000.00	\$1.00	\$25,000.00	\$1.00	\$25,000.00	\$1.00	\$25,000.00
22	HMA Cl. 1/2 In. PG 64 -22	2,502	TON	\$123.00	\$307,746.00	\$128.00	\$320,256.00	\$120.00	\$300,240.00	\$140.00	\$350,280.00
23	HMA For Pavement Repair Cl. 1/2 In. PG 64 -22	322	TON	\$170.00	\$54,740.00	\$169.00	\$54,418.00	\$178.00	\$57,316.00	\$200.00	\$64,400.00
24	Planing Bituminous Pavement	450	SY	\$50.00	\$22,500.00	\$17.00	\$7,650.00	\$55.00	\$24,750.00	\$25.00	\$11,250.00
25	HMA For Approach	209	TON	\$180.00	\$37,620.00	\$205.00	\$42,845.00	\$180.00	\$37,620.00	\$350.00	\$73,150.00
26	Pavement Repair Excavation Incl. Haul	1,430	SY	\$10.00	\$14,300.00	\$14.50	\$20,735.00	\$45.00	\$64,350.00	\$75.00	\$107,250.00
27	Drain Pipe 8 In. Diam.	76	LF	\$105.00	\$7,980.00	\$97.00	\$7,372.00	\$125.00	\$9,500.00	\$190.00	\$14,440.00
28	Sch. A Storm Sewer Pipe 12 In. Diam.	36	LF	\$118.00	\$4,248.00	\$114.00	\$4,104.00	\$150.00	\$5,400.00	\$250.00	\$9,000.00
29	Catch Basin Type 1	18	EA	\$1,900.00	\$34,200.00	\$1,800.00	\$32,400.00	\$2,000.00	\$36,000.00	\$3,000.00	\$54,000.00
30	Catch Basin Type 1P	8	EA	\$1,900.00	\$15,200.00	\$2,375.00	\$19,000.00	\$2,000.00	\$16,000.00	\$3,200.00	\$25,600.00
31	Catch Basin Type 2-48	1	EA	\$4,400.00	\$4,400.00	\$5,075.00	\$5,075.00	\$5,000.00	\$5,000.00	\$9,000.00	\$9,000.00
32	Concrete Inlet	3	EA	\$1,850.00	\$5,550.00	\$1,750.00	\$5,250.00	\$1,800.00	\$5,400.00	\$2,500.00	\$7,500.00
33	Rectangular Vaned Grate	1	EA	\$700.00	\$700.00	\$825.00	\$825.00	\$900.00	\$900.00	\$1,000.00	\$1,000.00
34	Rectangular Solid Metal Cover	4	EA	\$700.00	\$2,800.00	\$1,100.00	\$4,400.00	\$900.00	\$3,600.00	\$1,000.00	\$4,000.00
35	Infiltration Trench	375	LF	\$120.00	\$45,000.00	\$79.00	\$29,625.00	\$160.00	\$60,000.00	\$200.00	\$75,000.00
36	Adjust Manhole	10	EA	\$700.00	\$7,000.00	\$600.00	\$6,000.00	\$650.00	\$6,500.00	\$1,500.00	\$15,000.00
37	Ductile Iron Sewer Pipe 8 In. Diam.	83	LF	\$100.00	\$8,300.00	\$106.00	\$8,798.00	\$200.00	\$16,600.00	\$200.00	\$16,600.00
38	Adjust Valve Box	13	EA	\$300.00	\$3,900.00	\$600.00	\$7,800.00	\$490.00	\$6,370.00	\$750.00	\$9,750.00
39	Erosion/Water Pollution Control	5,000	FA	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00	\$1.00	\$5,000.00
40	Inlet Protection	38	EA	\$55.00	\$2,090.00	\$75.00	\$2,850.00	\$85.00	\$3,230.00	\$100.00	\$3,800.00
41	Seeding and Fertilizing	0	AC	\$7,262.00	\$2,178.60	\$7,700.00	\$2,310.00	\$7,000.00	\$2,100.00	\$10,000.00	\$3,000.00
42	Cement Conc. Traffic Curb and Gutter	5,912	LF	\$28.00	\$165,536.00	\$25.00	\$147,800.00	\$32.00	\$189,184.00	\$23.00	\$135,976.00
43	Cement Conc. Pedestrian Curb	426	LF	\$39.00	\$16,614.00	\$35.00	\$14,910.00	\$28.00	\$11,928.00	\$33.00	\$14,058.00
44	HMA Wedge Curb	651	LF	\$10.00	\$6,510.00	\$10.00	\$6,510.00	\$9.50	\$6,184.50	\$5.00	\$3,255.00
45	Cement Conc. Driveway Type PC.F2.7	807	SY	\$68.00	\$54,876.00	\$84.00	\$67,788.00	\$85.00	\$68,595.00	\$80.00	\$64,560.00
46	Cement Conc. Driveway Type PC.F4.7	70	SY	\$68.00	\$4,760.00	\$98.00	\$6,860.00	\$85.00	\$5,950.00	\$93.00	\$6,510.00
47	Raised Pavement Marker Type 2	1	HUND	\$210.00	\$252.00	\$1,000.00	\$1,200.00	\$975.00	\$1,170.00	\$1,200.00	\$1,440.00
48	Chain Link Fence Type 3	152	LF	\$40.00	\$6,080.00	\$41.00	\$6,232.00	\$40.00	\$6,080.00	\$40.00	\$6,080.00
49	Chain Link Fence Type 4	147	LF	\$36.00	\$5,292.00	\$37.00	\$5,439.00	\$40.00	\$5,880.00	\$45.00	\$6,615.00
50	Monument Case and Cover	5	EA	\$3,500.00	\$17,500.00	\$3,800.00	\$19,000.00	\$500.00	\$2,500.00	\$1,200.00	\$6,000.00
51	Cement Concrete Sidewalk	2,500	SY	\$52.00	\$130,000.00	\$59.00	\$147,500.00	\$65.00	\$162,500.00	\$60.00	\$150,000.00
52	Detectable Warning Surface	275	SF	\$35.00	\$9,625.00	\$56.00	\$15,400.00	\$47.00	\$12,925.00	\$67.00	\$18,425.00
53	Cement Conc. Curb Ramp Type Parallel	22	EA	\$1,800.00	\$39,600.00	\$1,900.00	\$41,800.00	\$2,100.00	\$46,200.00	\$1,500.00	\$33,000.00
54	Cluster Mailbox, 8 Unit	8	EA	\$3,200.00	\$25,600.00	\$8,800.00	\$70,400.00	\$7,500.00	\$60,000.00	\$10,000.00	\$80,000.00
55	Traffic Signal System Complete - Ardmore & Whitman	1	LS	\$786,000.00	\$786,000.00	\$769,000.00	\$769,000.00	\$850,000.00	\$850,000.00	\$780,000.00	\$780,000.00
56	Illumination System Complete	1	LS	\$69,000.00	\$69,000.00	\$38,000.00	\$38,000.00	\$50,000.00	\$50,000.00	\$45,000.00	\$45,000.00
57	Permanent Signing	1	LS	\$15,000.00	\$15,000.00	\$8,900.00	\$8,900.00	\$8,500.00	\$8,500.00	\$6,000.00	\$6,000.00
58	Profiled Plastic Line	18,306	LF	\$4.00	\$73,224.00	\$4.50	\$82,377.00	\$4.00	\$73,224.00	\$6.00	\$109,836.00
59	Plastic Wide Line	825	LF	\$7.00	\$5,775.00	\$6.00	\$4,950.00	\$5.00	\$4,125.00	\$8.00	\$6,600.00
60	Plastic Crosswalk Line	736	SF	\$7.00	\$5,152.00	\$11.00	\$8,096.00	\$8.00	\$5,888.00	\$13.00	\$9,568.00
61	Plastic Stop Line	164	LF	\$21.00	\$3,444.00	\$17.00	\$2,788.00	\$15.00	\$2,460.00	\$20.00	\$3,280.00
62	Plastic Traffic Arrow	26	EA	\$380.00	\$9,880.00	\$500.00	\$13,000.00	\$450.00	\$11,700.00	\$550.00	\$14,300.00
SCHEDULE A TOTAL				\$2,999,800.60		\$3,127,293.00		\$3,272,237.50		\$3,541,363.00	

## VICINITY MAP



# REQUEST FOR COUNCIL ACTION

**DATE ACTION IS REQUESTED:**

November 6, 2023

**REVIEW:**

November 6, 2023

**TITLE:** Contract Amendment for Services to design and engineer

American Lake Park Access Improvements

**ATTACHMENTS:**

RWD Contract Addendum #2

Scope of work and fees

**TYPE OF ACTION:**

— ORDINANCE NO.

— RESOLUTION NO.

X MOTION NO. 2023-102

— OTHER

**SUBMITTED BY:** Mary Dodsworth, Parks Recreation & Community Services Director

**RECOMMENDATION:** It is recommended that the City Council authorize the City Manager to execute a contract addendum with Robert W. Droll, Landscape Architect, in the amount of \$80,277.00, for consulting services to design, engineer, permit and support construction of the American Lake Park Access Improvements project.

**DISCUSSION:** American Lake Park is located on the north shore of American Lake in the Lakeview neighborhood of Lakewood. The park is the only public water access site and boat launch on the north shore of the lake, which is the largest natural lake in Pierce County. The City has been working on this park improvement project since 2021. Consulting services to support the completion (Continued pg. 2)

**ALTERNATIVE(S):** Council could choose to not accept the contract for additional services and look at alternatives to completing development at the site. Changes would delay permit issuance and construction, which could jeopardize funding availability.

**FISCAL IMPACT:** \$80,277.00 Funds have been appropriated in the parks capital improvement program to support the development of American Lake Park. See chart page 2.

Mary Dodsworth

Prepared by

Department Director

  
City Manager Review



**DISCUSSION (Continued page 1)** of the final design are needed specifically relating to additional design and engineering of the upland retaining walls, site furnishings, dumpster enclosure for a base bid element and piling safety detailing. The hollow block retaining wall system (similar to one used at Harry Todd Park) needed to be increased in size and length and be reinforced with concrete. Additional permit and construction support relating to those project items is also included in the scope and fee.

<b>301.0027 American Lake Park Access Improvements Budget &amp; Schedule Summary</b>
<b>Funding Summary</b>

Revenue Source	Total
ALEA	\$500,000
WWRP	\$500,000
DOC	\$252,840
REET	\$571,575
ARPA	\$78,750
City Funds	\$2,330,877
<b>Total</b>	<b>\$4,234,042</b>

Project Cost Summary	
Scope/Task	Total
Original Design Contract	\$313,086
Amendment 1 Design	\$47,179
Amendment 2 Design	\$80,277
Total A+E	\$440,542
Subtotal Construction	\$3,086,000
10.1% WSST	\$311,686
9% Contingency	\$277,740
Permits & Inspections	\$30,000
Construction Subtotal	\$3,705,426
2.38% Escallation to 2024-25	\$88,074
<b>Project Total Costs</b>	<b>\$4,234,042</b>

Current Project Schedule		
Scope/Task	Projected Timeline & Completion	Timeline Summary
Design	May 2022-Nov 2023	19 months
Permitting (City)	April 2023-Mar 2024	11 months
State Permitting (In-Water)	Nov 2023-Oct 2024	11 months (follows SEPA determination)
Bidding	June 2024 -July 2024	6 weeks
Bid Opening	July 2024	
Bid Award/ Council Approval	September 2024	
Construction	Oct 2024-May 2025	8 months (park open summer)
Project Completion	June 2025	

**SECOND ADDENDUM TO THE CITY OF LAKEWOOD PROFESSIONAL  
SERVICES AGREEMENT**

THIS ADDENDUM is made and entered into this \_\_\_\_ day of November, 2023 and between the City of Lakewood (City) and Robert W. Droll (Contractor). The parties do hereby agree to the following amendment to the original agreement 2022-118 executed May 10, 2022.

ITEM ONE. The Contractor will be paid by the City for additional services associated with American Lake Park Access Improvements as provided in Exhibit "A" Scope of Services, attached hereto.

ITEM TWO. The Contractor will be paid by the City for additional services associated with American Lake Park Access Improvements as provided in Exhibit "B" Fee Proposal, attached hereto.

ITEM THREE. Revision to the term: The term of this agreement shall be upon execution through December 31, 2025.

ITEM FOUR. All other terms of the professional services agreement shall remain unchanged.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the day and year written above.

**CITY OF LAKEWOOD**

**Robert W. Droll, Landscape Architect PS**



\_\_\_\_\_  
John Caulfield, City Manager

\_\_\_\_\_  
Robert W Droll, President

Date: \_\_\_\_\_

Date 10/30/23

Attest:

\_\_\_\_\_  
Briana Schumacher, City Clerk

Approved as to Form:

\_\_\_\_\_  
Heidi Ann Wachter, City Attorney

## Exhibit A

# Scope of Services

## American Lake Park Waterfront Access Upgrades Contract Amendment 2

### Scope of Work

This assignment includes the professional design services to be performed by Robert W. Droll, Landscape Architect, PS, and the Project Team (hereinafter RWD) to provide Design, Permit Support, Bid Documents, Bidding Services and Construction Services for American Lake Park Waterfront Access Upgrades **Contract Amendment 2** (hereinafter Project) on the behalf of the City of Lakewood Parks and Recreation Department (hereinafter Parks). The goal of this project is to improve safety, usability, and accessibility, while also addressing maintenance issues, by constructing hollow-core retaining walls, a gravity block bulkhead, a swim dock access path with adjacent fencing, revised ADA boat trailer parking, a dumpster enclosure (base bid), structurally engineered site elements, and swim dock piling protection.

RWD proposes the following Scope of Services (see page 3) and Fee Proposal (see Exhibit B) to accomplish the Scope of Work.

### Basis of Contract Amendment 2

Contract Amendment 2 is based on the additional design effort needed to address added or changed scope items identified during 90% Design for the American Lake Park Waterfront Access Upgrades:

- A. Site Details: Several elements have added to the design complexity of the project. These include custom trash receptacle enclosures, railings to accommodate grade changes, and additional site furnishing elements. Contract Amendment 2 includes the design fee to detail these additional elements in 90% design.
- B. Hollow-Core Walls: The original scope was based on the conceptual site access layout with gravity block walls similar to those designed by RWD at Harry Todd Park. However, specialized hollow-core retaining walls with custom footings are now required to save Oregon White Oak trees and comply with Lakewood Municipal Code 18A.70.320, to meet the structural needs determined during 90% design engineering, and to deliver Parks' preferred site access layout. Contract Amendment 2 includes the additional design and engineering effort needed to complete the design. The design scope will maximize construction cost savings by providing a footing design tailored to the height of each wall section.
- C. Bulkhead: During 90% design Sage Geotechnical evaluated the feasibility of the sheet pile bulkhead, which was the previous basis of design. Sage advised against using sheet piles due to the subsurface soil conditions. Based on this the design team will provide

final design and engineering for a gravity block wall bulkhead. The new wall design impacts the swim dock access path, ADA boat trailer parking, and the swim dock and gangway location. Contract Amendment 2 includes the additional design and engineering effort to complete the design based on these changes.

- D. Project Management & Client Review: The original 100% design phase was scoped with limited client review and project management because of the design maturity level. Contract Amendment 2 includes additional time for client coordination and project management to facilitate design development of the bulkhead, dumpster enclosure, and swim dock piling protection.
- E. Alternate Bid Item Identification: Parks and RWD identified several alternate bid items during the 90% design review, including the play equipment and the trash compactor. Contract Amendment 2 includes the design fee to identify the Alternate Bid Items on the plans and in the project manual.
- F. Base Bid Dumpster Enclosure: The trash compactor was identified as an Alternate Bid Item during the 90% design review. Contract Amendment 2 includes the design fee for a base bid dumpster enclosure for three dumpsters.
- G. Swim Dock Piling Protection: Three existing pilings and hoops are exposed to the swim area. Parks requested that RWD provide a design to protect swimmers from the pinch point between the piling hoops and the pilings.
- H. Permitting Support and Structural Design for Site Elements: RWD provided structural scoping in the original contract based on past experience at Harry Todd Park and with other jurisdictions. During design RWD was informed that Lakewood Development Services requires structural engineering for many site elements that have not needed structural calculations on past projects. Contract Amendment 2 includes the structural engineering cost for the site elements described in Task 5.06. Additional permit support time is included in Contract Amendment 2 to accommodate the increased project and permitting complexity.

## A&E Fee Comparison

The table below compares the increase in A&E Fee to the construction cost for the project. Since the project was originally scoped, the cost to construct the project has increased significantly due to added elements and complexity. The A & E fee percentage has decreased compared to the construction cost.

	A & E Fee	MACC (Maximum Allowable Construction Cost)	A & E Fee Percentage of MACC
Original Contract (May 2022)	\$313,086	\$2,000,795	15.6%
Original Contract w/ Amendments 1 & 2 (October 2023)	\$440,542	\$3,655,253	12.1%

## Scope of Services

<b>Task 3.00      90% Design Submittal (work performed in September 2023)</b>
-------------------------------------------------------------------------------

**Task 3.05      Site Details**

RWD provided 90% design and drafting services for several site elements that were added to the design. These include custom trash receptacle enclosures, railings to accommodate grade changes, and additional site furnishing elements.

**Task 3.06      Hollow-Core Walls Plan, Sections, and Profiles**

RWD provided additional drafting services and design coordination as the conceptual Hollow-Core Walls shown at 60% design underwent initial structural engineering by Moffatt Nichols (MN). During September 2023, it became clear that the design effort to complete structural engineering would exceed the initial project scope. The remaining additional scope is captured in Task 4.06A below.

<b>Task 4.00      100% Design Submittal</b>
---------------------------------------------

**Task 4.06A      Hollow-Core Walls Plan, Sections & Profiles**

Moffat Nichols (MN) will perform the follow design work for the Reinforced Concrete Hollow Block Walls:

1. Complete the design of 14 ft Reinforced Concrete Hollow Block Walls retaining wall (5 segments).
2. Complete the design of additional Reinforced Concrete Hollow Block Wall segments (3 segments).
3. Prepare the Design Specifications.
4. Assemble design and calculations as well as specifications (also send drafting notes to RWD).
5. Provide design quality control, client review, and project management.

RWD will provide drafting services and design coordination for the Hollow-Core Walls.

**Task 4.06B      Bulkhead Plan, Sections, and Profiles**

Moffat Nichols (MN) will provide the following structural engineering services for the gravity block wall bulkhead:

1. Complete the review of 11 ft block gravity retaining wall design for earthquake.
2. Complete the review of Redi Rock Retaining Wall Gravity Wall Blocks & Details.
3. Prepare the Design Specifications.
4. Assemble design and calculations as well as specifications (also send drafting notes to RWD).
5. Provide design quality control, client review, and project management.

RWD will provide site design, grading, design detailing, and drafting services for the revised bulkhead, swim dock access path and fencing, and ADA boat trailer parking stall revision.

**Task 4.19 Project Management**

RWD will provide subconsultant, project, and vendor coordination for the items included in Contract Amendment 2.

**Task 4.20 Alternate Bid Item Identification**

RWD will identify the following Alternate Bid Items on the plans and in the project manual:

1. Alternate Bid Item #1: Trash Compactor & Enclosure
2. Alternate Bid Item #2: Play Equipment and Synthetic Turf Surfacing

RWD will provide a base bid design and detailing for Alternate Bid Item #2. Guerrero Architects will provide a base bid design and detailing for Alternate Bid Item #1 – see Task 4.22 below.

**Task 4.21 Client Review**

RWD will meet every other week with the client throughout 100% design to confirm design direction and review outstanding design items.

**Task 4.22 Base Bid Dumpster Enclosure**

Guerrero Architects will provide revised design, documentation, and structural engineering of a CMU Dumpster Enclosure to serve as the base bid design for Alternate Bid Item #1. RWD will revise the base bid site plan and provide an initial concept design for Parks review.

**Task 4.23 Swim Dock Piling Protection Design and Detailing**

RWD will review risk management best practices, past litigation regarding swimmer safety as provided to RWD by Parks, and case studies of similar swimming docks. RWD will provide final design and construction detailing based on the identified design measures.

**Task 5.00 Permitting****Task 5.04 Building Permits & Permit Support**

RWD will assist Parks in preparing permit submittals for the site elements building permit. RWD will provide additional assistance in preparing and managing the other building and site permits related to the project.

**Task 5.06 Structural Design for Site Elements**

MC Squared Engineering will provide structural design for the following elements: chain link double swing gate posts & footings, 6' chain link fence post on top of wall, 6' chain link fence post in isolated concrete footing, guardrails (3' chain link fence) on top of walls, light pole footings, swing set footings, merry-go-round footing, guardrail on short wall north of restroom, handrails in ramps & stairs, bike rack, picnic tables - embedment & surface mount, benches – embedment & surface mount, single trash receptacle, five-trash-can bay, hot ash bin, and concrete seat walls.

RWD will provide drafting services for the structural engineer's markups.

**Task 6.00      Bidding Services****Task 6.03      Bid Support for Hollow-Core Walls**

Moffatt Nichols (MN) will provide bid support for the Hollow-Core Walls.

**Task 7.00      Construction Administration****Task 7.07      Construction Administration for Hollow-Core Walls**

Moffatt Nichols (MN) will provide construction administration support for the Hollow-Core Walls.

## Exhibit B

## Fee Proposal

# American Lake Park Waterfront Access Upgrades

## Contract Amendment 2

City of Lakewood Parks and Recreation Department

Exhibit B			Robert W. Droll, Landscape Architect, PS						Team Member		
#	Tasks	Total	Bob Droll, ASLA, Principal		Landscape Tech		Clerical		Moffat Nichols *	Guerrero Architects*	MC Squared *
3.0	90% Design Submittal (September 2023)										
3.05	Site Details	\$ 4,200.00	\$ -	40	\$ 4,200.00		\$ -				
3.06	Hollow-Core Walls Plan, Sections & Profiles	\$ 4,200.00	\$ -	40	\$ 4,200.00		\$ -				
	Subtotal	\$ 8,400.00									
4.0	100% Design Submittal										
4.06A	Hollow-Core Walls Plan, Sections & Profiles	\$ 18,927.00	2	\$ 340.00	16	\$ 1,680.00	\$ -	\$ 16,907.00			
4.06B	Bulkhead Plan, Sections, Details & Profiles	\$ 19,719.00	4	\$ 680.00	40	\$ 4,200.00	\$ -	\$ 14,839.00			
4.19	Project Management	\$ 2,360.00	4	\$ 680.00	16	\$ 1,680.00	\$ -				
4.20	Alternate Bid Item Identification	\$ 2,360.00	4	\$ 680.00	16	\$ 1,680.00	\$ -				
4.21	Client Review	\$ 2,214.00	2	\$ 340.00	8	\$ 840.00	\$ -	\$ 1,034.00			
4.22	Base Bid Dumpster Enclosure	\$ 2,990.00	1	\$ 170.00	8	\$ 840.00	\$ -		\$ 1,980.00		
4.23	Swim Dock Piling Protection Design & Detailing	\$ 4,880.00	4	\$ 680.00	40	\$ 4,200.00	\$ -				
	Subtotal	\$ 53,450.00									
5.0	Permitting										
5.04	Building Permits & Permit Support	\$ 3,700.00	2	\$ 340.00	32	\$ 3,360.00	\$ -				
5.06	Structural Design for Site Elements	\$ 8,650.00		\$ -	8	\$ 840.00	2	\$ 110.00			\$ 7,700.00
	Subtotal	\$ 12,350.00									
6.0	Bidding Services										
6.03	Bid Support for Hollow-Core Walls	\$ 1,117.00		\$ -		\$ -	\$ -	\$ 1,117.00			
	Subtotal	\$ 1,117.00									
7.0	Construction Administration										
7.07	Construction Administration for Hollow-Core Walls	\$ 4,560.00		\$ -		\$ -	\$ -	\$ 4,560.00			
	Subtotal	\$ 4,560.00									

Contract Amendment 2 Tasks Total	\$ 79,877.00
Direct Expenses	\$ 400.00
Lump Sum Professional Services Total	\$ 80,277.00

\* = Costs include 10% Administration Cost.

**NOTE:** RWD will cover, at no cost to the client, additional fees from Sage Geotechnical and the Watershed Company related to these design changes. These services are not included in Contract Amendment 2.



# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> November 6, 2023	<b>TITLE:</b> Authorizing the execution of an Employment Agreement with John J. Caulfield.	<b>TYPE OF ACTION:</b> <input type="checkbox"/> ORDINANCE NO. <input type="checkbox"/> RESOLUTION NO. <input checked="" type="checkbox"/> MOTION NO. 2023-103 <input type="checkbox"/> OTHER
<b>REVIEW:</b>	<b>ATTACHMENTS:</b> Agreement	

**SUBMITTED BY:** Mary McDougal, Human Resources Director

**RECOMMENDATION:** It is recommended that the City Council authorize the Mayor to execute the Employment Agreement negotiated between the City Council and City Manager John Caulfield.

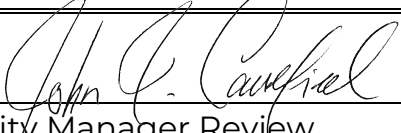
**DISCUSSION:** The City Council has performed an annual review of the City Manager's performance, and based on that review, intends to revise the City Manager employment agreement as follows:

- Increase compensation to \$235,000 annually, effective January 1, 2023.
- Increase deferred compensation to \$30,000 annually for 2023.

The Employment Agreement is open ended and may be amended as needed.

**ALTERNATIVE(S):** The City Council could decide not to authorize execution of the amended Employment Agreement.

**FISCAL IMPACT:** Approximately \$21,000 annually.

Mary McDougal Prepared by	 City Manager Review
Department Director	

EMPLOYMENT AGREEMENT BETWEEN THE CITY OF LAKEWOOD  
AND JOHN CAULFIELD

THIS AGREEMENT is made and entered into, by and between the City of Lakewood, Washington, a municipal corporation (“Employer” or “City Council”), and John Caulfield, hereinafter called (“Employee” or “City Manager.”)

WITNESSETH:

WHEREAS, Employer has fully reviewed the performance of the City Manager to date and finds that continued service is in the best interest of the City; and

WHEREAS, Employer desires to continue to employ the services of said John Caulfield as City Manager of the City of Lakewood, as provided for in Chapter 35A.13 of the Revised Code of Washington; and

WHEREAS, it is the desire of City Council to provide certain benefits and to establish conditions of employment of said Employee including inducements to continue employment; and

WHEREAS, Employer desires to establish an atmosphere which makes possible the Employee’s full productivity and at the same time ensures the Employee’s future security by establishing a clear mutual understanding as to pay and fringe benefits and providing a just and proper means for terminating the services of the Employee if that action becomes necessary or desirable; now therefore

IN CONSIDERATION of the mutual covenants herein contained, the parties agree as follows:

1. Employment and Duties

A. The City Council hereby agrees to continue to employ John Caulfield as City Manager of the City of Lakewood, to perform on a full-time basis the functions and duties specified in Chapter 35A.13 RCW and Chapter 2.08 of the Lakewood Municipal Code, for this office and other permissible and proper duties and functions as the City Council shall from time to time assign, subject to this Agreement.

B. The City Manager agrees to remain in the exclusive employment of the City of Lakewood, while employed by the City of Lakewood.

2. Term

A. This Agreement shall become effective January 1, 2023.

B. This Agreement is for an indefinite term of employment with no guaranteed tenure, subject, however to the limitations, notices, requirements, payments, and matters hereinafter set forth.

C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Employer to terminate the services of Employee at any time, subject to the provisions set forth in Section 7 of this Agreement and those contained in applicable state or federal law.

D. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Employee to resign his position with Employer at any time, subject to a thirty (30) day notice and the provisions of this Agreement.

### 3. Compensation and Benefits

A. Base Annual Salary. For services rendered by Employee pursuant to this Agreement, Employer shall pay Employee a base annual salary of Two Hundred and Thirty Five Thousand Dollars (\$235,000.00), on the City's regular payroll schedule, subject to any lawful deductions.

B. Deferred Compensation. In addition to the Employer's payment to the state or local retirement system (as applicable) referenced herein, Employer agrees to execute all necessary agreements provided by ICMA Retirement Corporation [ICMA-RC] or other Section 457 deferred compensation plan for Employee's participation in said supplementary retirement plan and, in addition to the base salary paid by the Employer to Employee, Employer agrees to pay an amount equal to Thirty Thousand Dollars (\$30,000.00) into the designated plan on the Employee's behalf, in equal proportionate amounts each pay period. The parties shall fully disclose to each other the financial impact of any amendment to the terms of Employee's retirement benefit.

C. Life Insurance. The Employer shall pay the amount of premium due for term life insurance in the amount equal to the Employee's annual base salary, including all increases in the base salary during the life of this agreement. The Employee shall name the beneficiary of the life insurance policy.

D. Insurance Coverage. Employer agrees to provide for, long term disability, life, survivor income, vision, dental and medical insurance for the Employee and dependents equal to that which is provided to all other senior management employees of the City of Lakewood.

E. Retirement. From January 1, 2022 through June 30, 2022, the City of Lakewood did not participate in Social Security or the Public Employees Retirement System (PERS). In lieu of Social Security and PERS contributions, the Employer contributed to qualified 401(a) accounts in the same manner as for all other senior management employees. These contributions are 100% vested. Effective July 1, 2022, the Employer joined PERS and makes required contributions. The Employer will continue to contribute to a qualified 401(a) account in lieu of Social Security.

#### F. Leave

1. Employee shall accrue vacation leave at a rate per pay period equivalent to twenty (20) days in each calendar year. Employee shall accrue major medical leave at a rate per pay period equivalent to eight (8) days in each calendar year. Employee shall accrue twelve (12) days of management leave annually which do not carry over from year to year.

2. Employee shall be granted all other leave at a rate equal to other City senior management employees.

G. Automobile Allowance. The Employer agrees to pay to the Employee, during the term of this Agreement and in addition to other salary and benefits herein provided the sum of Five Hundred Dollars (\$500.00), payable monthly, as a vehicle allowance to be used to purchase, lease, or own, operate and maintain a vehicle. The Employee shall be responsible for paying for liability, property damage, and comprehensive insurance coverage upon such vehicle and shall further be responsible for all expenses attendant to the purchase, operation, maintenance, repair, and regular replacement of said vehicle.

H. Bonds. Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

#### 4. Professional Development

A. Memberships and Training. Employer hereby agrees to pay for expenses of Employee for membership to the Washington City/County Management Association and paid attendance to its annual conferences. Employer hereby agrees to pay for expenses of Employee for membership to the International City/County Management Association and attendance at the ICMA conference may be scheduled if funds are available in the annual budget for the City Manager's Office. Reimbursement for expenses incurred under this section shall be made according to the City Travel Policy and approved by the Mayor or designee.

B. Civic Group Membership. Employer will pay for the Employee's membership dues for in civic groups, e.g., Rotary, Lions and Kiwanis.

#### 5. Annual Performance Evaluation

A. Employer shall review and evaluate the performance of the Employee at least once annually. The Employer and Employee agree that the Employee's compensation and benefits shall be reviewed for purposes of possible adjustment during each review, as determined by the City Council. Except where otherwise prohibited by the Washington Open Public Meetings Act, chapter 42.30 RCW, the reviews and evaluations will be conducted in Executive Session. The Mayor or designee shall provide the Employee with a written summary of the findings and provide adequate opportunity for the Employee to discuss the evaluation with the City Council.

B. Annually, the City Council and Employee shall define such goals and performance objectives which they determine necessary for the proper operation of the City and in the attainment of the Employer's policy objectives and shall further establish a relative priority among those various goals and objectives. They shall generally be attainable within the time limitations as specified and the annual operating and capital budgets and appropriations provided. The goals and performance objectives shall be reduced to writing. Such goals and objectives may be revised by the City Council as necessary to meet the changing needs of the City following consultation with the Employee.

## 6. Indemnification

As a condition of Employee's employment Employer agrees that it shall defend, hold harmless and indemnify Employee against any tort, professional or personal liability claim, demand, or legal action of any kind or nature, whether groundless or otherwise, arising directly or indirectly out of an alleged act or omission occurring in the performance of Employee's duties according to Chapter 1.28 of the Lakewood Municipal Code. This indemnification and hold harmless shall continue after Employee's cessation of employment but only insofar as it relates back to claims, demands, suits, judgments and professional, personal and community liability arising either directly or indirectly out of his employment. The terms of this provision assume and are conditioned upon the Employee acting in a lawful manner and within the scope of his authority as City Manager and fully cooperating in the defense of any such claims and suits.

## 7. Termination and Severance

A. In the event the Employee is terminated or requested by the Employer to resign for the convenience of the City of Lakewood, or voters elect to change from a Council/Manager form of government and Employee does not agree to accept another position with the City of Lakewood following reorganization, the Employer shall provide severance compensation in the amount of six (6) months of salary, cash equivalent of vested benefits and deferred compensation, based upon the salary and benefits in effect at the time of notice of termination, resignation or change of government. In the event of a change of government whereby the Employee accepts another position with the City of Lakewood following reorganization, Employee shall retain his salary in effect at the time of reorganization or receive pay differential which when combined with the new salary and benefits will result in the Employee receiving the same salary and benefits received prior to reorganization. Further, should Employee be terminated without cause from the new position, Employee shall receive six months' salary, benefits and pay differential in effect at the time of the notice of termination. Employer shall additionally compensate Employee for all earned combination leave, management leave and major medical leave balances in effect on the date of termination, resignation, or change of government. Said severance compensation shall be paid in a lump sum, monthly or in quarterly installments, at the Employee's election. The Employer shall be authorized to perform any deductions required by law or voluntary deductions as authorized by the Employee. Any termination action taken by the Employer shall be subject to the notice period required by state law (RCW 35A.13.130 and RCW 35A.13.140, or successor statutes). The Employer, in its sole discretion, may substitute advance notice of termination in addition to that required by statute for any or all of the six months severance compensations listed above. Additionally, the Employer and Employee may, by mutual consent, arrange for a time certain effective date of such termination, subject to the aforementioned notice period required by state law.

B. Failure of the Employer to correct a material breach of the Agreement after notice and a reasonable opportunity to comply will be considered a constructive discharge without cause and Employee will be entitled to severance compensation specified in this section.

C. In the event the City Manager is terminated for “just cause,” then Employer’s only obligation to the City Manager is to pay all compensation and benefits accrued but unpaid at the date of termination. “Just cause” is defined and hereby limited for the purposes of this Agreement to the following reasons: (1) willful neglect of duty; (2) felony or misdemeanor conviction of any crime involving moral turpitude; (3) dishonesty in the performance of job duties; (4) improper government action as defined in RCW 42.02.020; or (5) failure to establish residency under Paragraph 8.

## 8. Residency

Residency within the City of Lakewood is required.

## 9. General Provisions

A. In addition to the rights and benefits detailed herein, the City Manager shall receive all benefits accruing to the senior management employees of the City of Lakewood, except where they are in conflict with the specific provisions of this Agreement.

B. The text herein shall constitute the entire agreement between the parties. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement. The parties by mutual written agreement may amend any provision of this agreement during the life of the agreement. Such amendments shall be incorporated and made a part of this agreement.

C. This Agreement shall be binding on the Employer and the Employee as well as their heirs, assigns, executors, personal representatives and successors in interest.

D. This Agreement shall become effective upon execution by Employee and adoption and approval by the City Council of the City of Lakewood and supersedes any prior agreement between the parties.

E. If any provisions, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall not be affected and shall remain in full force and effect.

F. Notices pursuant to this Agreement shall be deemed given as of the date of personal service or date of deposit, postage prepaid, in the United States Postal Service addressed to the Employer at City Clerk, 6000 Main Street, Lakewood, WA 98499 or the Employee at the address maintained by the Employee at the City for mailing federal tax notices.

IN WITNESS HEREOF, the City Council of the City of Lakewood has caused this agreement to be signed and executed on its behalf by its Mayor and the undersigned employee as its City Manager. By his signature below, the City Manager further represents and acknowledges that (1) he has read this agreement in its entirety; (2) has an opportunity to review and study this

agreement; (3) has been advised that the City Attorney is counsel to the City of Lakewood and does not represent the City Manager; (4) has the right to consult his own independent counsel; and (5) he [has] [has not] done so.

DATED effective this \_\_\_\_ day of \_\_\_\_\_, 2023

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Jason Whalen  
Mayor, City of Lakewood

DATED effective this \_\_\_\_ day of \_\_\_\_\_, 2023

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John J. Caulfield  
City Manager


**Attest:**

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Briana Schumacher  
City Clerk

**Approved as to Form:**

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Heidi Ann Wachter  
City Attorney

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> November 6, 2023	<b>TITLE:</b> Appointing Jeff Cox to serve on the American Lake – Lake Management District No. 1 Advisory Committee through June 2, 2024.	<b>TYPE OF ACTION:</b>  <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> MOTION NO. 2023-104 <input type="checkbox"/> OTHER
<b>REVIEW:</b>	<b>ATTACHMENTS:</b> Candidate applications	

**SUBMITTED BY:** Briana Schumacher, City Clerk on behalf of Mayor Jason Whalen.

**RECOMMENDATION:** It is recommended that the City Council confirm the Mayor's appointment of Jeff Cox to serve on the American Lake – Lake Management District No. 1 Advisory Committee through June 2, 2024.

**DISCUSSION:** Notices and outreach to seek volunteers to fill vacancies on the American Lake – Lake Management District No. 1 were sent to private property owners within the Lake Management District (LMD). In addition, notices were distributed through the City's weekly bulletins and posted on the City's website. Six (6) applications were received and transmitted to the Mayor for review. Applications were received from the following:

- Jeff Cox (Recommended for Appointment)
- Daren Dirkse
- Paul Krakow
- Mellani McAleenan
- Robert Read
- Kurt Spingath

The role of the American Lake – Lake Management District No. 1 Advisory Committee is to represent the property owners of the LMD to the City Council, and (1) each spring discuss with the City the proposed annual work program consistent with the American Lake Integrated Aquatic Vegetation Management Plan (or its successors); (2) provide input and suggestions to the City regarding the implementation of the district's annual work program; (3) work with the City in the preparation of any educational materials related to American Lake and the LMD; (4) each winter, review and provide input to the City on the preparation of an annual report to the City of Lakewood City Council regarding progress on the LMD work program and the health of the lake; and (5) support an annual public meeting to brief LMD members on the contents of the annual report and related LMD activities.

**ALTERNATIVE(S):** The Council could choose not to confirm the appointment or re-advertise for the position.

**FISCAL IMPACT:** There is no fiscal impact.

Briana Schumacher, City Clerk  
Prepared by

  
City Manager Review



**DISCUSSION: (continued)**

Members of the Advisory Committee shall be selected from individuals who own property or represent government bodies that own property within the LMD. Intent of the selection process shall be to proportionally represent the various property types identified in the district assessment roll. No private property owners shall serve longer than two consecutive terms.

The Advisory Committee shall be made up of five regular members; three representing private property owners; one representing the Washington Military Department at Camp Murray; and one representing the City of Lakewood. The Advisory Committee shall also include one non-voting member representing the federal properties of Joint Base Lewis McChord and American Lake Veterans Hospital.

Individuals appointed are expected to attend meetings regularly. The Council expects to be informed in the event any Committee, Board or Commission member has three unexcused absences. The Council, may in the event of three unexcused absences, dismiss the individual from service. Each private property owner member shall be appointed for a term of three (3) years.



# City of Lakewood

6000 Main Street SW  
Lakewood, WA 98499

## APPLICATION FOR APPOINTMENT

I wish to be considered for appointment to the following committee, board or commission:

☒ American Lake - Lake Management District No. 1 Advisory Committee

**PLEASE RETURN THIS FORM TO:** City of Lakewood City Clerk's Office  
6000 Main Street SW Lakewood, WA 98499  
Email: [bschumacher@cityoflakewood.us](mailto:bschumacher@cityoflakewood.us)

Name: Jeff Cox

(Please Print)

Home Address: 15721 163rd Ave NE

City: Woodinville State: WA Zip: 98072

Phone Number: 206-794-6836 E-mail: coxjeff1905@gmail.com

Are you a private property owner in the American Lake - Lake Management District No. 1 Yes ☒ No ☐

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? Yes ☐ No ☒ If yes, please include names and the dates that you served:

Please share some of the professional and/or community activities, experiences or qualifications that you have relating to the work of this committee:

My family & I own properties on Silcox Island (#42, 45, 46), and have our entire lives. I am President of the Silcox Island association. I also participated in the planning to establish the American Lake - Lake Management District.

Please explain why you would like to be part of this committee:

I feel the communication with lakeshore property owners & general public have not met the expectations we had during the planning of the LMD. I would like to join the board to help be part of the solution to that problem.

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature: Jeffrey M. Cox

Date: 10/10/2023



# City of Lakewood

6000 Main Street SW  
Lakewood, WA 98499

## APPLICATION FOR APPOINTMENT

I wish to be considered for appointment to the following committee, board or commission:

☒ American Lake – Lake Management District No. 1 Advisory Committee

**PLEASE RETURN THIS FORM TO:** City of Lakewood City Clerk's Office  
6000 Main Street SW Lakewood, WA 98499  
Email: [bschumacher@cityoflakewood.us](mailto:bschumacher@cityoflakewood.us)

Name: DAREN DIRKSE  
(Please Print)

Home Address: 10 THORNEWOOD LN SW

City: LAKEWOOD State: WA Zip: 98498

Phone Number: 253-581-7777 E-mail: 1212FLY1212@GMAIL.COM

Are you a private property owner in the American Lake – Lake Management District  
☒ No. 1 Yes ☐ No

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? Yes ☒ No ☐ If yes, please include names and the dates that you served:

I SERVED MY COUNTY / AIRCRAFT OFFICIALS. LIVED ON AM LAKE 24 YEARS

Please share some of the professional and/or community activities, experiences or qualifications that you have relating to the work of this committee:

- SERVED IN USAF, OFFICER, RETIRED - LIVED ON AM LAKE 24 YEARS
- ACTIVE PARTICIPANT FOR LAKE SPEED LIMIT - CONSERVATIONIST FOR WA. LAKE

Please explain why you would like to be part of this committee:

I WANT TO BE MORE INVOLVED IN OUR LAKE CONSERVATION.

I WILL BE ABLE TO GIVE MORE OF MY TIME WHEN I WILL RETIRE SOON, AS AN AIRLINE PILOT.

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature: Daren Dirkse Date: 9 OCT 23



# City of Lakewood

6000 Main Street SW  
Lakewood, WA 98499

## APPLICATION FOR APPOINTMENT

I wish to be considered for appointment to the following committee, board or commission:

[ ] American Lake – Lake Management District No. 1 Advisory Committee

**PLEASE RETURN THIS FORM TO:** City of Lakewood City Clerk's Office  
6000 Main Street SW Lakewood, WA 98499  
Email: [bschumacher@cityoflakewood.us](mailto:bschumacher@cityoflakewood.us)

Name: Paul Krakow  
(Please Print)

Home Address: 17 Country Club Dr SW

City: Lakewood State: WA Zip: 98498

Phone Number: 253-224-1412 E-mail: Paul@PecosPit.com

Are you a private property owner in the American Lake – Lake Management District No. 1? ☒ Yes ☐ No

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? Yes ☐ No ☒ If yes, please include names and the dates that you served:

Please share some of the professional and/or community activities, experiences or qualifications that you have relating to the work of this committee:

As one of my clients, I'm a real estate developer active in the Puget Sound Region. Through this profession, as you may know, I deal with many elements of what we will be responsible for pursuant to the description stated in the Notice of Vacancy - American Lake - Lake Management District NO. 1 Advisory Committee.

Please explain why you would like to be part of this committee:

To provide another perspective and viewpoints...

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature: [Signature]

Date: Sept. 4<sup>th</sup> 23



**CITY OF LAKEWOOD**  
6000 Main Street SW  
Lakewood, WA 98499

**APPLICATION FOR APPOINTMENT**

I wish to be considered for appointment to the following committee, board or commission:

☒ American Lake – Lake Management District No. 1 Advisory Committee

**PLEASE RETURN THIS FORM TO:** City of Lakewood City Clerk's Office  
6000 Main Street SW  
Lakewood, WA 98499  
Email: [bschumacher@cityoflakewood.us](mailto:bschumacher@cityoflakewood.us)

Name: Mellani McAleenan

(Please Print)

Home Address: 15004 Silcox Dr SW

City: Lakewood State: wa Zip: 98498

Phone Number: 253-353-3676 E-mail: mellanim@comcast.net

Are you a private property owner in the American Lake – Lake Management District No. 1 Yes ☒ No ☐

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? If yes, please include names and the dates that you served:

No

Please share some of the professional and/or community activities, experiences or qualifications that you have relating to the work of this committee:

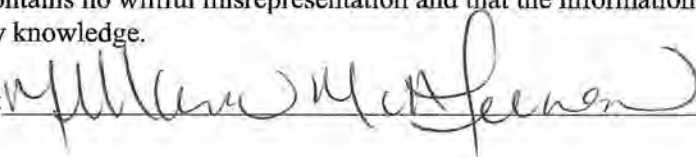
I am a lawyer active in public affairs, legislative, and public relations work. I have lived on American Lake for over 10 years.

I also participate in the volunteer American Lake group that meets annually.

Please explain why you would like to be part of this committee:

I would like to be involved in the betterment of my lake and community.

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature: 

Date: 10/9/23



RECEIVED  
OCT 12 2023  
CITY OF  
LAKEWOOD



# City of Lakewood

6000 Main Street SW  
Lakewood, WA 98499

## APPLICATION FOR APPOINTMENT

I wish to be considered for appointment to the following committee, board or commission:

☒ American Lake – Lake Management District No. 1 Advisory Committee

**PLEASE RETURN THIS FORM TO:** City of Lakewood City Clerk's Office  
6000 Main Street SW Lakewood, WA 98499  
Email: [bschumacher@cityoflakewood.us](mailto:bschumacher@cityoflakewood.us)

Name: Robert Read

(Please Print)

Home Address: 12 Silcox Island #1

City: Lakewood State: WA Zip: 98498

Phone Number: 253-381-6376 E-mail: Silcox bob12@gmail.com

Are you a private property owner in the American Lake – Lake Management District No. 1? ☒ Yes ☐ No

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? Yes ☒ No ☐ If yes, please include names and the dates that you served:

Please share some of the professional and/or community activities, experiences or qualifications that you have relating to the work of this committee:

I have owned property on Lake 1977, built home 1993. I love Lake. President of 100 Per Se Marine Boats 1969-77. Owner/President - Technical Resources 1977-85, Tacoma Fiberglass 85-99, Owner Technical Tooling 2004-2020. President - Silcox Island Assoc. 18 yrs. Involved in manufacturing & design of high performance boats. I have worked with Lakewood Fire Dept on issues on Silcox Island. I helped with 100 Per Se's points of entry into interior of island.

Please explain why you would like to be part of this committee:

I have lived on Lake for 30 yrs & I care about what happens on Lake. I know there are issues on the Lake and I want to be part of the solution.

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature: Robert W Read

Date: 10/6/2023



**CITY OF LAKEWOOD**  
6000 Main Street SW  
Lakewood, WA 98499

**APPLICATION FOR APPOINTMENT**

I wish to be considered for appointment to the following committee, board or commission:

☒ American Lake – Lake Management District No. 1 Advisory Committee

**PLEASE RETURN THIS FORM TO:** City of Lakewood City Clerk's Office  
6000 Main Street SW  
Lakewood, WA 98499  
Email: [bschumacher@cityoflakewood.us](mailto:bschumacher@cityoflakewood.us)

Name: Kurt Spingath

(Please Print)

Home Address: 7704 Walnut St SW

City: Lakewood State: WA Zip: 98498

Phone Number: 253-330-7766 E-mail: kspingath@gmail.com

Are you a private property owner in the American Lake – Lake Management District No. 1 Yes ☒ No ☐

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? If yes, please include names and the dates that you served:

None of the above

Please share some of the professional and/or community activities, experiences or qualifications that you have relating to the work of this committee:

Natural resource consultant on aquatic and terrestrial weed management (retired). Helped form the current lake management district. I have been and am currently part of the water quality sampling team on American lake (since 2014)

Please explain why you would like to be part of this committee:

I am aware of current weed management strategies for the lake and I bring a level of expertise that is valuable in making future management decisions. Since I am now retired I do not have any conflicts of interest in making financial or management decisions for

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature: Kurt Spingath

Date: 10/16/23



## **LANDMARKS AND HERITAGE ADVISORY BOARD**

Thursday, July 27, 2023 Meeting Minutes  
Special Regular and ZOOM Meeting  
6000 Main Street SW  
Lakewood, WA 98499

**"The mission of the City of Lakewood  
Landmarks and Heritage Advisory Board is to  
preserve, protect, and promote the unique heritage and historic  
resources of the City of Lakewood"**

### **CALL TO ORDER**

Mr. Glen Spieth, Chair called the meeting to order at 6:05 PM.

### **MEETING PROTOCOL**

#### **Roll Call**

Landmarks & Heritage Advisory Board Members Present: Glen Spieth, Chair; Christina Manetti, Vice Chair; Joan Cooley, and Beth Campbell

Landmarks & Heritage Advisory Board Members Excused: None

Landmarks & Heritage Advisory Board Members Absent: None

Staff Present: Jessica Olson, Planning Manager and Karen Devereaux, Administrative Assistant

Council Liaison to LHAB: Councilmember Trestin Lauricella (not present, attending a ribbon cutting ceremony)

**Acceptance/Changes to Agenda** None.

#### **Approval of Minutes**

Ms. Christina Manetti noted that she was shown as absent at the last meeting when she in fact was present. Mr. Glen Spieth noted on page 2 under LHAB Work Plan section, the name of the train station needed to be changed from Lakewood to Lakeview Train Station. Recording secretary made these had written changes.

**The minutes of the meeting held on June 22, 2023 were approved with corrections by voice vote, M/S/C Campbell/Cooley. Motion to approve the minutes passed unanimously, 4-0.**

#### **Announcements**

Western Sate Hospital is getting ready for building demolition. A ground-breaking ceremony is being planned, but no date has been announced.

Confirming that Mr. Josh Kubitza no longer works for the City, Ms. Jessica Olson stated she is looking to fill two associate planner positions quickly and one to help cover the advisory board meetings.



Ms. Olson queried the board of their knowledge around the Lakeside Country Club on American Lake due to an email received by a citizen looking for history. Members have no information to provide.

**PUBLIC COMMENTS** None. No public in attendance or online.

**PUBLIC HEARINGS** None.

### **REPORTS BY HISTORIC PRESERVATION OFFICER OR STAFF**

#### Lakewood Touring Map Printing

Staff received the draft electronic copy of the touring map brochure from the graphic artist. Later in the meeting a review will take place a decision to print and move forward.

#### Historical Property Development Forms and FAQ Sheet Update

No updates. Staff continues to work on completing the forms and FAQ sheets. The main purpose of the new documents is to make it clearer when a Certificate of Appropriateness application is needed, what is required with the application, and what the board is reviewing.

#### Masonic Cemetery Update

Ms. Olson provided assessors information on the property adding that through conversations with the Parks Department director they are not interested in taking on the additional responsibility of maintaining the cemetery. Members want to send a letter to the property owners asking them to improve the site.

#### LHAB Work Plan and 2024 Historic Preservation Grant Planning Reminder -Past Applications Review

Ms. Olson informed members the grant program clerk to alert her when applications became available.

### **UNFINISHED BUSINESS**

#### Lakewood Touring Map Printing

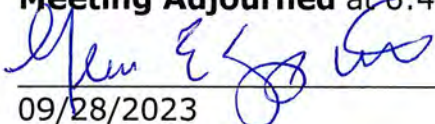
Members reviewed the draft map brochure and decided it was ready to be printed.

**The draft of the touring map brochure was approved as provided by voice vote, M/S/C Campbell/Cooley. Motion to approve the draft map for printing passed unanimously, 4-0.**

**NEW BUSINESS** None.

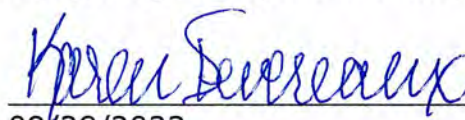
**Next Regular Meeting** would be held Thursday, August 24, 2023 at 6:00 p.m.

**Meeting Adjourned** at 6:43 p.m.



09/28/2023

Glen Spieth, Chair



09/28/2023

Karen Devereaux, Recording Secretary



## **Parks and Recreation Advisory Board Meeting Minutes**

**Tuesday, September 26, 2023**

**City of Lakewood – American Lake Conference Room**

**6000 Main Street SW Lakewood, WA 98499**

<https://www.youtube.com/user/cityoflakewoodwa>

**Telephone via Zoom: 253.215.8782 Participant ID: 920 3804 6123**

### **CALL TO ORDER**

Jason Gerwen called the meeting to order at 5:33 p.m.

### **ROLL CALL**

Parks and Recreation Advisory Board Members Present: Jason Gerwen-Chair, Vito Iacobazzi- Vice Chair, Alan Billingsley, Anessa McClendon, Janet Spingath

Parks and Recreation Advisory Board Members Excused: Sylvia Allen

Staff Present: Mary Dodsworth – Director, Nikki York – Office Assistant

Youth Council Liaison Present: Bridget Holbrook

City Council Liaison Present: Don Anderson

Guests: Stacey Reding, Weston Ott, Charlie Jensen

### **APPROVAL OF MINUTES**

**ALAN BILLINGSLEY MOVED TO ADOPT THE PARKS AND RECREATION ADVISORY BOARD MEETING MINUTES OF JULY 25, 2023. SECONDED BY VITO IACOBAZZI. VOICE VOTE WAS TAKEN AND MPU.**

### **PUBLIC COMMENT**

None.

### **UNFINISHED BUSINESS**

None.



## **NEW BUSINESS**

### **Eagle Scout Presentation.**

Charlie Jensen presented the Eagle Scout proposal. The project consists of creating directional signage along a 5K cross country course that can be removed when not in use. The signs will be placed at critical turns to help runners find their way. The materials will consist of telpar metal poles, concrete bases, and wood. Janet Spingath suggested placing a silhouette of a runner on the signs so that others that encounter the signs will know what they are for. Alan Billingsley recommended plugs to cover the bases to keep dirt out of the base when the signs are not in place. Jay Anderson previously suggested using metal plugs so they can find them with a metal detector. It was also recommended to GPS the locations and provide a map so it's easier for staff or event coordinators to find them. Vito Iacobazzi asked if the wood would be stained, weather treated and where they would be stored. The CPSD cross country club has a trailer at the park where these will be stored. Mary Dodsworth asked that Charlie work with Joe to inform other coaches that the signs would be available to use. There is an Inadvertent Discovery Plan that needs to be followed when digging at a historic district. Nikki York advised that there is a cross country race on October 21st which was the date planned for digging holes to install the anchors. Another installation date will be needed. Jason Gerwen reminded Charlie that location services (811- call before you dig) must be used when digging. Vito Iacobazzi thought it was a great project and moved to approve it with the minor recommendations. Seconded by Alan Billingsley. Voice Vote was taken and MPU.

### **Non-Motorized Transportation Plan.**

Engineering Services Division Manager Weston Ott, presented the 2023 Non-Motorized Transportation plan. The previous plan was done in 2009. There was survey sent out in March, 2023. The link to the update can be found on the City's website. [https://cityoflakewood.us/wp-content/uploads/2023/05/2023-Lakewood-NMTP-Update\\_Final\\_042123.pdf](https://cityoflakewood.us/wp-content/uploads/2023/05/2023-Lakewood-NMTP-Update_Final_042123.pdf) . Weston Ott reviewed the sidewalks, bicycle system, and shared use paths. They now align with current national standards, capital improvement plan and transportation plan. Alan Billingsley asked about the sidewalk and path near the South Sound Wildlife Area. Mary Dodsworth advised that there is access to the Chambers Creek Trail at Zircon and the Legacy Plan refers to this plan as part of the trail system. Stacey Reding asked if there is a database of crosswalks. Weston Ott advised that crosswalks need to have safe public crossing which sometimes means adding a protected flashing signal. Jason Gerwen advised that according to a Bloomberg study, incorporating art in the street helped make streets safer for pedestrians. Janet Spingath shared that her church did a chalk the walk event.



## **Parks Signs to include Wayfinding Signs and Reader Boards.**

Matthew Delade and George Lim of Tanagram Designs shared the designs that were reviewed with the design concept stakeholder committee. The original RFP noted that the signs be under \$30,000 each, include consider references to current gateways and kiosks and be neutral in color. The team used the new brand palette colors and font and provided details on various concepts and stakeholder feedback. The first set of park sign designs included complimentary park identification and wayfinding signage. The PRAB selected Concept 1 as the recommended sign to send to Council for consideration. Alan Billingsley said that the arch top matches the signs that will be going up at the South Sound Wildlife Area. Jason Gerwen likes that the design ant noted that the arch matches the service club sign. International symbols did not seem necessary on the main park sign but could be helpful on the wayfinding signs. He also noted that previous sign and gateway discussions noted that we were going away from adding logos to signs. Jason Gerwen suggested adding the address on the monument signs. Alan Billingsley moved to recommend concept 1 with minor modifications. Seconded by Vito Iacobazzi. Voice vote was taken and MPU. The next sign discussed was the Fort Steilacoom Park main entry. The board discussed pros and cons regarding the various options with consensus on the design that complimented the selected park sign. The Board also liked being able to add banners. Jason pointed out that the crosswalk that is in the photo would be an ideal place for a painted art crosswalk. The last sign was the Electronic Media Center (EMC) The board preferred concept 1 which also complemented the recommended park sign design with gateway and service club sign features. Alan Billingsley moved to recommend concept 1 for the FSP entry signs and EMC signs. Vito Iacobazzi seconded. Voice vote was taken and MPU.

## **DIRECTORS REPORT**

Parks, Recreation and Community Services Director Mary Dodsworth reported that the department had a strong summer with programs and events including: SummerFEST, Farmers Market, Concerts, and Fiesta de la Familia.

## **BOARD MEMBER COMMENTS**

Janet Spingath commented that the photos from the Fiesta de la Familia were really good.

Vito Iacobazzi commented that the mural at the Fort Steilacoom restroom was great. He also thought the signal boxes were fantastic.

Janet Spingath thought the art here is better than some of the other cities.

Bridget Holbrok is a first year youth council member. She is a freshman at Clover Park High School. She is interested in band, cross country, track and wants to start bowling

this year. The board welcomed her and invite her to share her opinions at future meetings. We value the youth voice in our discussions.

Mary Dodsworth presented the signal box wrap boards that were at the Fiesta de la Familia event. Print NW was a sponsor and put them together. The fan favorite was the art done by a student at Harrison Prep.

Jason Gerwen gave kudos to staff. The concerts and farmers market were enjoyed by his family. He thanked Vito Iacobazzi for filling in during his absences.


Janet Spingath asked about Truck and Tractor Day. It's on Saturday October 14<sup>th</sup> from Noon – 3:00pm.

### **NEXT MEETING**

The next regular meeting of the Parks and Recreation Advisory Board is scheduled for Tuesday, October 24, 2023 at 5:30 p.m.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:14 p.m.



Jason Gerwen, Chair



Nikki York, Office Assistant



TO: City Council

FROM: Tiffany Speir, Long Range & Strategic Planning Manager

THROUGH: John Caulfield, City Manager  
Dave Bugher, Assistant City Manager for Development Services

DATE: November 6, 2023

SUBJECT: 2023 Annual Development Regulation Amendments Public Hearing

ATTACHMENT: Planning Commission Resolution 2023-03 (**Attachment A**)

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### **BACKGROUND**

On October 4, 2023, following a public hearing and multiple discussions, the Planning Commission passed Resolution 2023-03 providing recommendations to the City Council about the 12 proposed 2023 development regulation amendments. The only public comment received at the Commission's hearing was in favor of proposed Amendment 11 (increasing the number of land use zones where commercial child care facilities are allowed.)

*Note:* City staff recommended to the Planning Commission that the City prohibit ADUs being used as STRs; the Commission has recommended allowing it to Council. Included in this memorandum are the Commission members' positions regarding proposed amendment 12 that addresses allowing or prohibiting using accessory dwelling units (ADUs) as short term rentals (STRs.)

The Council is scheduled to hold a public hearing on the proposed amendment package on November 6 and take action on November 20.

### **Discussion**

The six Planning Commission members present voted unanimously for proposed amendments 1-11. The Commission voted 4-1-1, with one member absent, on proposed amendment 12 related to allowing or prohibiting ADUs being used as short term rentals (STRs.)

Included below is a table summarizing the City staff's position and the positions voiced by Commissioners regarding its October 4 discussion of proposed amendment 12.

<b>Party</b>	<b>Position re ADUs as STRs</b>	<b>Reasons for Position</b>
City Staff	Prohibit	Lakewood is wanting to ensure that ADUs are used as new affordable housing units, the underlying motivation for the State Legislature's adoption of HB 1220, HB1110, and HB 1337 in recent years. Parking for STRs within historically SF areas that have narrow ROWs and no on-street parking is a concern.

		As stated in adopted <a href="#">HB 1337</a> : (5) Nothing in this section or in section 4 of this act prohibits a city or county from: (a) Restricting the use of accessory dwelling units for short term rentals[.]
Daniels	Allow	Allow ADUs as STRs to provide for return on investment; otherwise they may not be built.
Pearson	Allow	Allow ADUS to be STRs; market will dictate owners to switch from STR to long term rental/sales. Consider incentives to encourage ADUs as STRs vs. prohibition
Combs	Allow (abstained from vote)	If there are concerns re noise or other issues, address later via law enforcement.
Estrada	Prohibit	Purpose of state action was to create new permanent housing affordable to more people – not to create more STRs.
Larsen	Absent	-
Parsons	Allow	Need more housing built and short term ADU rentals an incentive to have them built.
Wagemann	Allow	Let market drive decision to build, rent ADUs.

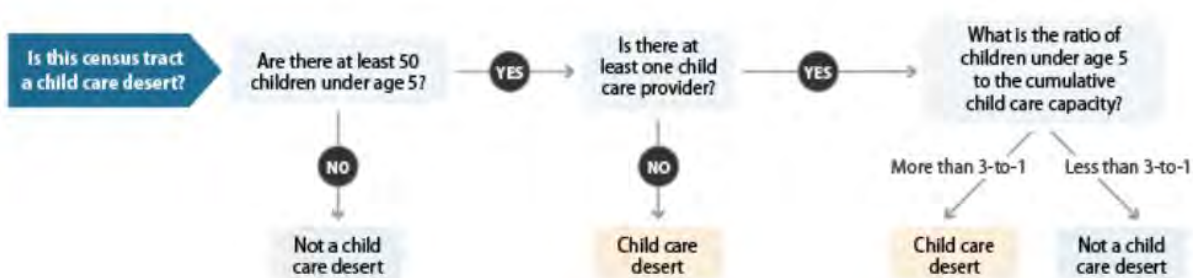
Amendments 1-10 are technical in nature and reflect cleaning up the code per feedback by City staff and applicants.

### **Amendment 11. Expanding Land Use Zones Allowing Child Care Facilities.**

This amendment would allow commercial child care facilities in more of Lakewood's land use zones as well as change the use from conditional to permitted outright in certain zones that currently allow them. This is in response to the county- and citywide shortage of child care facilities and a priority by JBLM and SSMCP regarding the availability of affordable child care for military families and civilians alike.

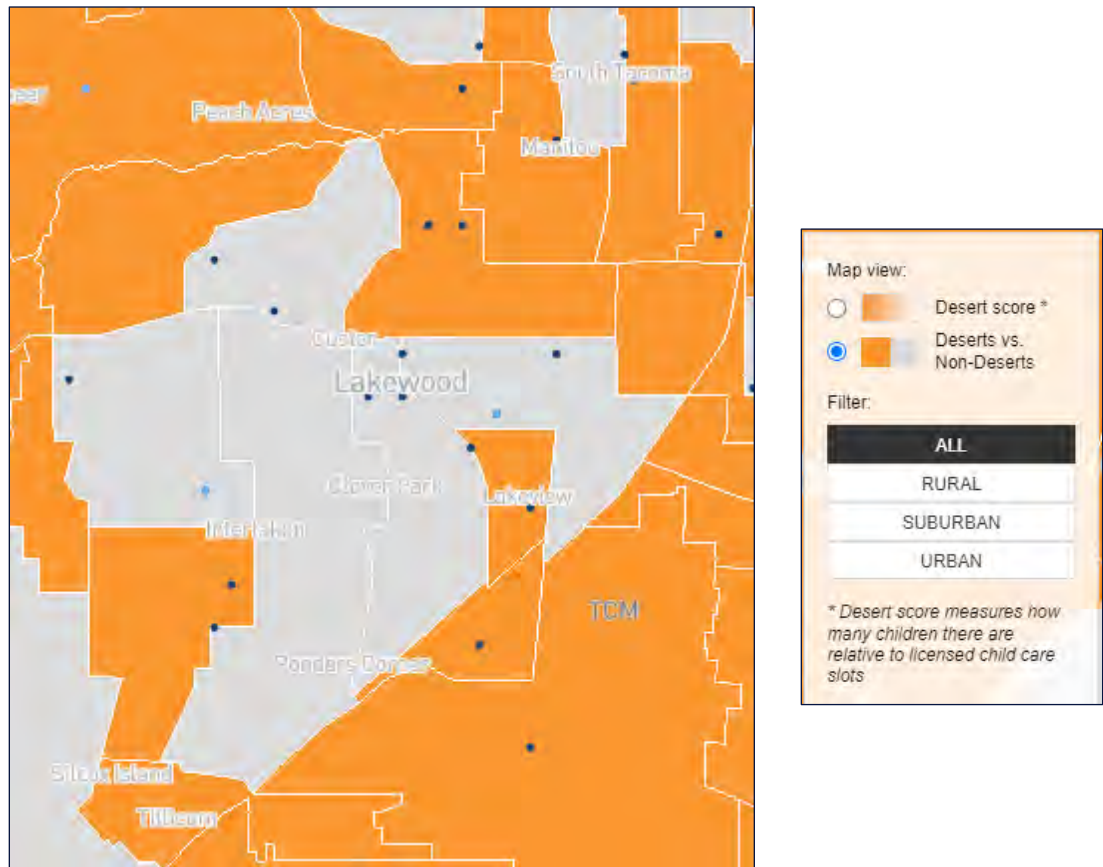
FIGURE 1

### **A working definition for child care deserts**



Lakewood has child care deserts in its “outer” areas, including some of its poorest census tract areas (see map below.)





<https://childcaredeserts.org/2018/?state=WA&urbanicity=All&split=true>

The 2019 Mounting Costs of Child Care: Impacts of Child Care Affordability and Access to Washington's Employers and Economy Report is attached and is available here:

[https://www.uschamberfoundation.org/sites/default/files/AWB\\_MountingCostsReport\\_September2019.pdf](https://www.uschamberfoundation.org/sites/default/files/AWB_MountingCostsReport_September2019.pdf)

### **Amendment 12. Updating Accessory Dwelling Units Regulation following adoption of 2023 State Bills HB 1110 and HB 1337.**

As recommended by the Planning Commission, this amendment would add definitions related to short terms rentals to LMC Title 18A. CED staff continues to recommend adopting a prohibition of the use of ADUs as short term rentals.

#### Reasoning for CED recommendation to Prohibit the use of Accessory Dwelling Units as Sort Term Rentals

- 1) The State Legislature was clear in its explicit intent why it adopted HB 1337: as a tool to create affordable housing.
- 2) The legislature was also explicit in anticipating that local governments may want to restrict (limit or prohibit) the use of ADUs as short term rentals in order to ensure that ADUs are used to achieve the purpose of HB 1337.



## **2023 HB 1337 (Accessory Dwelling Unit Expansion)**

NEW SECTION. Sec. 1.

(1) The legislature makes the following findings:

- (a) **Washington State is experiencing a housing affordability crisis. Many communities across the state are in need of more housing for renters across the income spectrum.**
- (b) Many cities dedicate the majority of residentially zoned land to single detached houses that are increasingly financially out of reach for many households. **Due to their smaller size, accessory dwelling units can provide a more affordable housing option in those single-family zones.**
- (c) **Localities can start to correct for historic economic and racial exclusion in single-family zones by opening up these neighborhoods to more diverse housing types, including accessory dwelling units, which provide lower cost homes.** Increasing housing options in expensive, high-opportunity neighborhoods will give more families access to schools, parks, and other public amenities otherwise accessible to only the wealthy.
- (d) **Accessory dwelling units are frequently rented below market rate, providing additional affordable housing options for renters.**
- (e) **Accessory dwelling units can meet the needs of Washington's growing senior population,** making it possible for this population to age in their communities by offering senior-friendly housing, which prioritizes physical accessibility, in walkable communities near amenities essential to successful aging in place, including transit and grocery stores, without requiring costly renovations of existing housing stock.
- (f) Homeowners who add an accessory dwelling unit may benefit from added income and an increased sense of security.
- (g) Accessory dwelling units provide environmental benefits. On average they are more energy efficient than single detached houses, and they incentivize adaptive reuse of existing homes and materials.
- (h) Siting accessory dwelling units near transit hubs, employment centers, and public amenities can help to reduce greenhouse gas emissions by increasing walkability, shortening household commutes, and curtailing sprawl.

**(2) The legislature intends to promote and encourage the creation of accessory dwelling units as a means to address the need for additional affordable housing options.**

\* \* \*

**(5) Nothing in this section or in section 4 of this act prohibits a city or county from:**

- (a) Restricting the use of accessory dwelling units for short term rentals[.]**

Lakewood is wanting to ensure that ADUs are used as new affordable housing units, the underlying motivation for the State Legislature's adoption of HB 1220, HB1110, as well as HB 1337 in recent years.

MRSC recently published information regarding the effects of short term rentals (STRs) on the affordable housing market:

Short-term rentals (STRs), sometimes also referred to as "Home Sharing," are very popular with travelers. They are viewed as a way for visitors to temporarily feel part of a local neighborhood rather than staying in a hotel or motel situated in a commercial area.

Short-term rentals have been in existence for several decades but widespread usage of them exploded with the advent of online platforms such as Airbnb and VRBO. The market took a major hit during the early days of the COVID-19 pandemic, but its popularity has been rising now that more people are traveling again.

With the ever-increasing popularity of STRs, however, has come unanticipated and unwanted problems, particularly for residential neighbors living close to them. Negative impacts caused by some short-term rental visitors include excessive noise, after-hours partying, and parking conflicts, to name just a few of the major ones. In response, several communities have adopted regulations to address those negative impacts (for more details, see my blogs: [12 Examples of Short-Term Vacation Rental Regulations](#); [Local Government Catching Up with Airbnb and Other Short-Term Transient Rental Businesses](#)).

One major item that has recently been facing increasing local government scrutiny, however, is the impact that STRs have on the supply of affordable housing. The worry is not about a homeowner renting out a room or two to help with monthly mortgage payments. Instead, there is a concern that investors will purchase existing residential units and rent them out on a short-term basis to out-of-town visitors, thereby taking those units out of the long-term rental housing market.

#### STRs Effect on the Local Affordable Housing Supply

While not the primary cause of affordable housing problems, many experts believe that STRs do have a negative impact on affordable housing at the local level, especially in high-tourism communities. Several organizations, such as The Pew Charitable Trusts and the Harvard Business Review (HBR), have conducted or published research showing that as the number of short-term rentals increase in a community, the quantity of affordable housing units decrease.

The authors of a [2019 HBR article](#) focusing on the effects of Airbnb observed that, **"because of Airbnb, absentee landlords are moving their properties out of the long-term rental and for-sale markets and into the short-term rental market."** The authors noted that as *absentee* landlords reduce the housing supply, it increases the housing cost for local renters:

**(l)n aggregate, the growth in home-sharing through Airbnb contributes to about one-fifth [or 20%] of the average annual increase in U.S. rents and about one-seventh [or 14%] of the average annual increase in U.S. housing prices.**

But what about *non-absentee* property owners using online platforms like Airbnb to rent out their properties, you might ask? The HBR researchers found that “owner-occupiers” who rent out their spare rooms or even an entire house (when they are away for a set period of time) to short-term visitors using a virtual house-sharing platform do not impact the long-term rental market.

Source: <https://mrsc.org/stay-informed/mrsc-insight/december-2021/affordable-housing-and-the-impact-of-short-term-re>

In its May 2023 Guidance Manual for ADUs, the WA State Department of Commerce states that:

The primary rationale for prohibiting or limiting ADUs being used as STRs is that renting an ADU as a long-term housing unit, defined as being rented for more than 30 consecutive days, will have the dual benefit of providing a positive income stream to a homeowner and adding a new residential unit to the local housing supply. . .

Given the significant policy implications, local jurisdictions located in areas with high demand for short-term rentals, such as popular tourist destinations, should carefully consider the pros and cons of allowing ADUs to be used as short-term rentals.

At the time of publication of Commerce’s guide quoted above, it cited the following examples from cities restricting the use of ADUs as STRs. Lakewood anticipates that more cities will restrict ADUS as STRs now that HB 1337 has been adopted.

[Bellingham Municipal Code Sec. 20.10.037](#) – Does not allow STRs in Detached ADUs in single-family zones, but does allow them in Detached ADUs in other zones, and in Attached ADUs citywide.

[Poulsbo Municipal Code Sec. 18.70.070](#) – Does not allow ADUs to be used as STRs.

[Sequim Municipal Code Ch. 18.66](#) – Does not allow ADUs to be used as STRs.

[La Conner Municipal Code Sec. 15.110.080](#) – ADUs may not be used as short-term rentals.

[Langley Municipal Code Sec. 5.40.030](#) – A maximum of 50 ADUs can be used as short-term rentals in Langley.

[Marysville Municipal Code Sec. 22C.180.030](#) – ADUs aren’t permitted as short-term rentals.

[Roslyn Municipal Code Sec. 18.140.030](#) – ADUs may be rented for a minimum of 60 days.

[Tukwila Municipal Code Sec. 18.50.220](#) – Doesn’t allow ADUs to be rented for periods of less than 30 days.

HB 1337 restricts what the City can require for ADU off-street parking, meaning allowing the use of ADUs as STRs would exacerbate Lakewood's concern regarding parking shortages as the City continues to plan for its growth targets while not allowing on-street parking:

- On lots smaller than 6,000 square feet, no more than one off-street parking space may be required per ADU before any zero lot line subdivisions;
- On lots greater than 6,000 square feet, no more than two off-street parking spaces per unit may be required; and
- Off street parking may not be required as a condition of permitting ADUs within one half mile of a major transit stop.

In 2023, in response to HB 1337 requirements, Lakewood removed the Comprehensive Plan policy requirement for homeowners to be "owner-occupiers" on parcels with ADUs. (This change had already been made to LMC 18A.40.110 and LMC 18A.40.090.)

Lakewood currently has an estimated 146 unlicensed STRs. The potential for significantly more unlicensed STRs, even if the City ensures that its LPD's Community Service Response Team (CSRT) is including enforcement in its regular operations, is a concern for the City.

**Supplemental Comments from CED Director Dave Bugher:** On October 30, the City Council reviewed the proposed 2023 development regulations packet, including the recommendations of the Planning Commission and the Community & economic development department. Of the 12 amendments there was alignment, but regarding Accessory Dwelling Units (ADUs), there was a deference of opinion. The Commission was in favor of allowing short-term rentals (STRs) in ADUs, the department's recommendation was to prohibit STRs in ADUs in favor of housing.

Reasons for the department's position:

1. Preservation of housing stock: Short-term rentals may reduce the availability of long-term rental housing stock, especially in areas with housing shortages. By restricting ADUs to long-term rentals, cities aim to increase available housing for local residents.
2. Affordability concerns: The potential profitability of short-term rentals can drive up property values and rental prices, making housing less affordable for residents.
3. Neighborhood character and stability: Continual turnover of short-term renters can disrupt the sense of community in residential neighborhoods.
4. Safety concerns: With frequent guest turnover, it can be harder to vet all occupants, potentially disturbances in the neighborhood.

5. Noise and nuisance: Short-term renters may not be as invested in maintaining the peace and quiet of a residential neighborhood. This can lead to noise complaints, increased traffic, and other disturbances.
6. Regulation and enforcement: It is challenging for municipalities to regulate and enforce rules on short-term rentals compared to long-term ones. The transient nature of short-term guests can make it hard to address complaints promptly.
7. Competing with local hospitality businesses: If ADUs are allowed to operate as de facto hotels, it can create unfair competition for traditional hospitality businesses that are subject to different regulations and tax structures.
8. Tax revenue: Lakewood is likely missing out on hotel or occupancy tax revenue if ADUs operate as short-term rentals without proper oversight or regulation.
9. Speculation and commercialization: Investors might buy properties specifically to rent them out as short-term rentals, thereby commercializing residential areas and potentially displacing long-term residents.
10. Reduces incentives for long-term leases: Property owners might prefer the potentially higher profits from short-term rentals over stable, long-term tenants, reducing the incentives to offer longer leases.

There are also arguments in favor of allowing short-term rentals in ADUs, such as increased property rights for homeowners, tourism benefits, and supplemental income opportunities for property owners.

Based on the Council's October 30 discussion, it appeared as if the Council was less interested in an outright ban of STRs in ADUs, and more in favor of regulatory scheme. The following table outlines common STR regulations. If this is the direction sought by Council, there are a series of recommendations found under the Comment section in the table below. Some of the regulations are already in place, some of the regulations will need enhancement, and others are new.

Again, enforcement of STRs is a challenging assignment. The biggest issue is finding them. There is a concern about adding one more item to an already full plate.

Common STR regulations	Description	Currently regulated?	Comments
Permitting	Require hosts to obtain a permit or license before they can legally offer their property as a short-term rental.	Yes. See LMC 18A.40.090 (B) (2). City requires premise inspection & City business license.	The singular biggest problem is tracking STRs. STR platforms have become increasingly sophisticated in making it difficult for regulators to find active STRs. However, there are now software platforms that are very good at addressing this issue. Some initial research has

			<p>been performed. Software acquisition has not moved forward since CED has been focusing on refining the permitting system and implementing new rental housing software.</p> <p>Another issue is cost of regulation versus benefit. The business license fee for an STR is only \$60. With about 186 STRs in the City, the total collection is \$11,160. This revenue may not cover the costs of regulation. Lodging taxes are discussed elsewhere in this table.</p> <p><b>Recommendations:</b> Acquire tracking software; &amp; raise business license fee for STRs. Increase in license fee to offset tracking costs.</p>
Safety requirements	STRs are currently required to meet certain safety standards, such as having working smoke detectors, carbon monoxide detectors, fire extinguishers, and clear egress paths.	Yes, through 18A.40.090 (B) (2), however, difficult to track.	<p><b>Highly recommended</b> once the City resolves its STR tracking problem. Recommended that the current code be amended to reflect specific building code requirements.</p>
Taxation	Hosts are required through the state to collect and remit local lodging or transient occupancy taxes on their rental income.	Required, but difficult to track. See RCW 67.28.180 & LMC, Title 3, Chapter 3.36.	<p>The City is losing some tax revenue, but the amount is difficult to determine.</p> <p><b>Recommended that tracking software be purchased followed up with enforcement using current codes.</b></p>
Penalties	Fines or other penalties can be levied against STR operators who do not adhere to local regulations.	Yes. Enforcement is found in LMC Title 1, Chapter 1.44, General Penalties (Infractions, \$500); or LMC Title 5, Chapter 5.02 (Business License Required for all Businesses); or LMC Title 8, Chapter 8.16, Public Nuisance	No comments.

Density or cap limits	City could impose a limit on the number of STRs within a certain radius, or in specific neighborhoods to prevent an oversaturation of rentals.	<b>No.</b> Proposed regulation would require a nexus, & at this juncture, one does not exist since the City does not possess data on actual STR locations. City is aware that we have about 186 STRs in the city.	<b>Not recommended at this time.</b>
What constitutes a STR?	City will receive requests to use RVs, tents, garages, boats, other spaces, dwellings in commercial or industrial buildings permitted as “caretaker’s quarters” and live work units as STRs.	<b>No.</b>	<b>Highly recommend</b> the City define STRs to not include the uses listed in the far left column.
Duration limits	City could set a maximum number of days per year that a property can be rented as an STR, which might range from a few days to several months.	<b>No.</b>	Not recommended given an increased workload on current planning and CSRT.
Parking	Some jurisdictions may require STR operators to provide off-street parking for guests.	<b>No.</b>	<b>Not recommended at this time.</b> This subject needs work. Increased parking requirements could clash with WA state requirements for missing middle housing.
Notice to neighbors	Hosts could be required to notify neighbors that they are operating an STR.	<b>No.</b>	<b>Not recommended at this time.</b> Proposed requirement raises several red flags. Who does the noticing, the host or the City? A notice process often sends the signal that neighbors can force the City to deny the application, which would not be the case with STRs.
Insurance	STR operators could be required to have liability insurance to cover potential issues arising from the rental.	<b>No.</b>	<b>Highly recommended.</b>

Prohibited zones	Certain zones or neighborhoods might prohibit STRs altogether, while others might allow them with specific restrictions.	<b>No.</b>	<b>Not recommended.</b> No information exists to justify this proposal.
Noise & nuisance requirements	STR operators could be held to strict noise or nuisance rules to prevent disturbances in residential neighborhoods.	<b>No.</b>	<b>Highly recommended.</b> <ol style="list-style-type: none"> <li>1. Require listings to screen guests before accepting bookings;</li> <li>2. Require the installation of a privacy-safe noise detection sensors both inside and out, and notify guests if volume exceeds acceptable levels.</li> <li>3. Require rules and expectations in OTA listings, guest correspondence, and on-site at the rental property, to minimize the potential for vacation-rental noise complaints.</li> </ol> <p>Examples:</p> <ul style="list-style-type: none"> <li>Strict occupancy maximums (to be determined, although the maximum would be 8);</li> <li>Parking only in assigned spaces;</li> <li>Quiet hours between 11 PM and 8 PM;</li> <li>No parties or events;</li> <li>No smoking.</li> </ul>
Offsite STR owner requirements	Require owner of STR property to reside within a specified radius from the STR.	<b>No.</b>	<b>Recommended.</b> Proposal would make the owner more responsible in addressing neighborhood complaints. Also, the proposed regulation would restrict corporations from owning multiple STRS in a community. <p>(For the Council's information, there are 240 corporate owned single family residences and condominiums in Lakewood currently.)</p>
Inspections	Require annual inspections of STRs to ensure they meet health, safety,	<b>No.</b>	<b>Highly recommended.</b> Treat STRS in the same manner we treat rental housing.



	and operational standards.		
Platform responsibilities	Some jurisdictions place some responsibility on the STR platforms themselves, requiring them to verify that listed properties have the necessary permits.	<b>No.</b>	<b>Not recommended at this time.</b> Reason: increased workload on current planning and CSRT.

Planning Commission Resolution 2023-03 (**Attachment A**) follows. It includes, for City Council reference in ~~strikeout~~, language to prohibit ADUs as STRs that had been proposed by City staff but that was not adopted by the Planning Commission in proposed amendment 12.

**ATTACHMENT A**  
**PLANNING COMMISSION RESOLUTION NO. 2023-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD,  
WASHINGTON, FORMALIZING ITS RECOMMENDATIONS REGARDING THE 2023  
ANNUAL DEVELOPMENT REGULATION AMENDMENTS AND FORWARDING ITS  
RECOMMENDATIONS TO THE LAKEWOOD CITY COUNCIL FOR CONSIDERATION  
AND ACTION.**

WHEREAS, the City of Lakewood is a code city planning under the Growth Management Act, codified in RCW 36.70A, and

WHEREAS, the City Council adopted its Comprehensive Plan via Ordinance No. 237 on July 10, 2000; and

WHEREAS, the Lakewood City Council adopted Title 18A, Land Use and Development Code, of the Lakewood Municipal Code (LMC) via Ordinance No. 264 on August 20, 2001; and

Whereas, the Growth Management Act (GMA) requires the City of Lakewood to adopt development regulations that are consistent with and implement the adopted Comprehensive Plan pursuant to Revised Code of Washington (RCW) 36.70A.040; and

Whereas, over time the Lakewood Planning Commission has reviewed the Lakewood Development Regulations and made certain modifications to Lakewood Municipal Code Titles 1, 12, 14, 15, 17, 18A and 18B to provide needed revisions, clarifications and updates; and

Whereas, the Lakewood Planning Commission held an open public hearing on June 16, 2021, regarding the proposed 2021 amendments to the Lakewood Development Regulations; and

WHEREAS, environmental review as required under the Washington State Environmental Policy Act (SEPA) has resulted in the issuance of a determination of environmental non-significance that was published on August 21, 2023 under SEPA #202303985; and

WHEREAS, notice was provided to state agencies through the Department of Commerce on August 21, 2023 per City of Lakewood – 2023-S-6386--Request for Expedited Review / Notice of Intent to Adopt Amendment, prior to the adoption of this Resolution, and state agencies have been afforded the opportunity to comment per RCW 36.70A.106(1); and

WHEREAS, the Lakewood Planning Commission determined that the 2023 Annual Development Regulation Amendments are consistent with the Growth Management Act and the provisions of the City's Comprehensive Plan; and

WHEREAS, the Lakewood Planning Commission finds that the proposed amendments further the goals and policies of the Comprehensive Plan and promote the community's overall health, safety, and welfare; and

Whereas, on October 4, 2023, the Planning Commission completed review;

**NOW, THEREFORE, THE LAKEWOOD PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, DOES RECOMMEND AS FOLLOWS:**

**Section 1.** Amendments to the City's land use and development regulations as summarized below and included in full in Exhibit A, attached hereto:

**Amendment 1.** Permit standalone truck/trailer parking as a use type in the IBP, I1 and I2 spaces for general industrial and warehouses.

- Addresses increased requests for off-site truck/trailer parking for warehousing and industrial uses to meet logistic needs
- Warehouse sites are often built as shell buildings that maximize building space and do not always provide the level of truck/trailer parking potentially needed for future tenants

**Amendment 2.** Permit electric fencing in C1, C2, C3, and TOC zone classifications.

- Due to the State's law enforcement pursuit laws, vehicle dealerships are seeing an increase in stolen vehicles and have been requesting electric fencing to prevent theft
- Electric fencing is currently allowed in industrial zones. The amendment would expand to commercial zones along the freeway where the larger dealerships are situated

**Amendment 3.** Define "Unusual Use" and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code.

- The Unusual Use permit has been used for permitting typical uses in unusual circumstances rather than for its true intent to review uses that could not be anticipated in code
- Amending the definition would close the loophole to limit Unusual Use permits to those uses that are truly unusual

**Amendment 4.** Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes.

- The list of permit types in the administrative section were not exhaustive to those listed in the subdivision code
- The amendment adds the missing permit types and removes a duplicate entry for short plats that placed it in both Type I and Type II permit categories (per the subdivision code it is Type II)

**Amendment 5.** Move sign permit administration-related regulations with the other administration-related regulations in 18A and remove from the sign regulations in 18A.100 to avoid code inconsistencies.

- 18A.20 (Administration) and 18A.100 (Signs) state conflicting timeframes for sign permit review
- The amendment removes old language from 18A.100 and moves any remaining administration language to 18A.20

**Amendment 6.** Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws.

- Time frames are varied throughout the code
- All timeframes have been set to 14 days, or 21 days when combined with another land use decision
- Proposed amendment is consistent with RCW

**Amendment 7.** Clarify that uses with a flex space building must be permitted in the applicable zone classification.

- Applicants try to use the “flex space” use type to allow uses that are not permitted in the zone
- The amendment clarifies that the use type is in regard to the building type, and the uses within the flex space building must be permitted in the zone

**Amendment 8.** Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.

- Mobile homes are only permitted in mobile home parks, but the use table allows them in zones where mobile home parks are not permitted, which is confusing to applicants
- The amendment consolidates the use types to just permit mobile home parks where they are already allowed and leaves the placement of new mobile homes in non-conforming code

**Amendment 9.** Update MR2 lot size standards to clarify lot size and reorganize interior setbacks for readability.

- The MR2 zone only sets a minimum lot size for 2 or more units and does not address single family residences
- The amendment removes the “for 2 or more units” threshold and leaves the minimum lot size as 3,000 gross square feet

**Amendment 10.** Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications.

- When the Air Corridor (AC) zones were established in LMC, the language referring to Accident Potential Zones (APZ) from AICUZ study was used

- The general public often voices confusion when looking for the AC zones, so the amendment updates “APZ” to AC”

**Amendment 11.** Expanding Land Use Zones Allowing Child Care Facilities.

- This amendment would allow commercial care facilities in more of Lakewood’s land use zones as well as change the use from conditional to permitted outright in certain zones that currently allow them
- Allowing them in MF3 and NC2 zones will open up opportunities in the Springbrook and Lakeview child care deserts

**Amendment 12.** ~~Prohibit use of Accessory Dwelling Units as Short Term Rentals.~~  
Update to City Zoning and Development Regulations related to Accessory Dwelling Units.

- This amendment would add definitions related to short term rentals as provided for in 2023 HB1337.

**Section 2:** The Lakewood Planning Commission hereby directs staff to transmit its recommendations as contained herein to the Lakewood City Council in a timely manner.

**Section 3:** If any provisions of this Resolution or the amendments to the Development Regulations are found to be illegal, invalid or unenforceable, the remaining provisions of this Resolution shall remain in full force and effect.

**PASSED AND ADOPTED** at a regular meeting of the City of Lakewood Planning Commission this 4<sup>th</sup> day of October, 2023, by the following vote:

**Amendments 1-11**

AYES: BOARDMEMBERS Daniels, Pearson, Combs, Estrada, Parsons, Wagemann

NOES: None

ABSENT: BOARDMEMBER Larsen

**Amendment 12**

AYES: BOARDMEMBERS Daniels, Pearson, Parsons, Wagemann

NOES: BOARDMEMBER Estrada

ABSTENTIONS: BOARDMEMBER Combs

ABSENT: BOARDMEMBER Linn Larsen

/s/

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Don Daniels, CHAIR, PLANNING COMMISSION

ATTEST:

/s/

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KAREN DEVEREAUX, SECRETARY

**EXHIBIT A**  
**2023 ANNUAL DEVELOPMENT REGULATION AMENDMENTS**

*Where portions of Lakewood Municipal Code sections or chapters are included below, the remainder of those sections or chapters remain unchanged.*

**Amendment 1. Permit standalone truck / trailer parking as a use type in the IBP, I1, and I2 zone classifications as a conditional use and require truck / trailer parking spaces for general industrial and warehouses**

**18A.10.180 Definitions.**

\* \* \*

“Parking facility” means a surface parking area or parking garage for temporarily storing passenger vehicles not intended for long-term storage of vehicles. Also refers to parking lot.

\* \* \*

“Truck / Trailer parking” means a surface parking area for the purpose of temporarily parking semi-trucks and/or semi-truck trailers, not intended for long-term storage of vehicles.

\* \* \*

**18A.40.040 Commercial and industrial uses.**

A. *Commercial and Industrial Land Use Table.* See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

\* \* \*

	Zoning Classifications																					
Commercial and Industrial	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3	MF3(B)(1)	ARC	NC1	NC2	TOC	CB D	C1	C2	C3	IBP	I1	I2	PI
Truck / Trailer parking	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	C	C	C	=

\* \* \*

**Amendment 2. Permit electric fencing in C1, C2, C3, and TOC zone classifications 18A.60.090 General standards.**

\* \* \*

- B. *Setbacks and Lot Lines.* Setbacks shall be measured from the property line of a lot to the wall line of a building or the exterior perimeter of a structure. A property line is a line of record bounding a lot that divides one (1) lot from another lot or from a public or private street right-of-way or any other private or public space.

\* \* \*

12. *Fences Within the Required Setbacks or Located on the Property Line.*  
Fences to enclose, screen, or separate areas may be erected within required yard setbacks; provided, that fences or other barriers:

\* \* \*

- e. *Electric Fences.* The construction and use of electric fences shall be allowed pursuant to a director's determination in the C1, C2, C3, TOC, IBP, I1, I2 and P/I zones, subject to the following standards:

**Amendment 3. Define “Unusual Use” and clarify that the Unusual Use Permit is for uses not similar to other uses or accessory uses within the municipal code**

**18A.10.180 Definitions.**

\* \* \*

“Use, Unusual” means a use that is not identified and not similar to another use or accessory use identified in LMC Title 18A. Furthermore, a use that could not have been anticipated as a possible use to regulate at the time LMC Title 18A was written.

\* \* \*

**18A.30.900 Purpose.**

Certain unusual uses which are not identified and not similar to another use or accessory use identified in LMC Title 18A may be allowed by the Hearing Examiner if such use will have no detrimental effect on other properties in the vicinity. In authorizing uses of this type, the Hearing Examiner shall impose limits and conditions necessary to safeguard the health, safety and general welfare of those persons that might be affected by the use.



**Amendment 4. Correct inconsistencies between Title 17 and 18A and acknowledge binding site plan amendments, plat alterations, and short plat amendments in the list of permit types, review authorities, and timeframes**

**18A.20.050 Complete permit applications, notice and time periods.**

\* \* \*

*H. Application Time Limits.*

Application	Planning Permit	Engineering Permit	Building Permit	Review Time Limits (Days)
Accessory Building	Y	N	N	90
Accessory Dwelling Unit	Y	N	N	90
Administrative Nonconforming Determination	Y	N	N	90
Annexation	Y	N	N	180
Appeal to Hearing Examiner	Y	Y	Y	90
Binding Site Plan	Y	N	N	120
<u>Binding Site Plan Amendment</u>	<u>Y</u>	<u>N</u>	<u>N</u>	<u>120</u>
Business License	Y	N	N	120
Certificate of Occupancy	N	N	Y	60
Commercial Addition/Remodel	N	N	Y	120
Comprehensive Map amendment, Area Wide	Y	N	N	120
Comprehensive Map amendment, site specific	Y	N	N	120
Comprehensive text only amendment	Y	N	N	120
Conditional Use Permit	Y	N	N	120
Conditional Use Permit – Major Modification	Y	N	N	120
Conditional Use Permit – Minor Modification	Y	N	N	120
Cottage Housing Development	Y	N	N	120
Demolition Permit	N	N	Y	120
Design Review Permit	Y	N	N	90
Development Agreement	Y	N	N	120
Emergency Housing Permit*	N	N	Y	120
Emergency Shelter Permit*	N	N	Y	120
Environmental Review (SEPA Checklist and Threshold Determination)	Y	N	N	120
Environmental Impact Statement (Draft)	Y	N	N	365
Final Subdivision Plat (10 or more lots)	Y	N	N	120
Foster Care Facility Permit	N	N	Y	60
Home Occupation Permit	Y	N	N	90
Housing Incentives Permit	Y	N	N	90

Application	Planning Permit	Engineering Permit	Building Permit	Review Time Limits (Days)
Landscape Plan Review	Y	N	N	90
Land Use Approval	Y	N	N	120
Lot Line Adjustment	Y	N	N	90
Major Modification to a Type III Permit	Y	N	N	120
Manufactured/Mobile Home Setup Permit	N	N	Y	90
New Commercial Permit	N	N	Y	120
New Single-Family Permit	N	N	Y	60
New Multifamily Permit	N	N	Y	120
Permanent Supportive Housing Permit*	N	N	Y	120
Pre-Application	Y	Y	Y	60
Preliminary and Final Short Plats (creating 2 – 9 lots)	Y	Y	N	120
Preliminary Plat (10 or more lots)	Y	Y	N	120
Planned Development District	Y	N	N	120
Rapid Rehousing Permit*	N	N	Y	120
Reasonable Accommodation Request	Y	N	N	90
Residential Addition/Remodel	N	N	Y	60
Scrivener Corrections to Comprehensive Plan Map, and/or Comprehensive Plan text, Zoning Map, and/or Zoning Development Regulations	Y	N	N	N/A
Senior Housing Overlay Permit	Y	N	N	90
Shoreline Conditional Use Permit	Y	N	N	120
Shoreline Conditional Use Permit when Referred by the Shoreline Administrator	Y	N	N	120
Shoreline Exemption Permit	Y	N	N	120
Shoreline Master Program amendment	Y	N	N	120
Shoreline Substantial Development Permit	Y	N	N	120
Shoreline Substantial Development Permit when Referred by the Shoreline Administrator	Y	N	N	120
Shoreline Variance Permit	Y	N	N	120
Shoreline Variance Permit when Referred by the Shoreline Administrator	Y	N	N	120
<u>Short Plat Amendment</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>120</u>
Sign Permit	Y	N	N	60
Site Development Permit	N	Y	N	90
Small Cell Wireless Permit	Y	N	N	See Chapter 18A.95 LMC
<u>Subdivision Plat Alteration</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>120</u>
Temporary Use Permit	Y	N	N	90

Application	Planning Permit	Engineering Permit	Building Permit	Review Time Limits (Days)
Transfer of Development Rights	Y	N	N	120
Transitional Housing Permit*	N	N	Y	120
Transitory Accommodation Permit	Y	N	N	120
Tree Removal Permit	Y	N	N	90
Tree Retention Plan	Y	N	N	90
Time Extension or Minor Modification to a Type I Permit	Y	N	N	120
Time Extension or Minor Modification to a Type II Permit	Y	N	N	120
Time Extension or Minor Modification to a Type III Permit	Y	N	N	120
Variance	Y	N	N	120
Unusual Use(s) Permit	Y	N	N	120
Zoning Certification	Y	N	N	60
Zoning Interpretations (map and/or text)	Y	N	N	90
Zoning Map amendment, Area Wide	Y	N	N	120
Zoning Map, site specific	Y	N	N	120
Zoning amendment text only	N	N	N	120

\* \* \*

#### **18A.20.070 Approval and appeal authorities.**

The project review process for an application or a permit may include review and approval by one or more of the following processes:

A. *Department Staff.* Individual staff shall have the authority to review and approve, deny, modify, or conditionally approve, among others, the following actions and/or permits:

1. Accessory building;
2. Accessory dwelling unit;
3. Administrative nonconforming determination;
4. Appeal to Hearing Examiner;
5. Binding site plan;
6. Binding site plan amendment;
67. Business license;
78. Certificate of occupancy;
89. Commercial addition/remodel;
910. Conditional use permit;
1011. Conditional use permit – minor modification;
1112. Cottage housing development;
1213. Demolition permit;
1314. Design review permit;
1415. Emergency Housing permit;
1516. Emergency Shelter permit;
1617. Environmental review (SEPA checklist and threshold determination);
1718. Final subdivision plat (10 or more lots);

- ~~1819.~~ Foster Care Facility permit;
- ~~1920.~~ Home occupation permit;
- ~~2021.~~ Housing incentives permit;
- ~~2122.~~ Landscape plan review;
- ~~2223.~~ Land use approval;
- ~~243.~~ Lot line adjustment;
- ~~2425.~~ Manufactured/mobile home setup permit;
- ~~2526.~~ New commercial permit;
- ~~2627.~~ New multifamily permit;
- ~~2728.~~ New single-family permit;
- ~~2829.~~ Permanent Supportive Housing permit;
- ~~2930.~~ Pre-application;
- ~~3031.~~ Preliminary and final short plats (creating 2 to 9 lots);
- ~~3132.~~ Rapid Rehousing Permit;
- ~~3233.~~ Reasonable accommodation request;
- ~~3334.~~ Residential addition/remodel;
- ~~3435.~~ Senior housing overlay permit;
- ~~3536.~~ Shoreline conditional use permit;
- ~~3637.~~ Shoreline substantial development permit;
- ~~3738.~~ Shoreline exemption;
- ~~3839.~~ Shoreline variance permit;
- ~~40.~~ Short plat amendment;
- ~~3941.~~ Sign permit;
- ~~4042.~~ Site development permit;
- ~~4143.~~ Senior housing permit;
- ~~4244.~~ Small cell wireless permit;
- ~~45.~~ Subdivision plat alteration;
- ~~4346.~~ Temporary use permit;
- ~~4447.~~ Transfer of development rights;
- ~~4548.~~ Transitional Housing permit;
- ~~4649.~~ Transitory accommodation permit;
- ~~4750.~~ Tree retention plan;
- ~~4851.~~ Time extension or minor modification to a Type I permit;
- ~~4952.~~ Time extension or minor modification to a Type II permit;
- ~~5053.~~ Transitory accommodation permit;
- ~~541.~~ Tree removal permit;
- ~~5255.~~ Unusual use(s) permit;
- ~~5356.~~ Zoning certification;
- ~~5457.~~ Zoning interpretations (map and/or text).

\* \* \*

#### **18A.20.080 Review authorities.**

The following table describes development permits, the public notice requirements, and the final decision and appeal authorities. See LMC 18A.20.400 et seq. for appeals. When separate applications are consolidated at the applicant's request, the final decision shall be rendered by the highest authority designated for any part of the consolidated application.

<b>KEY:</b>		
Appeal	=	Body to whom appeal may be filed
Director	=	Community and Economic Development Director
PC	=	Planning Commission
HE	=	Hearing Examiner
CC	=	City Council
R	=	Recommendation to Higher Review Authority
D	=	Decision
O	=	Appeal Hearing (Open Record)
C	=	Appeal Hearing (Closed Record)
N	=	No
Y	=	Yes

Applications	Public Notice of Application	Director	HE	PC	CC
<b>TYPE I ADMINISTRATIVE</b>					
Accessory building	N	D	O/Appeal	N	N
Accessory dwelling unit	N	D	O/Appeal	N	N
Administrative nonconforming determination	N	D	O/Appeal	N	N
Boundary line adjustment	N	D	O/Appeal	N	N
Business license	N	D	O/Appeal	N	N
Certificate of occupancy	N	D	O/Appeal	N	N
Commercial addition/remodel	N	D	O/Appeal	N	N
Demolition permit	N	D	O/Appeal	N	N
Design review	N	D	O/Appeal	N	N
Emergency Housing Permit	N	D	O/Appeal	N	N
Emergency Shelter Permit	N	D	O/Appeal	N	N
Final subdivision plat (10 or more lots)	Y	D	O/Appeal	N	N
Form-based code review and decision	N	D	O/Appeal	N	N
Foster Care Facility Permit	N	D	O/Appeal	N	N
Home occupation permit			O/Appeal		
Hosting the homeless by religious organizations	See RCW 35A.21.360	D	O/Appeal	N	N
Land use permit – minor modification	N	D	O/Appeal	N	N
Manufactured/mobile home permit	N	D	O/Appeal	N	N
New commercial building permit	N	D	O/Appeal	N	N
New single-family building permit	N	D	O/Appeal	N	N
Permanent Supportive Housing Permit	N	D	O/Appeal	N	N

Applications	Public Notice of Application	Director	HE	PC	CC
Pre-application conference permit	N	N	N	N	N
<del>Preliminary and final short plats (creating 2 – 9 lots)</del>	<del>N</del>	<del>D</del>	<del>O/Appeal</del>	<del>N</del>	<del>N</del>
Reasonable accommodation request	N	D	O/Appeal	N	N
Residential addition/remodel	N	D	O/Appeal	N	N
Shoreline exemption	N	D	O/Appeal	N	N
Sign permit	N	D	O/Appeal	N	N
Site development permit	N	D	O/Appeal	N	N
Small wireless facility permit	See Chapter 18A.95 LMC				
Temporary use permit	N	D	O/Appeal	N	N
Transfer of development rights	N/A (Program administered by Pierce County)				
Time extension or minor modification to a Type I permit	N	D	O/Appeal	N	N
Transitional Housing Permit	N	D	O/Appeal	N	N
Tree removal permit	N	D	O/Appeal	N	N
Zoning certification	N	D	O/Appeal	N	N
Zoning (map and/or text) interpretation or determination	N	D	O/Appeal	N	N
<b>TYPE II ADMINISTRATIVE</b>					
Binding site plan	Y	D	O/Appeal	N	N
<u>Binding site plan amendment</u>	<u>Y</u>	<u>D</u>	<u>O/Appeal</u>	<u>N</u>	<u>N</u>
Cottage housing	Y	D	O/Appeal	N	N
Environmental review (SEPA) – (SEPA Checklist and Threshold Determination)	Y	D	O/Appeal	N	N
Preliminary and final short plats (2 – 9 lots)	Y	D	O/Appeal	N	N
Shoreline conditional use permit	Y	D	O/Appeal	N	N
Shoreline substantial development permit	Y	D	O/Appeal	N	N
Shoreline variance permit	Y	D	O/Appeal	N	N
<u>Short plat amendment</u>	<u>Y</u>	<u>D</u>	<u>O/Appeal</u>	<u>N</u>	<u>N</u>
Time extension or minor modification to a Type II permit	Y	D	O/Appeal	N	N
<b>TYPE III DISCRETIONARY</b>					
Conditional use permit	Y	R	D	N	N
Land use permit – major modification	Y	R	D	N	N
Major modification to a Type III permit	Y	R	D	N	N
Planned development district	Y	R	D	N	N
Preliminary plat, long	Y	R	D	N	N
Public facilities master plan	Y	R	D	N	N

<b>Applications</b>	<b>Public Notice of Application</b>	<b>Director</b>	<b>HE</b>	<b>PC</b>	<b>CC</b>
Shoreline conditional use permit when referred by the Shoreline Administrator	Y	R	D	N	N
Shoreline substantial development permit when referred by the Shoreline Administrator	Y	R	D	N	N
Shoreline variance when referred by the Shoreline Administrator	Y	R	D	N	N
<u>Subdivision plat alteration</u>	<u>Y</u>	<u>R</u>	<u>D</u>	<u>N</u>	<u>N</u>
Time extension to a Type III permit	Y	R	D	N	N
Unusual use(s) permit	Y	R	D	N	N
Variance	Y	R	D	N	N
Zoning Map amendment, site specific	Y	R	D	N	CC/ Appeal
<b>TYPE IV OTHER</b>					
Scrivener corrections to CPA map and/or CPA text	Y	R	N	N	D
<b>TYPE V LEGISLATIVE</b>					
Annexation	Y	R	N	R	D
Comprehensive Plan Map only amendment, Area Wide	Y	R	N	R	D
Comprehensive Plan Map only amendment, site specific	Y	R	N	R	D
Comprehensive Plan text only amendment	Y	R	N	R	D
Development agreement	Y	R	N	R	D
Shoreline Master Program amendment	Y	R	N	R	D
Zoning amendment – Text only	Y	R	N	R	D

**Amendment 5. Move sign permit administration-related regulations with the other administration-related regulations in 18A.20 and remove from the sign regulations in 18A.100 to avoid code inconsistencies.**

**18A.20.090 Expiration of approvals.**

The City shall provide expiration dates in notifications of permit approvals. Knowledge of the expiration date of any approval is the responsibility of the applicant. The City shall not be held accountable for notification of pending expirations.

\* \* \*

F. *Sign Permit.* If a sign is not installed and a use permit issued within six (6) months following the issuance of a sign permit (or within thirty (30) days for temporary signs), the permit shall be void. The City of Lakewood may revoke a sign permit under any of the following circumstances:

1. The City of Lakewood determines that information in the application was materially false;
2. The sign as installed does not conform to the sign permit application;
3. The sign violates this code, building code, or other applicable law, regulations or ordinance; or
4. The Community and Economic Development Department Director determines that the sign is not being properly maintained.

\* \* \*

**Chapter 18A.100 Signs**

\* \* \*

**18A.100.030 Administration – Sign regulations.**

~~D. *Application for a Permit.*~~

- ~~1.—An application for a sign permit must be filed with the Community and Economic Development Department on forms furnished by that department. The applicant must provide sufficient information to determine if the proposed sign is allowed under this code and all other applicable laws, including the International Building Code, regulations and ordinances.~~
- ~~2.—Review and Time Limits. The Community Development Director shall promptly review the application upon the receipt of a completed permit application and payment of the permit fee by the applicant. The Community Development Director shall grant or deny the permit application within twenty (20) days from the date the completed application and permit fee is filed with the Community and Economic Development Department.~~
- ~~3.—If the application is rejected, the Community and Economic Development Department must provide a list of the reasons for the rejection in writing. An application may only be rejected for noncompliance with the terms of this code, the building code, or other applicable law, regulation or ordinance.~~

~~E. *Permit Fee.* A nonrefundable fee as set forth in the fee schedule adopted by the City of Lakewood City Council must accompany all sign permit applications.~~

~~F. *Duration and Revocation of Permit.* If a sign is not installed and a use permit issued within six (6) months following the issuance of a sign permit (or within thirty (30) days for temporary signs), the permit shall be void. The City of Lakewood may revoke a sign permit under any of the following circumstances:~~



- ~~1. The City of Lakewood determines that information in the application was materially false;~~
  - ~~2. The sign as installed does not conform to the sign permit application;~~
  - ~~3. The sign violates this code, building code, or other applicable law, regulations or ordinance; or~~
  - ~~4. The Community and Economic Development Department Director determines that the sign is not being properly maintained.~~
- ~~G. *Appeal of Sign Permit Determinations.* Final decisions regarding issuance of a sign permit application may be appealed to the City's Hearing Examiner pursuant to LMC 18A.02.740. An appeal hearing regarding the issuance of a sign permit shall be conducted within thirty (30) days of the receipt of the appeal petition and appeal fee.~~
- ~~H. *Enforcement.* This section shall be enforced pursuant to the procedures established in LMC 18A.20.105.~~
- ~~I. *Signs Placed in Roundabouts.* A right-of-way permit shall be required for any sign located in a roundabout.~~

## **Amendment 6. Update appeal timeframes for SEPA and land use decisions for internal consistency and consistency with State laws**

### **14.02.210 Time limitation on appeals.**

A written notice of appeal identifying the grounds for appeal must be filed with the City Clerk within ~~10-14~~ days of the date of issuance of the final threshold determination of significance, final determination of nonsignificance, or final EIS.

\* \* \*

### **18A.20.400 Specific appeal procedures.**

\* \* \*

#### **C. SEPA.**

\* \* \*

2. The City establishes the following administrative appeal procedures under RCW 43.21C.075 and WAC 197-11-680:
  - a. Any agency or person may appeal the City's conditioning, lack of conditioning or denial of an action pursuant to Chapter 197-11 WAC. All such appeals shall be made to the Hearing Examiner and must be filed within ~~fourteen seven~~ (714) days after the comment period before the threshold decision has expired. This appeal and any other appeal of a land use action shall be considered together.
  - b. The following threshold decisions or actions are subject to timely appeal:
    - i. *Determination of Significance.* Appeal of a determination of significance (DS) or a claim of error for failure to issue a DS may only be appealed to the Hearing Examiner within that ~~fourteen ten~~ (714) day period immediately following issuance of such initial determination.
    - ii. *Determination of Nonsignificance or Mitigated Determination of Nonsignificance.* Conditions of approval and the lack of specific conditions may be appealed to the Hearing Examiner within ~~fourteen seven~~ (714) calendar days after the SEPA comment period expires.
    - iii. *Environmental Impact Statement (EIS) Adequacy.* A challenge to a determination of adequacy of a Final EIS may be heard by the Hearing Examiner in conjunction with any appeal or hearing regarding the associated project permit. Where no hearing is associated with the proposed action, an appeal of the determination of adequacy must be filed within fourteen (14) days after the thirty (30) day comment period has expired.
    - iv. *Denial of a Proposed Action.* Any denial of a project or nonproject action using SEPA policies and rules may be appealed to the Hearing Examiner within ~~fourteen seven~~ (714) days following the final administrative decision.

## **Amendment 7. Clarify that uses within a flex space building must be permitted in the applicable zone classification**

### **18A.10.180 Definitions.**

\* \* \*

“Flex space” means flex space industrial or mixed-use industrial buildings or parks adaptable to multiple use types which primarily serve a number of small- to medium-size tenants, which predominantly require direct access for truck deliveries and have limited or controlled on-site customer service, and which are generally comprised of adaptable open floor space with a delineated office area. May include space within a single or multiple structures. The specific uses permitted in flex space buildings are limited to those uses allowed in the applicable zone classification.

\* \* \*

### **18A.40.040 Commercial and industrial uses.**

\* \* \*

#### **B. Operating and Development Conditions.**

\* \* \*

7. *Flex Space Industrial.* Mixed-use industrial buildings or parks adaptable to multiple use types which primarily serve a number of small- to medium-size tenants, which predominantly require direct access for truck deliveries and have limited or controlled on-site customer service, and which are generally comprised of adaptable open floor space with a delineated office area. May include space within a single or multiple structures. The specific uses permitted in flex space buildings are limited to those uses allowed in the applicable zone classification.

**Amendment 8. Remove redundancy in mobile / manufactured home land use table and update permitted locations to current zone classifications.**

**18A.40.110 Residential uses.**

A. *Residential Land Use Table.* See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

\*\*\*

	Zoning Classifications																				
Residential Land Uses	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	AR C	NC 1	NC 2	TO C	CB D	C 1	C 2	C 3	IB P	I 1	I 2	P I
Mobile home parks (B)(8)	–	–	C	C	C	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Mobile and/or manufactured homes, in mobile/manufactured home parks (B)(8)	–	–	C	C	C	–	P	P	P	–	–	P	–	–	–	–	–	–	–	–	–

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B. *Operating and Development Conditions.*

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8. Mobile and/or manufactured homes are allowed only in mobile/manufactured home parks developed in accordance with subsection (C) of this section.

\*\*\*

C. *Manufactured/Mobile Home Parks.*

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2. *Permitted Locations.* Mobile and manufactured homes are permitted as follows:
  - a. As a primary use in a mobile or manufactured home subdivision of not less than five (5) nor more than forty (40) acres in all residential districts.
  - b. As a primary use in a mobile or manufactured home park of not less than three (3) acres nor more than twenty (20) acres. Mobile or manufactured home parks may be permitted in all residential districts after receiving a conditional use permit.
  - c. As a primary use in existing non-conforming mobile or manufactured home parks.
  - d. As an accessory use for security or maintenance personnel in the following districts all zone classifications, subject to site plan review:
    - i. General commercial district;
    - ii. Light industrial/commercial district;
    - iii. Industrial district;
    - iv. Mineral extraction district;
    - v. Open space/institutional district.
  - e. As temporary or emergency use in:
    - i. Any district as part of a construction project for office use of construction personnel or temporary living quarters for security

personnel for a period extending not more than ninety (90) days beyond completion of construction. A thirty (30) day extension may be granted by the City Manager upon written request of the developer and upon the Manager's finding that such request for extension is reasonable and in the public interest;

- ii. Any district as an emergency facility when operated by or for a public agency;
- iii. In the ~~open-space~~Public/institutional~~Institutional zone classification~~ ~~district~~ where a community need is demonstrated by a public agency such as temporary classrooms or for security personnel on school grounds.

**Amendment 9. Update MR2 lot size standards to clarify lot size and reorganize interior setbacks for readability.**

**18A.60.030 Residential area and dimensions.**

A. Development Standards Table.

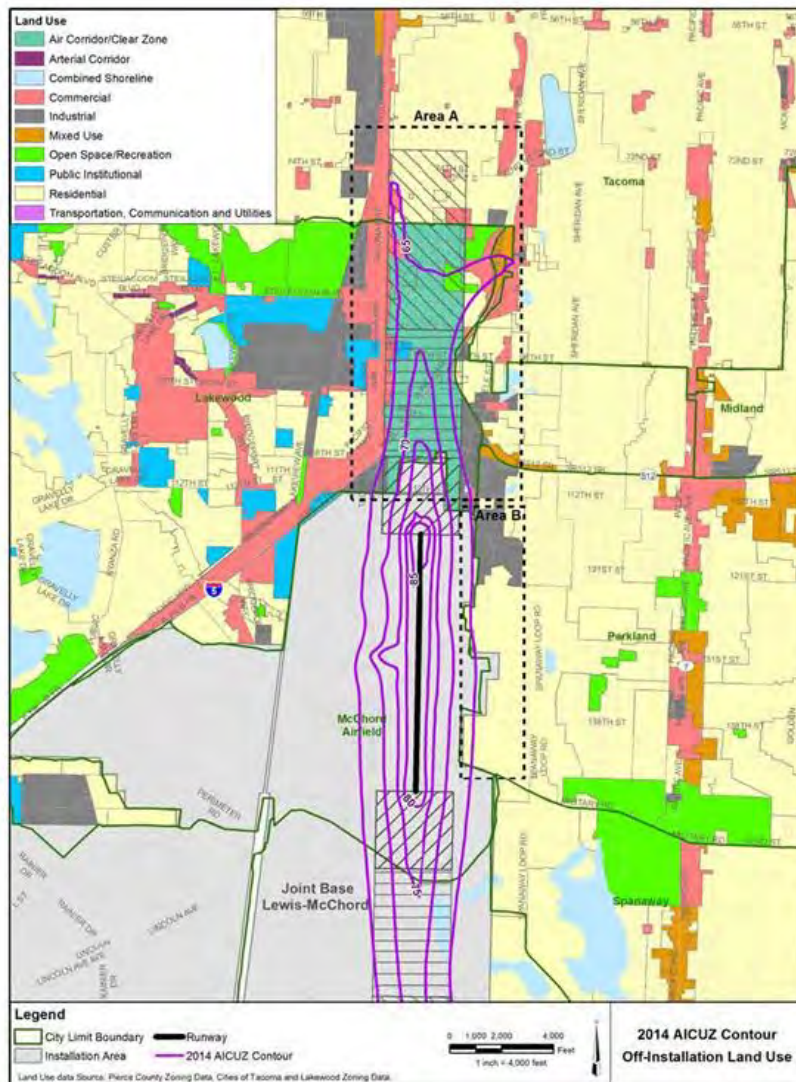
	Zoning Classifications								
	R1	R2	R3	R4	MR1	MR2	MF1	MF2	MF3
Density	1.45 DUA	2.2 DUA	4.8 DUA	6.4 DUA	8.7 DUA	14.6 DUA	22 DUA	35 DUA	54 DUA
Lot size	25,000 GSF	17,000 GSF	7,500 GSF	5,700 GSF	5,000 GSF /unit	3,000 GSF /unit for 2 or more units	No minimum lot size	No minimum lot size	No minimum lot size
Building coverage	35%	35%	45%	50%	55%	60%	60%	60%	60%
Impervious surface	45%	45%	60%	70%	70%	75%	70%	70%	70%
Front yard/ street setback	25 feet	25 feet	10 feet	10 feet	5 feet	5 feet	15 feet	15 feet	15 feet
Garage/ carport setback	30 feet	30 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Principal arterial and state highway setback	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Rear yard setback	20 feet	20 feet	10 feet	10 feet	5 feet	5 feet	15 feet	15 feet	15 feet
Interior setback	8 feet	8 feet	5 feet	5 feet	Attached units: 0 feet; Detached units: 5 feet	Attached units: 0 feet; Detached units: 5 feet	8 feet	8 feet	8 feet
Interior setback for attached units					0 feet	0 feet			
Interior setback for detached units					5 feet	5 feet			
Building height	35 feet	35 feet	35 feet	35 feet	35 feet	50 feet	45 feet	65 feet	80 feet
Design	Design features shall be required as set forth in Chapter 18A.70, Article I.								
Landscaping	Landscaping shall be provided as set forth in Chapter 18A.70, Article II.								
Tree Preservation	Significant tree identification and preservation and/or replacement shall be required as set forth in LMC 18A.70.300 through 18A.70.330.								
Parking	Parking shall conform to the requirements of Chapter 18A.80.								
Signs	Signage shall conform to the requirements of Chapter 18A.100.								

**Amendment 10. Update Air Installation Compatible Use Zone (AICUZ) section for consistency with adopted Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use designations and zone classifications**

**18A.10.125 JBLM Air Installation Compatible Use Zone (AICUZ) in relation to land use zones.**

The City of Lakewood is host city to Joint Base Lewis McChord, and portions of the JBLM flight patterns' clear zone (CZ) and accident potential zones (APZs) are located within the City's boundaries. The City follows Department of Defense guidance and limits land use densities within the CZ and APZs. The AICUZ contour was used as a guide to establish the Clear Zone (CZ), Air Corridor 1 (AC1), and Air Corridor 2 (AC2) zone classifications under the Air Corridor 1 and Air Corridor 2 land use designations as described in 18A.10.120(D). The CZ and AC zones do not exactly align with the AICUZ contour in order to achieve a logical geographic boundary. See Figure 3.

Figure 3. 2014 AICUZ Contour and Off-Installation Land Use



Source: 2015 JBLM Air Installation Compatible Use Zone (AICUZ) Study [Ord. 758 § 2 (Exh. A), 2021.]

**18A.40.130 Air ~~installation compatible use zones (AICUZ) and uses~~Corridor and Clear Zone.**

- A. *Title.* This section ~~shall be known as the Air Installations Compatible Use Zones (AICUZ) of the City of Lakewood~~ applies to the Clear Zone (CZ), Air Corridor 1 (AC1), and Air Corridor 2 (AC2) zone classifications.

\* \* \*

- D. ~~AICUZ~~ *Air Corridor and Clear Zone Land Use Table.* See LMC 18A.40.130(E) for Development and Operating Conditions. See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

Land Use Categories	<del>APZ-I</del> AC1	<del>APZ-II</del> AC2	CZ	Density
<b>Existing Uses</b>				
Continuation of conforming uses and structures already legally existing within the zone at the time of adoption of this chapter. Maintenance, repair, and alteration/addition of existing conforming structures shall be permitted.	P	P	–	N/A
Alteration or modification of nonconforming existing uses and structures. (Subject to LMC 18A.40.130(E)(4) and Chapter 18A.20 LMC, Article II, Nonconforming Uses and Structures.)	Director/HE	Director/HE	–	N/A
Adult family home: Alteration or modification of existing residential structure for use as an adult family home. Not subject to intensity of use criteria, LMC 18A.40.130(E)(1); and subject to the Washington State Building Codes, as amended.	P	P	–	N/A
<b>Agriculture and Natural Resources</b>				
Agriculture	–	–	–	N/A
Agriculture, clear zone	–	–	P	N/A
Agriculture, home	P	P	–	N/A
Natural resource extraction/recovery	C	C	–	Maximum FAR of 0.28 in <del>APZ-I</del> AC1, no activity which produces smoke, glare, or involves explosives.
Research, scientific (small scale)	C	P	–	Office use only. Maximum FAR of 0.22 in <del>APZ-I</del> AC1 and <del>APZ-II</del> AC2.
Undeveloped land	P	P	P	N/A
<b>Residential Uses</b>				
Accessory caretaker's unit	–	–	–	N/A
Accessory dwelling unit	–	–	–	N/A
Cottage housing	–	–	–	N/A
Cohousing (dormitories, fraternities and sororities)	–	–	–	N/A



Land Use Categories	APZ-IAC1	APZ-IIAC2	CZ	Density
Detached single-family structure(s) on lot less than 20,000 square feet	–	–	–	N/A
Detached single-family structure(s) on lot greater than 20,000 square feet	–	P	–	N/A
Foster care facilities	-	-	-	N/A
Two-family residential structure(s), attached or detached dwelling units	–	–	–	N/A
Three-family residential structure(s), attached or detached dwelling units	–	–	–	N/A
Multifamily structure(s), 4 or more residential units	–	–	–	N/A
Mixed use	–	–	–	N/A
Home occupation	P	P	–	N/A
Mobile home parks	–	–	–	N/A
Mobile and/or manufactured homes, in mobile/manufactured home parks	–	–	–	N/A
Rooms for the use of domestic employees of the owner, lessee, or occupant of the primary dwelling	–	P	–	N/A
Child care facility	–	–	–	N/A
Child day care center	–	–	–	N/A
Family day care provider	–	–	–	N/A
<b>Special Needs Housing (Essential Public Facilities)</b>				
Type 1 group home	–	–	–	N/A
Type 2 group home	–	–	–	N/A
Type 3 group home	–	–	–	N/A
Type 4 group home	–	–	–	N/A
Type 5 group home	–	–	–	N/A
Assisted living facilities	–	–	–	N/A
Emergency Housing	-	-	-	N/A
Emergency Shelter	-	-	-	N/A
Permanent Supportive Housing	-	-	-	N/A
Transitional Housing	-	-	-	N/A
Continuing care retirement community	–	–	–	N/A
Hospice care center	–	–	–	N/A
Enhanced services facility	–	–	–	N/A
Nursing home	–	–	–	N/A

Land Use Categories	APZ-IAC1	APZ-IIAC2	CZ	Density
<b>Commercial and Industrial Uses</b>				
Building and landscape materials sales	P	P	–	Maximum FAR of 0.28 in <del>APZ IAC1</del> and 0.56 in <del>APZ IIAC2</del> .
Building contractor, light	P	P	–	Maximum FAR of 0.28 in <del>APZ IAC1</del> and 0.56 in <del>APZ IIAC2</del> .
Building contractor, heavy	C	–	–	Maximum FAR of 0.11 in <del>APZ IAC1</del> and 0.22 in <del>APZ IIAC2</del> .
Business support service	P	–	–	Maximum FAR of 0.22 in <del>APZ IAC1</del> .
Catering service	P	P	–	Maximum FAR of 0.22 in <del>APZ IIAC2</del> .
Construction/heavy equipment sales and rental	C	C	–	Maximum FAR of 0.11 in <del>APZ IAC1</del> ; and 0.22 in <del>APZ IIAC2</del> .
Equipment rental	P	P	–	Maximum FAR of 0.11 in <del>APZ IAC1</del> ; and 0.22 in <del>APZ IIAC2</del> .
Furniture, furnishings, appliance/equipment store	–	C	–	Maximum FAR of 0.28 in <del>APZ IAC1</del> .
Handcraft industries, small-scale manufacturing	P	P	–	Maximum FAR of 0.28 <del>APZ IAC1</del> ; Maximum FAR of 0.56 in <del>APZ IIAC2</del> .
Kennel, animal boarding	P	P	–	Maximum FAR of 0.11 <del>APZ IAC1</del> ; Maximum FAR of 0.22 in <del>APZ IIAC2</del> .
Laundry, dry cleaning plant	P	–	–	Maximum FAR of 0.22 in <del>APZ IIAC2</del> .
Live/work and work/live units	<del>P</del>	<del>P</del>	–	N/A
Maintenance service, client site services	P	P	–	Maximum FAR of 0.22 in <del>APZ IIAC2</del> .
<del>Manufacturing, assembling and packaging, light</del>	<del>P</del>	<del>P</del>	<del>–</del>	<del>Maximum FAR of 0.28 in AC1 and 0.56 in AC2.</del>
Military installations	P	P	P	N/A
Mobile home, RV, and boat sales	C	C	–	Maximum FAR of 0.14 in <del>APZ IAC1</del> and 0.28 in <del>APZ IIAC2</del> .
Office, business services	P	P	–	Maximum FAR of 0.22 in <del>APZ IIAC2</del> .
Office, professional	P	–	–	Maximum FAR of 0.22 in <del>APZ IIAC2</del> .
Places of assembly	–	–	–	N/A
Personal services	P	–	–	Office uses only. Maximum FAR of 0.11 in <del>APZ IIAC2</del> .
Small craft distillery	–	P	–	Maximum FAR 0.56 in <del>APZ IIAC2</del> .
Storage, personal storage facility	P	P	–	Maximum FAR of 1.0 in <del>APZ IAC1</del> ; 2.0 in <del>APZ IIAC2</del> .

Land Use Categories	APZ-IAC1	APZ-IIAC2	CZ	Density
Vehicle services, minor maintenance/repair	P	P	–	Maximum FAR of 0.11 APZ IAC1; 0.22 in APZ IIAC2.
Vehicle storage	C	C	–	Maximum FAR of 0.28 in APZ IAC1 and 0.56 in APZ IIAC2.
Warehouse retail	P	–	–	Maximum FAR of 0.16 in APZ II.
Warehouse	P	P	–	Maximum FAR of 1.0 in APZ IAC1; 2.0 in APZ IIAC2.
Wholesaling and distribution	P	P	–	Maximum FAR of 0.28 in APZ IAC1 and 0.56 in APZ IIAC2.
Wildlife preserve or sanctuary	P	P	–	N/A
<b>Eating and Drinking Establishments</b>				
Bar/tavern	–	–	–	N/A
Brewery, brew pub	–	–	–	N/A
Mobile food vending facility	P	P	–	N/A
Night club	–	–	–	N/A
Restaurant, café, coffee shop, counter ordering	–	–	–	N/A
Restaurant, café, coffee shop, drive-through services	–	–	–	N/A
Restaurant, café, coffee shop, table service	–	–	–	N/A
Restaurant, café, coffee shop, outdoor dining	–	–	–	N/A
Restaurant, café, coffee shop, serving alcohol	–	–	–	N/A
Tasting room	–	–	–	N/A
<b>Lodging</b>				
Bed and breakfast guest houses	–	–	–	N/A
Hostels	–	–	–	N/A
Hotels and motels	–	–	–	N/A
Recreational vehicle parks	–	–	–	N/A
<b>Transportation</b>				
Parking facilities (surface)	P	P	–	N/A
Parking facilities (structured)	–	–	–	N/A
Streets with pedestrian and bicycle facilities	P	P	–	N/A
Transit park and ride lots	P	P	–	N/A
Transit shelter	P	P	–	N/A
<b>Utilities</b>				
Above-ground electrical distribution lines, pipes, and support poles, transformers, and related facilities, not including substations	P	P	–	N/A

Land Use Categories	APZ-IAC1	APZ-IIAC2	CZ	Density
Underground electrical distribution lines, pipes, and support poles, transformers, and related facilities, not including substations	P	P	P	N/A
Electrical distribution substations	P	P	–	N/A
Electrical transmission lines of 115 kV or less and support poles	P	P	–	N/A
Electric vehicle battery charging stations	P	P	–	N/A
Above-ground natural gas conveyance facilities	–	–	–	N/A
Underground natural gas conveyance facilities	P	P	P	N/A
Potable water conveyance facilities	P	P	–	N/A
Potable water storage facilities	C	P	–	N/A
Storm water collection and conveyance facilities	P	P	P	N/A
Storm water detention/retention facilities	P	P	C	N/A
Telecommunications earth receiving stations (satellite dishes)	P	P	–	N/A
Telecommunications lines, pipes, support poles and related facilities, not including earth receiving stations, personal wireless service, transmission/receiving/relay facilities, or switching facilities	P	P	–	N/A
Telecommunications switching facilities	P	P	–	N/A
Telecommunications transmission/receiving/relay facilities		P	–	N/A
Waste water conveyance facilities	P	P	P	N/A
Wireless communication facilities (WCFs)	P	P	–	N/A
<b>Essential Public Facilities</b>				
Airport (American Lake Seaplane Base)	–	–	–	N/A
Community and technical colleges, colleges and universities	–	–	–	N/A
Correctional facilities	–	–	–	N/A
Electrical transmission lines of higher voltage than 115 kV, in existing corridors of such transmission lines	–	C	–	N/A
Electrical transmission lines of higher voltage than 115 kV, in new corridors	–	–	–	N/A
Group home	–	–	–	N/A
In-patient facility including but not limited to substance abuse facility	–	C	–	N/A
Intercity high-speed ground transportation	–	–		N/A
Intercity passenger rail service	–	–	–	N/A
Interstate Highway 5 (I-5)	P	–	–	N/A

Land Use Categories	APZ-IAC1	APZ-HAC2	CZ	Density
Mental health facility	–	–	–	N/A
Military installation	P	P	P	N/A
Minimum security institution	–	–	–	N/A
Secure community transition facility (SCTFs)	–	–	–	N/A
Solid waste transfer station	–	–	–	N/A
Sound Transit facility	–	–	–	N/A
Sound Transit railroad right-of-way	–	–	–	N/A
Transit bus, train, or other high capacity vehicle bases	–	–	–	N/A
Washington State Highway 512	P	–	–	N/A
Work/training release facility	–	–	–	N/A

Director: Community and Economic Development Director

HE: Hearing Examiner

P: Permitted Use C: Conditional Use “–”: Not Allowed N/A: Not Applicable

#### E. Operating and Development Conditions.

1. In addition to the other requirements of the chapter, the intensity of use criteria are applicable to all new land uses in the CZ, ~~APZ-IAC1~~, and ~~APZ-HAC2~~ zoning districts and shall be used to determine compatibility of proposed uses with aircraft operations hazards. The applicant shall bear the burden of proof to demonstrate compliance of a proposed development with the following intensities of uses:
  - a. Within the CZ zoning district, the total number of people on a site at any time shall not exceed one (1) person per four thousand three hundred fifty-six (4,356) square feet of gross site area, or ten (10) persons per acre.
  - b. Within the ~~APZ-IAC1~~ zoning district, the total number of people on a site at any time shall not exceed one (1) person per one thousand seven hundred forty-two (1,742) square feet of gross site area, or twenty-five (25) persons per acre.
  - c. Within the ~~APZ-HAC2~~ zoning district, the total number of people on a site at any time shall not exceed one (1) person per eight hundred seventy-one (871) square feet of gross site area, or fifty (50) persons per acre.
2. In addition to other requirements of the code, the following performance criteria shall be used to determine the compatibility of a use, project design, mitigation measures and/or any other requirements of the code with respect to aircraft operation hazards in the CZ, ~~APZ-IAC1~~, and ~~APZ-HAC2~~ zoning districts. The applicant shall bear the burden of proof to demonstrate compliance of a proposed development with the following performance criteria:

\* \* \*

3. *Noise Attenuation.* Provisions for noise mitigation shall apply to all buildings or structures constructed or placed in use for human occupancy on sites within the Clear Zone (CZ), ~~Accident Potential Zone~~Air Corridor One (~~APZ-IAC1~~), and ~~Accident Potential Zone~~Air Corridor Two (~~APZ-IIAC2~~) zoning districts, which are located within the sixty-five (65) Ldn Noise Contour or higher, as shown in the Final Air Installation Compatible Use Zone (AICUZ) Study Update, Joint Base Lewis-McChord, May 2015, and on file with the Community and Economic Development Department.

## Amendment 11. Expanding Land Use Zones Allowing Child Care Facilities.

LMC 18A.40.080

A. *Health and Social Services Land Use Table.* See LMC 18A.10.120 (D) for the purpose and applicability of zoning districts.

	Zoning Classifications																				
Health and Social Services	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I
<a href="#">Day care center in existing and new schools</a>	-	-	-	-	-	-	-	-	<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	-	-	-	P
<a href="#">Day care center in existing or new churches</a>	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	-	-	-	-	<u>P</u>	<u>C</u>	<u>P</u> <u>C</u>	<u>C</u> <u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u> <u>C</u>	<u>C</u>	-	-	-	-
Day care center providing care for children and/or adult relatives of owners or renters of dwelling units located on the same site.	-	-	-	-	P	P	P	P	P	- <u>C</u>	<u>C</u> <u>P</u>	C	P	P	- <u>P</u>	- <u>P</u>	- <u>C</u>	-	-	-	-
Day care center providing care for children and/or adult relatives of employees of a separate business establishment located on the same site.	-	-	-	-	-	-	-	-	-	- <u>C</u>	<u>P</u> <u>C</u>	- <u>P</u>	C	C	- <u>P</u>	- <u>P</u>	- <u>C</u>	P	-	-	C
<a href="#">Day care center, independent</a>	-	-	-	-	-	-	-	-	<u>P</u>	<u>C</u>	<u>P</u>	P	P	P	<u>P</u>	<u>P</u>	<u>C</u>	-	-	-	C
Preschool/nursery school	<u>P</u> <u>C</u>	<u>C</u> <u>P</u>	<u>P</u> <u>C</u>	<u>C</u> <u>P</u>	-	-	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	- <u>C</u>	<u>P</u> <u>C</u>	P	P	P	- <u>P</u>	<u>C</u> <u>P</u>	C	C	-	-	C
	Zoning Classifications																				
Residential Land Uses	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I
Babysitting care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
<a href="#">Family daycare</a>	P	P	P	P	P	P	P	P	P	P	P	P	- <u>P</u>	- <u>P</u>	- <u>P</u>	- <u>P</u>	- <u>C</u>	-	-	-	-

Military-Related Land Use Categories	A P Z - I	A P Z - II	C Z
Residential Uses			
Child care facility	-	-	-
Child day care center	-	-	-
Family day care provider	-	-	-

**Amendment 12. Prohibit use of Accessory Dwelling Units as Short Term Rentals.**  
**18A.10.180 Definitions.**

\* \* \*

"Permanent residential occupancy" means multifamily housing that provides either rental or owner occupancy for a period of at least one month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.

\* \* \*

"Short-term rental" or "short term vacation rental" means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty consecutive nights. Short-term rental does not include any of the following:

(i) A dwelling unit that is occupied by the owner for at least six months during the calendar year and in which fewer than three rooms are rented at any time;

(ii) A dwelling unit, or portion thereof, that is used by the same person for thirty or more consecutive nights; or

(iii) A dwelling unit, or portion thereof, that is operated by an organization or government entity that is registered as a charitable organization with the secretary of state, state of Washington, or is classified by the federal internal revenue service as a public charity or a private foundation, and provides temporary housing to individuals who are being treated for trauma, injury, or disease, or their family members.

"Short-term rental advertisement" means any method of soliciting use of a dwelling unit for short-term rental purposes.

"Short-term rental platform" or "platform" means a person that provides a means through which an operator may offer a dwelling unit, or portion thereof, for short-term rental use, and from which the person or entity financially benefits. Merely publishing a short-term rental advertisement for accommodations does not make the publisher a short-term rental platform.

\* \* \*

**18A.40.090 Lodging.**

A. *Lodging Land Use Table.* See LMC [18A.10.120\(D\)](#) for the purpose and applicability of zoning districts.

	Zoning Classifications																						
Lodging	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I	O S R 1	O S R 2
Bed and breakfast guest houses (B)(1)*	C	C	C	C	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Hostels	–	–	–	–	–	–	–	–	–	–	–	–	P	P	–	–	–	–	–	–	–	–	–
Hotels and motels	–	–	–	–	–	–	–	–	–	–	–	–	P	P	C	P	P	–	–	–	–	–	–



	Zoning Classifications																						
Lodging	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P 1	O S R 1	O S R 2
Short term vacation rentals <a href="#">(B)(2)</a>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–

P: Permitted Use C: Conditional Use “-”: Not permitted

\* Numbers in parentheses reference use-specific development and operating conditions under subsection (B) of this section.

## B. Development and Operating Conditions.

1.

a. Bed and breakfast guest houses may be converted from existing residences or newly constructed residences, but shall not contain more than four (4) bedrooms for guests.

b. Parking for bed and breakfast guest houses shall be limited to that which can be accommodated in the guest house’s garage and driveway. No such garage or driveway shall be wider than that necessary to park three (3) vehicles abreast. No on-street parking shall be allowed.

c. The establishment shall be operated in such a manner as to give no outward appearance nor manifest any characteristics of a business that would be incompatible with the ability of the neighboring residents to enjoy peaceful occupancy of their properties.

d. The owner shall operate the establishment and reside on the premises.

e. Meal service shall be limited to serving overnight guests of the establishment. Kitchens shall not be allowed in individual guest rooms.

f. Signs for bed and breakfast uses in the R zones are limited to one (1) identification sign use, not exceeding four (4) square feet and not exceeding forty-two (42) inches in height.

2.

a. The property owner is required to obtain a City business license.

b. As a condition of the business license, the property owner shall provide a notification letter describing the short term rental operations, in addition to the means by which to contact the property owner.

c. The short term rental shall be inspected by the City and Fire District to ensure the facility meets all applicable building and fire code requirements. Any deficiencies shall be corrected prior to the structure being made available for rental.

~~d. Accessory dwelling units of any type shall not be used as short term vacation rentals.~~

### 18A.40.110 Residential uses.

A. *Residential Land Use Table.* See LMC [18A.10.120\(D\)](#) for the purpose and applicability of zoning districts.

	Zoning Classifications																				
Residential Land Uses	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	AR C	NC 1	NC 2	TO C	CB D	C 1	C 2	C3	I B P	I 1	I 2	P I
Accessory caretaker's unit	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	P	P	-
Accessory dwelling unit (ADU) <a href="#">(B)(1)*</a>	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-
Babysitting care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Boarding house <a href="#">(B)(2)</a>	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cottage housing <a href="#">(B)(3)</a>	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Co-housing (dormitories, fraternities and sororities) <a href="#">(B)(4)</a>	-	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-
Detached single-family <a href="#">(B)(5)</a>	P	P	P	P	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Two-family residential, attached or detached dwelling units	-	-	-	C	P	P	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Three-family residential, attached or detached dwelling units	-	-	-	-	C	C	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Multifamily, four or more residential units	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Mixed use	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-
Family daycare <a href="#">(B)(6)</a>	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Home agriculture	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Home occupation <a href="#">(B)(7)</a>	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile home parks <a href="#">(B)(8)</a>	-	-	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile and/or manufactured homes, in	-	-	C	C	C	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-	-

	Zoning Classifications																				
Residential Land Uses	R 1	R 2	R 3	R 4	MR 1	MR 2	MF 1	MF 2	MF 3	AR C	NC 1	NC 2	TO C	CB D	C 1	C 2	C3	I B P	I 1	I 2	P I
mobile/manufactured home parks (B)(8)																					
Residential accessory building (B)(9)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Rooms for the use of domestic employees of the owner, lessee, or occupant of the primary dwelling	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Small craft distillery (B)(6), (B)(12)	-	P	P	P	P	-	-	-	-	-	-	P	P	P	P	P	P	-	P	-	-
Specialized senior housing (B)(10)	-	-	-	-	C	C	C	C	C	-	-	P	C	C	-	-	-	-	-	-	-
Accessory residential uses (B)(11)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-

P: Permitted Use C: Conditional Use “-”: Not allowed

\* Numbers in parentheses reference use-specific development and operating conditions under subsection (B) of this section.

#### B. Operating and Development Conditions.

1. Accessory dwelling units (ADUs) are permitted when added to, created within, or detached from a principal dwelling unit subject to the following restrictions:

a. One (1) ADU shall be allowed as an accessory use in conjunction with any detached single-family structure, duplex, triplex, townhome, or other housing unit. ADUs shall not be included in the density calculations. A lot shall contain no more than one (1) ADU.

b. An ADU may be established by creating the unit within or in addition to the new or existing principal dwelling, or as a detached unit from the principal dwelling.

c. The ADU, as well as the main dwelling unit, must meet all applicable setbacks, lot coverage, and building height requirements.

d. The size of an ADU contained within or attached to an existing single-family structure shall be limited by the existing structure’s applicable zoning requirements. An attached ADU incorporated into a single-family house shall be limited to one thousand (1,000) square feet, excluding garage area. The size of a living space of a detached ADU shall be a maximum of one thousand (1,000) square feet excluding garage.

- e. An ADU shall be designed to maintain the appearance of the principal dwelling as a single-family residence.
- f. Wherever practicable, a principal dwelling shall have one (1) entrance on the front, with additional entrances permitted on the side and rear. On corner lots, it is permissible to locate the entry door to the accessory dwelling unit on a street side of the structure other than the street side with the entry door for the principal dwelling unit. The entrance to an attached accessory dwelling unit may be on the front of the house only if (i) it is located in such a manner as to be clearly secondary to the main entrance to the principal dwelling unit; or (ii) it is screened from the street.
- g. The design of an attached ADU, including the facade, roof pitch and siding, shall be complementary to the principal dwelling unit, so as not to be obvious from the outside appearance that it is a separate unit from the principal dwelling unit.
- h. A minimum of one (1) off-street parking space shall be required for the ADU, in addition to the off-street parking required for the principal dwelling, pursuant to LMC [18A.80.030\(F\)](#). Such parking shall consist of a driveway, carport, garage, or a combination thereof, located on the lot they are intended to serve.
- i. For lots located within one-quarter (1/4) mile of a Pierce Transit bus route, the Sound Transit Lakewood Station, or other major transit stop, and also zoned R1, R2, R3, R4, MR1, MR2, MF1, MF2, or TOC, off-street parking may not be required provided there is adequate street capacity, and there is curb, gutter, and sidewalk, constructed to City standards, adjoining the lot where an ADU is proposed. Parking may be required if the ADU is in an area with a lack of access to street parking capacity, physical space impediments, or other reasons to support that on-street parking is infeasible for the ADU.
- j. Any legally constructed accessory building existing prior to the effective date of the ordinance codified in this title may be converted to an accessory dwelling unit, provided the living area created within the structure does not exceed one thousand (1,000) square feet, excluding garage area.
- k. Where the residential accessory building is detached from an existing single-family structure, the building height shall be limited to twenty-four (24) feet.
- l. If a structure containing an ADU was created without a building permit that was finalized, the City shall require a building inspection to determine if the structure is sound, will not pose a hazard to people or property, and meets the requirements of this section and building code. The ADU application fee will cover the building inspection of the ADU.

~~m. Accessory dwelling units of any type shall not be used as a short term rental.~~



TO: Lakewood City Council

FROM: Becky Newton, Economic Development Manager

THROUGH: John Caulfield, City Manager  
Dave Bugher, Assistant City Manager for Development Services

DATE: November 6, 2023

SUBJECT: Proposed Amendments to the Lakewood Multifamily Tax Exemption (MFTE) Program, LMC Title 3, Revenue & Finance, Chapter 3.64 Public Hearing

ATTACHMENT: October 30, 2023 (Study Session) Memo **(Attachment A)**; Draft Ordinance 792 Amending LMC Title 3, Revenue & Finance, Chapter 3.64 **(Attachment B)**; Draft Contract **(Attachment C)**

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## BACKGROUND

The Washington State Legislature first codified the Multifamily Tax Exemption (MFTE) program, Chapter 84.14 RCW in 1995.

City of Lakewood Created Chapter 3.64 of the Lakewood Municipal Code relative to a Housing Tax Credit Program for multifamily housing in residential target areas in 2002. Since then, several updates have been made to the code.

In 2021, Washington State Legislature adopted SB 5287 concerning affordable housing incentives intending to achieve several goals: Incentivizing the development of multiple-unit housing including creating additional affordable housing; Encouraging urban development and density; Increasing market rate workforce housing; Developing permanently affordable housing opportunities; Promoting economic investment and recovery; and Creating family-wage jobs.

January 2022, An overview of the changes was presented to City Council.

June 7, 2023, the Lakewood Planning Commission, adopted resolution 2023-02 recommending amendments to the MFTE program.

June 26, 2023, the Lakewood City Council conducted a study session on the Planning Commission's recommendations.

October 30, 2023, proposed amendments were presented to City Council, along with a draft ordinance, amending Chapter 3.64.

## DISCUSSION

The MFTE is a significant economic development tool and incentive to increase much needed housing stock in Lakewood, and to provide an opportunity for additional affordable housing.

## RECOMMENDATIONS


The amendments, specific to this ordinance, are:

- 1) No MFTE project in “low density” areas; minimum project size, 15 units;
- 2) Parking costs are considered as part of affordability calculations for rent;
- 3) Retain 12-year MFTE, and add safeguards against affordable units being sold for market rate;
- 4) Provide a 20-year MFTE program in the Lakewood Station District and Springbrook Residential Target Areas; prohibit a 20-year MFTE program in the Downtown Residential Target Area;
- 5) Maintain the 8-year MFTE to encourage redevelopment and housing growth in all three existing residential target areas;
- 6) Any existing MFTE project in the *Lakewood Station District and Springbrook Residential Target Areas* that has received an eight or 12 year extension may apply for a subsequent 12-year extension in exchange for continued or increased income restrictions on affordable units.;
- 7) Initiate a MFTE administrative review process with approval by the Director, through the City Manager, but with Council provisos;
  - a. Council still approves MFTE contracts;
  - b. Council reviews/updates the conditional certificate;
  - c. Community Development Director, through the City Manager approves conditional and final certificates; and
  - c. Community Development Director, through the City Manager, reports to the City Council on all conditional and final certificates issued, and related terms and conditions;
- 8) Where appropriate, include the WA Department of Commerce best practices into the MFTE review/approval process;
- 9) Once the 2024 Comprehensive Plan Periodic Review and updated Tillicum Subarea Plans are completed, consider adding RTAs in Tillicum, Lakeview, and other multifamily areas close to commercial districts to meet the residential planning goals for each area (*We could expand both the Central Business District and Lakewood Station District RTA boundaries now to match their respective zoning boundaries*);
- 10) Update existing MFTE manual (underway);
- 11) Update MFTE application (underway);
- 12) Provide clear and concise public facing web page (not started);
- 13) As part of the manual, include written process steps for notification, compliance, and state audit (not started).

**Attachment A**  
**October 30, 2023 (Study Session Memo)**



TO: Lakewood City Council

THROUGH: John Caulfield, City Manager 

FROM: Dave Bugher, Assistant City Manager, Community & Economic Development Director  
Becky Newton, Economic Development Manager

DATE: October 30, 2023 (Study Session)

SUBJECT: Proposed Amendments to the Lakewood Multifamily Tax Exemption (MFTE) Program, LMC Title 3, Revenue & Finance, Chapter 3.64

ATTACHMENTS: Draft Ordinance 792 Amending LMC Title 3, Chapter 3.64; Draft MFTE Agreement: ECONorthwest Info Sheet

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**A. Purposes of this Memorandum:**

- 1) Provide Council with a brief overview of the MFTE program;
- 2) Propose amendments to LMC Chapter 3.64 to comply with E2SSB 5287;
- 3) Propose local MFTE code amendments specific to Lakewood's housing needs;
- 4) Review current & proposed MFTE projects;
- 5) Explain how the overall program works;
- 6) Review the Planning Commission's recommendations amending LMC Chapter 3.64;
- 7) Review the challenges of administering the MFTE program; and
- 8) Share with the City Council MFTE income affordability process.

(NOTE: The City has been attempting to bring this forward for some time, but other projects, including the 2024 Comprehensive Plan Periodic Review, the Western State Hospital Master Plan update & administration of the WSH demolition and construction permitting, the City's Energy & Climate Change Chapter Implementation Plan, and new Tree Preservation Code, has caused delays.)

**B. Recommendations:**

It is recommended that the City Council adopt amendments to the current LMC Chapter 3.64 governing the City's MFTE program to comply with state law, to be more responsive to Lakewood's specific housing needs, and to be more "user

friendly” for applicants and program administrators. The amendments, specific to this ordinance, are:

- 1) No MFTE project in “low density” areas; minimum project size, 15 units;
- 2) Parking costs are considered as part of affordability calculations for rent;
- 3) Retain 12-year MFTE, and add safeguards against affordable units being sold for market rate;
- 4) Provide a 20-year MFTE program in the Lakewood Station District and Springbrook Residential Target Areas; prohibit a 20-year MFTE program in the Downtown Residential Target Area;
- 5) Maintain the 8-year MFTE to encourage redevelopment and housing growth in all three existing residential target areas;
- 6) Any existing MFTE project in the *Lakewood Station District and Springbrook Residential Target Areas* that has received an eight or 12 year extension may apply for a subsequent 12-year extension in exchange for continued or increased income restrictions on affordable units.;
- 7) Initiate a MFTE administrative review process with approval by the Director, through the City Manager, but with Council provisos;
  - a. Council still approves MFTE contracts;
  - b. Council reviews/updates the conditional certificate;
  - c. Community Development Director, through the City Manager approves conditional and final certificates; and
  - c. Community Development Director, through the City Manager, reports to the City Council on all conditional and final certificates issued, and related terms and conditions;
- 7) Where appropriate, include the WA Department of Commerce best practices into the MFTE review/approval process;
- 9) Once the 2024 Comprehensive Plan Periodic Review and updated Tillicum Subarea Plans are completed, consider expanding areas to include Tillicum, Lakeview, and other multifamily areas close to commercial districts to meet the residential planning goals for each area;
- 10) Update existing MFTE manual (underway);
- 11) Update MFTE application (underway);
- 12) Provide clear and concise public facing web page (not started);
- 13) As part of the manual, include written process steps for notification, compliance, and state audit (not started).

Other recommendations not a part of the Draft Ordinance:

- 1) Update LMC 18A.90.050, Housing Incentives Program. Topics include density bonuses, and fee reductions (part of the 2024 comprehensive plan update).
- 2) Review/modify the Downtown Subarea Planned Action Transportation Impact Fee (part of the 2024 comprehensive plan update).
- 3) Review/modify the MFTE conditional certificate.

Other: The commission's recommendation on an in-lieu of affordable housing payment options requires further discussion; no action at this time.

### **C. Discussion:**



The Multifamily Property Tax Exemption (MFTE) program provides opportunities for cities and counties to encourage the development of multifamily housing in certain areas. Originally, the program was focused on economic development and the creation of new multifamily housing. Over time, MFTE has also become an important tool to support the development of affordable housing and implement the goals of the Growth Management Act (Chapter 36.70A RCW).

Under this program, communities may choose to offer an eight (8)-year property tax exemption for qualifying residential improvements that add new housing units in a "residential targeted area" designated by a local council. They may also offer twelve (12) - and twenty (20)-year exemptions for developments that include income-restricted units. If a property owner chooses to participate, they still pay property taxes on the value of the land and non-residential improvements while the exemption is in place.

The Washington State Legislature first codified the program in Chapter 84.14 RCW in 1995, authorizing larger cities to adopt their own MFTE programs. Since then, the statute has been expanded to incorporate a greater focus on affordable housing and allow more jurisdictions to offer the program.

In 2021, E2SSB 5287 amended several elements of the statute, including:

- 1) Allowing a wider number of cities and counties to develop 12-year MFTE programs;
- 2) Permitting 12-year extensions to existing tax exemptions in exchange for the provisions of income and rent-restricted housing units;
- 3) Supplying tenant relocation assistance at the end of the MFTE period for tenants of rent-restricted units in projects approved after July 25, 2021, and projects receiving a 12-year extension;
- 4) Requiring an evaluation of the risk of physical and economic displacement as the result of the program;
- 5) Providing new reporting requirements for communities participating in the program; and
- 6) Allowing for a 20-year exemption in exchange for permanently affordable rental and owner-occupied housing.

#### **D. Number of current & proposed MFTEs in Lakewood:**

Approved				
Project Name	Location	Exemption, no. of years	CC approval year	Units
Oak Grove Village	4724 Steilacoom Blvd SW	10	2006	254
Gravelly Lake Townhomes	8911 & 8919 Gravelly Lake Dr SW	10	2006	28

Approved				
Project Name	Location	Exemption, no. of years	CC approval year	Units
Springbrook Apartments	12632 Bridgeport Way SW	8	2016	219
Rainier Terrace	4108 and 4110 108th St SW	8	2016	11
Town View Apartments	5915, 5909 & 5903 Lake Grove Street SW	8	2017	30
Lake Grove Apartments (60-units)	5944 Lake Grove St SW	12	Not approved	0
Lakeview Chapel, LLC/ Toto Townhomes	4606 108th St SW	12	2021	50
112th Street Townhouses	4812 112th Street SW	8	2021	15
Bristol Apartments	9615 Bristol Ave SW	8	2022	7
Subtotal				614
Pending				
Alliance	5731 Main St SW	Unknown	TBD	420+
Subtotal				420+
Grand total				1,034+

## E. MFTE Program Flowchart (excerpted from Commerce Handbook):



## F. Planning Commission 2023 recommendations with CED Observations:

Current Lakewood MFTE	Planning Commission Recommendations & CED Observations
<p><b>Size.</b> The project must include at least four (4) units of multifamily housing within a residential structure or as part of a mixed-use development. A minimum of four (4) new units must be constructed or at least four additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for 12 months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multifamily housing.</p>	<ol style="list-style-type: none"> <li>1) No MFTE in “low density” areas; if allowed in low density areas, there should be some additional restrictions.  <i>(CED concurs. Such action would likely restrict MFTE for missing middle housing projects.)</i></li> <li>2) While consultant BERK recommended allowing the MFTE to apply to duplexes, the Planning Commission disagrees due to this being too much work for the developer. The Planning Commission does not support including duplexes in the MFTE program.  <i>(CED concurs - it's too much work for the developer and the department!)</i></li> <li>3) Increase minimum size to 15 units (keep it simple; 4 units is too small).  <i>(CED concurs, and, further, recommends that ADUs are prohibited from the MFTE program. This recommendation closes out a possible loophole.)</i></li> <li>4) Provide clear requirements in the code for affordable unit designations:  The Code should include provisions comparable to the requirements included in LMC 18A.90.050 to ensure that units are properly dispersed throughout the project and comparable to the sizes and appearances of the market-rate units. Be mindful of market and community needs in terms of unit types (i.e. there is currently a shortage of studio and 1-bedroom units).  (NOTES: LMC 18A.90.050 refers to the City’s Housing Incentives Program which is scheduled to be updated as part of the 2024 comprehensive plan update. Dispersion issue already set forth in conditional certificate process.)</li> <li>5) It should be specified whether parking costs are considered as part of affordability calculations for</li> </ol>

	<p>rent. This recommendation would be added into the MFTE application process.</p> <p><b>(CED concurs.)</b></p>
<p><b>Permanent Residential Occupancy.</b> At least 50 percent of the space designated for multifamily housing must be provided for permanent residential occupancy, as defined in LMC <a href="#">3.64.010</a>.</p>	<p>Retain 12-year MFTE, and add safeguards against affordable units being sold for market rate. This recommendation would be accomplished through the recordation of a deed restriction. (Under current state law, the 12-year MFTE for owner-occupied units has no clear safeguards against owners of income-restricted units from selling these units at market rates).</p> <p><b>(CED concurs.)</b></p> <p>(NOTE: BERK recommended removing the 12-year option for owner-occupied housing in favor of the 20-year approach. The Planning Commission noted that the 20-year approach is not being taken advantage of in the market. Although, it may be too early to tell as this is a newly added option.)</p> <p>Additional Planning Commission comments:</p> <ul style="list-style-type: none"> <li>▪ We need more housing, including affordable.</li> <li>▪ Increase non-profit partnerships, watch the market, and consider 20-year in the future.</li> <li>▪ Affordable is difficult to pencil at 20%.</li> <li>▪ MFTE framework is a substantial incentive and still needed.</li> <li>▪ Review housing needs and find out what we lose to the competition.</li> <li>▪ Incentivize mixed use and consider other incentives.</li> <li>▪ Not likely a developer will overbuild.</li> <li>▪ The market still plays a major role in the development of housing.</li> </ul> <p><b>(CED comments:</b> A 20-year MFTE proposal allowed in for the Lakewood Station District and Springbrook Neighborhood RTAs, but not permitted in the Downtown RTA<sup>1</sup>.)</p>
<p><b>Compliance with Guidelines and</b></p>	<p>1) Include partial waivers of the Downtown Subarea Planned Action Transportation Fee.</p>

<sup>1</sup> A 20-year MFTE in the Downtown Subarea Plan, which is also the location of a proposed Tax Increment (TIF) financing area, could have negative financial impacts on the promulgation of a TIF program.

<p><b>Standards.</b> The project must be designed to comply with the City's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements, and new construction, must comply with Chapter <a href="#">15.05</a> LMC. The project must also comply with any other standards and guidelines adopted by the City Council for the residential target area (RTA) in which the project will be developed.</p>	<p><i>(See Council Ordinance No. 774; development code subject to review in 2024.)</i></p> <p>2) Allow for flexibility in development standards regardless of inclusionary zoning participation.</p> <p><i>(CED comments: too broad, needs clarification.)</i></p> <p>3) Identify the need for future in-lieu payment options for receiving bonus units under inclusionary zoning. Although an assessment of current feasibility suggest that bonus density can be challenging as an incentive, there is the potential that future market conditions could make bonus density more feasible in certain areas. The City should plan for future in-lieu payment options to allow the requirements under LMC 18A.90.050 to be met if there is a perceived demand for increased height and density in the future.</p> <p><i>(CED comments: outside scope of proposed ordinance; this could come back as an amendment to Chapter 18A.90 in 2024, although it is a significant work item.)</i></p> <p>4) Provide clearer fee reductions. Under LMC 18A.90.070, qualified low-income housing units can receive reduced permit fees based on the percentage of affordable units included in a project. As it is likely that the proportion of low-income units provided in a new project will align with other characteristics, this fee reduction should be simplified, potentially only including reductions by affordable unit, or for projects that qualify for the MFTE.</p> <p><i>(CED comments: outside scope of proposed ordinance; comes back as an amendment to Chapter 18A.90 in 2024.)</i></p>
<p><b>Application Procedure.</b> An MFTE can be designated for either eight (8) or twelve (12) years.</p>	<p>1) Maintain the eight (8)-year MFTE to encourage redevelopment and housing growth in Downtown and Lakewood Station District Subareas.</p> <p><i>(CED concurs.)</i></p>

<p>- The default length is eight years (8) successive years beginning January 1st of the year immediately following the calendar year of issuance of the certificate.</p> <p>- However, the MFTE length can be extended to twelve (12) years if: The applicant commits to renting or selling at least 20 percent of the multifamily housing units as affordable housing units to low- and moderate-income households; and The property satisfies that commitment and any additional affordability and income eligibility conditions adopted by the local government under LMC Chapter 3.64.</p> <p>In the case of projects intended exclusively for owner occupancy, the project may qualify for twelve (12) years' exemption solely through selling housing affordable to moderate-income households.</p>	<p>2) Change the application process to administrative review, approved by the City Manager and/or designee, rather than a City Council review process.</p> <ul style="list-style-type: none"> <li>▪ Developers need assurances and consistency, and the Council process does not provide this.</li> <li>▪ Some cities are willing to pass the authority to staff.</li> <li>▪ Council would need assurance that the program and checklist are adequate.</li> <li>▪ Minor adjustments to design should be at the staff level and not go back to Council, even if the program remains Council approved.</li> <li>▪ Would like to know why Council is concerned about administrative approval.</li> <li>▪ Council would still need to approve development agreements.</li> <li>▪ Potential for Council to revoke MFTE can cause developers to balk at MFTE projects. An administrative checklist or similar could streamline the process and remove doubt from developers. This should be coordinated with a regular review process by Council.</li> <li>▪ Time is money; Permitting time needs to be shorter and more simplified.</li> <li>▪ MFTE costs need to be balanced with what is received.</li> </ul> <p><i>(CED comments: pros and cons with this proposal. Some cities require legislative approval, others do not. Some applicants will not work in cities that have MFTE legislative approval requirements.</i></p> <p><i>Recommendation: initiate an administrative review process with approval by the City Manager, and/or designee, but with Council provisos:</i></p> <ol style="list-style-type: none"> <li>a. Council still approves MFTE contract prior to action on the conditional certificate;</li> <li>b. Council reviews/updates the conditional certificate;</li> <li>c. Report to the City Council on all conditional and final certificates issued, and related terms and conditions; and</li> <li>d. Add a specific requirement that MFTE applications must provide adequate parking above minimum standards.</li> </ol>
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	<p><i>Note: If an MFTE administrative action is denied, the appeal goes to the City Council.)</i></p> <p>3) Provide a more organized view of the project and formal checklist for approval, along with a detailed online guide.</p> <p><i>(CED comments: in progress, and would be available to applicants following adoption of revised regulations.)</i></p> <p>4) Provide a sunset provision or re-authorization deadline.</p> <p><i>(CED comments: can be added to the conditional certificate approval.)</i></p> <p>5) Streamline the process to be more efficient and predictable.</p> <p><i>(CED comments: include the WA Department of Commerce best practices into the review/approval process.)</i></p>
<b>Existing MFTE Project Extensions</b>	<p>Existing MFTE projects received an eight or 12 year extension may apply for a subsequent 12-year extension in exchange for continued or increased income restrictions on affordable units.</p> <p>Planning Commission Recommendation: None.</p> <p><b>(CED comments:</b></p> <p>1) Unlikely the City will receive applications requests for existing projects; and</p> <p>2) Allow extensions in the Lakewood Station District and Springbrook Residential Target Areas; prohibit extensions in the Downtown Residential Target Area<sup>2</sup>.</p>

<sup>2</sup> An MFTE extension in the Downtown Subarea Plan, which is also the location of a proposed Tax Increment (TIF) financing area, could have negative financial impacts on the promulgation of a TIF program.



<b>Residential Target Area (RTA) Boundaries.</b>	<p>At a later date and once the 2024 Comprehensive Plan Periodic Review and updated Tillicum Subarea Plans are completed, consider expanding areas to include Tillicum, Lakeview, and other multifamily areas close to commercial districts to meet the residential planning goals for each area.</p> <p><i>(CED comments: concur.)</i></p>
<b>Other.</b>	<p>Consider risks to displacement, particularly in low income areas (i.e., don't put existing low income units at risk for market rate apartments.)</p> <p><i>(CED comments: discussion of displacement can take place through the MFTE application and conditional certificate process.)</i></p>

## **G. Challenges of Administering the MFTE Program:**

### **1. The City's General Fund is subsidizing the administration of the MFTE program.**

The City has examined ways to reduce costs, but as of yet, has not come upon a workable solution. This situation is common amongst all MFTE municipalities. One of the items the City is exploring is to have the developer submit a statement through a licensed CPA on the project requirements as required by Lakewood and Washington State. The statement is due no later than February 1 of each calendar year. City Council could also update the City's Fee Schedule.

**2. Not all developers understand the MFTE process.** The MFTE program has become much more complex than when the City started accepting MFTE applications in 2005. There are new behind-the-scenes procedural steps. For example, the Assessor's Office is much more involved than in previous years with property reassessments. If there is an affordability requirement, there are annual reporting requirements to the City, which are then filed with Department of Commerce. Failure to report could result in a project losing its tax exemption.

**3. Incomplete applications.** To obtain Lakewood MFTE approval, there are three applications: a pre-application; an MFTE application; and a supplemental design review application. We have problems with the design review application. The application details are often not complete, which causes delays in getting the project scheduled before the City Council.

*What Lakewood currently requires:*

1. Information about the grounds for the exemption;
2. A description of the project and site plan, including the floor plan of units;
3. A statement that the applicant is aware of the potential tax liability involved when the property is no longer eligible for this incentive;
4. A verification of the application by oath or affirmation from the property owner;

5. A description of the project;
6. Type of project (new construction, rehabilitation, or conversion); if rehabilitation or demolition will be involved, certification that the existing property is not compliant with current building and housing codes);
7. Tenure of residents (renter or owner-occupied);
8. Number and size of units (i.e., studio, 1 bedroom, 2 bedroom, etc.);
9. Floor area, total, and by use type (residential, commercial, etc.);
10. Projected rent or sales price by unit size;
11. Number and percentage of income-restricted units, if any;
12. Number of on-site parking spaces;
13. Projected project costs;
14. Projected construction timeline;
15. Preliminary site plan;
16. Preliminary floor plans;
17. Elevations/renderings;
18. Acknowledgement of relocation assistance (if required); and
19. Title report to verify property ownership.

**4. Modifications in site design after the City Council has approved the project's conditional certificate.** The site design is an approved exhibit to the conditional certificate. If the developer wants to make an amendment in design after Council approval, the program currently requires that the project be returned to the City Council for authorization.

**5. Property owner affordable housing internal reporting.** Yearly reporting requirements for the property owner, at a minimum, under RCW 84.14.100(1) include:

1. A statement of occupancy and vacancy of the property for the past 12 months;
2. A certification by the owner that the property has not changed use and follows requirements for income-restricted housing;
3. A description of changes or improvements constructed after the certificate of tax exemption was issued;
4. Any other information requested by the city (such as data for reporting to the state noted below).

Fulfilling the income-restricted housing requirements involves documentation of income, either at the time of the initial lease, or renewal for rentals, or at sale for owner-occupied housing.

**6. New state auditing requirements.** A city or county must also provide an additional detailed report if it issued a final certificate of tax exemption, or an extension in the prior year. In this detailed report, Commerce requests the following information overall for the tax exemptions issued over the previous year:

1. The number of tax exemption certificates granted;
2. Identifying information for each property using tax exemptions (parcel number/address).
3. The total number, size, and type of units produced;
4. The number, size, and type of units produced meeting affordable housing requirements;

5. The actual development cost of each unit produced;
6. The total monthly rent or total sale amount of each unit produced;
7. The annual household income and household size for each of the affordable units receiving a tax exemption and a summary of these figures for the city or county; and
8. The value of the tax exemption for each project receiving a tax exemption and the total value of tax exemptions granted

This report is due every April 1.

Commerce also requests the following tax and assessment information for the property, which can be obtained from the county assessor:

1. The assessed value of the development that is exempt from taxation during the term of the project;
2. The assessed value of the development that is subject to taxation during the term of the project;
3. The current year levy rate; and
4. The amount of tax exempted and paid in the first year of the exemption.

**H. Anything else?** Yes, the following question always comes up - what income requirements does the City use to determine MFTE program eligibility?

Engrossed Second Substitute Senate Bill 5287 defined the following terms (Note that it did not include an extremely-low income category for MFTE):

"Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households.

"Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area, where the project is located, as reported by the United States department of housing and urban development."

"Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area, where the project is located, as reported by the United States department of housing and urban development.

Lakewood is located in the Tacoma-Lakewood Metropolitan Division within the Seattle-Tacoma Combined Statistical Area. The program income limits are as follows:

<b>MFTE Program Income Eligibility</b>			
<b>Family Size</b>	<b>Extremely-low Income (30 % income limit)</b>	<b>Low-Income (50% income limit)</b>	<b>Moderate-Income (80% income limit)</b>
1	\$22,600	\$37,650	\$60,200
2	\$25,800	\$43,000	\$68,800
3	\$29,050	\$48,400	\$77,400
4	\$32,250	\$53,750	\$86,000
5	\$34,850	\$58,050	\$92,900
6	\$37,450	\$62,350	\$99,800
7	\$40,000	\$66,650	\$106,650
8	\$42,600	\$70,950	\$113,550
Under state law, MFTE does not require the construction of extremely-low income housing units, only low-income and moderate-income. Extremely-low income data is shown for comparative purposes only.			
Income limits effective June 15, 2023.			

**ATTACHMENT B  
ORDINANCE NO. 792**

**AN ORDINANCE AMENDING THE CITY OF LAKEWOOD MUNICIPAL CODE, TITLE 3,  
REVENUE & FINANCE, PROPERTY TAX EXEMPTIONS FOR MULTIFAMILY  
HOUSING, CHAPTER 3.64**

WHEREAS, the Multi-Family Housing Property Tax Exemption (MFTE) program began in 1995, codified as RCW 84.14, to incentivize residential development in urban centers, designated as “residential targeted areas,” for Washington’s largest cities; and

WHEREAS, the City of Lakewood has in place an MFTE program, Lakewood Municipal Code, Title 3, Revenue & Finance, Property Tax Exemptions for Multifamily Housing, Chapter 3.64, originally adopted in 2002, which has been subsequently amended; and

WHEREAS, in 2021, SB 5287 made substantial changes to the Multifamily Housing Tax Exemption (MFTE) Program with the Legislature intending to achieve multiple goals by: Incentivizing the development of multiple-unit housing including creating additional affordable housing; Encouraging urban development and density; Increasing market rate workforce housing; Developing permanently affordable housing opportunities; Promoting economic investment and recovery; and Creating family-wage jobs; and

WHEREAS, the Washington Department of Commerce was charged by the Washington State Legislature to develop guidance, complete a study, evaluate the impact of MFTE programs on cities and develop an MFTE auditing program; and

WHEREAS, the Washington Department of Commerce has completed its work; and

WHEREAS, in response to state legislative changes, the City of Lakewood proposed to make amendments to the City MFTE program; and

WHEREAS, the Community & Economic Development Department, as part of its work plan included an annual report on the City’s MFTE program; and

WHEREAS, on April 19, 2023, the Lakewood Planning Commission, received a presentation regarding updates to Lakewood’s MFTE program; and

WHEREAS, on June 7, 2023, the Lakewood Planning Commission, adopted Resolution 2023-02 recommending amendments to the MFTE program; and

WHEREAS, on June 26, 2023, the Lakewood City Council conducted a study session on the Planning Commission’s recommendations; and

WHEREAS, on November 6, 2023, the Lakewood City Council conducted a duly noticed public hearing on the proposed amendments to the City of Lakewood's MFTE regulations; and

WHEREAS, on November 6, 2023, the Lakewood City Council closed the public hearing; and

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

Section 1. Adoption of Amendments to the Lakewood Municipal Code.

Amendments to the City's Lakewood Municipal Code, Title 3, Revenue & Finance, Property Tax Exemptions for Multifamily Housing, Chapter 3.64, and Title 18A, Land Use and Development Code, Chapter 18A.10, Section 18A.10.180 Definitions. are adopted as summarized below and included in full in Exhibit A.

Section 2. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 3. Effective Date. That this Ordinance shall be in full force and effect thirty (30) days after publication of the Ordinance Summary. ADOPTED by the City Council this 20<sup>th</sup> day of November, 2023.

CITY OF LAKEWOOD

\_\_\_\_\_  
Jason Whalen, Mayor

Attest:

\_\_\_\_\_  
Briana Schumacher, City Clerk

Approved as to Form:

\_\_\_\_\_  
Heidi Ann Wachter, City Attorney

**EXHIBIT A**  
**Ordinance No. 792**

**Chapter 3.64**  
**PROPERTY TAX EXEMPTIONS FOR MULTIFAMILY HOUSING**

**Sections:**

- 3.64.010 Definitions.
- 3.64.020 Property tax exemption – Requirements and process.
- 3.64.030 Residential target area designation and standards.

**3.64.020**  
**Definitions.**

See LMC 18A.10.180 for definitions related to this chapter.

**3.64.020**  
**Property tax exemption – Requirements and process.**

A. Intent. Limited eight (8), ~~or twelve (12)-year or twenty (20)-year~~ exemptions from ad valorem property taxation for multifamily housing are intended to Residential Targeted Areas are intended to:

1. Encourage increased residential opportunities within mixed-use centers additional housing, all types, including permanently affordable housing opportunities, market rate workforce housing, and market rate housing within areas of the City designated by the City Council as residential target areas;
2. Achieve development densities which are more conducive to transit use within areas of the City designated by the City Council as residential target areas;
3. Promote economic investment and recovery and create family-wage jobs; and
4. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in residential target areas to increase and improve housing opportunities.

~~3. Assist in directing future population growth to designated RTAs, thereby reducing development pressure on single-family residential neighborhoods; and~~

~~4. Achieve development densities which are more conducive to transit use.~~

B. Duration of Exemption. The value of improvements qualifying under this chapter will be exempt from ad valorem property taxation for eight (8), twelve (12) or twenty (20) successive years (depending on which ~~whether the property includes an~~ affordable housing component as described in subsections E, ~~and F,~~ or G below of

~~this section~~) beginning January 1<sup>st</sup> of the year immediately following the calendar year of issuance of the Final Certificate of Tax Exemption.

C. Limits on Exemption. The exemption does not apply to the value of land or to the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and non-qualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter.

D. Rehabilitation Provisions. Per RCW 84.14.030, property proposed to be rehabilitated must fail to comply with one or more standards of the applicable state or local building or housing codes on or after July 23, 1995.

E. Eight-Year (8) Exemption Project Eligibility. A proposed project must meet the following requirements for consideration for a property tax exemption:

1. Location. The project must be located within a residential target area, as designated in **LMC 3.64.030(C)**.
2. Size. The project must include at least ~~four~~ fifteen (15) units of multifamily housing within a residential structure or as part of a mixed-use development. A minimum of ~~four~~ fifteen (15) new units must be constructed or at least ~~four~~ fifteen (15) additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for 12 months or more does not have to provide additional units so long as the project provides at least ~~four~~ fifteen (15) units of new, converted, or rehabilitated multifamily housing.
3. Property tax exemptions for Accessory Dwelling Units (ADUs) are not permitted under this Chapter.
4. Permanent Residential Occupancy. At least 50 percent of the space designated for multifamily housing must be provided for permanent residential occupancy, as defined in **LMC 3.64.010**.
5. Proposed Completion Date. New construction multifamily housing and rehabilitation improvements must be scheduled to be completed within three (3) years from the date of approval of the application.
6. Compliance with Guidelines and Standards. The project must be designed to comply with the City's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements, and new construction, must comply with Chapter 15.05 LMC. The project must also comply with any other standards and guidelines adopted by the City Council for the residential target area (RTA) in which the project will be developed.



7. Vacancy Requirement. Existing dwelling units proposed for rehabilitation must have one or more violations of Chapter 15.05 or 15.25 LMC. If the property proposed to be rehabilitated is not vacant or, in the case of applications for property to be developed as new construction which currently has a residential rental structure on it, an applicant must provide each existing household a ~~90~~ one-hundred and twenty (120) calendar-day move notice as well as provide housing of comparable size, quality, and price which meets standards acceptable to the City. If any household being provided a 120-calendar-day move notice is qualified as a low-income household, the applicant will provide the household with moving expenses according to the current Department of Transportation Fixed Residential Moving Costs Schedule.

F. ~~Twelve-Year (12) exemption requirements~~ Exemption Project Eligibility. A proposed project must meet the following requirements for consideration for a 12-year property tax exemption:

1. All requirements set forth in subsection E ~~of this section~~; and
2. The applicant must commit to renting or selling at least twenty (20) percent of the multifamily housing units as affordable housing units to low- and moderate-income households respectively, and the property must satisfy that commitment and any additional affordability and income eligibility conditions adopted by the City of Lakewood. In the case of projects intended exclusively for owner occupancy, the minimum requirement of this subsection may be satisfied solely through housing affordable to moderate-income households.

G. Twenty-year exemption Project Eligibility. A proposed project must meet the following requirements for consideration for a 20-year property tax exemption:

1. Applications accepted through December 31, 2031;
2. All requirements set forth in subsection E above;
3. Must be located in the Lakewood Station District and Springbrook residential target areas only, as designated in Section 3.64.030;
5. Provide 25 dwelling units or more per gross acre;
6. At least 25 percent of the units must be built by or sold to a qualified nonprofit or local government that will assure permanent affordable homeownership to households earning 70 percent Pierce County family median income or less.
  - a. In the case of projects intended exclusively for owner occupancy, households may earn up to 80 percent of the Pierce County family median income.

7. For purposes of this section, "permanently affordable homeownership" means homeownership that, in addition to meeting the definition of "affordable housing" in RCW 43.185A.010, is:

a. Sponsored by a nonprofit organization or governmental entity;

b. Subject to a ground lease or deed restriction that includes:

(1) A resale restriction designed to provide affordability for future low and moderate-income homebuyers;

(2) A right of first refusal for the sponsor organization to purchase the home at resale; and

(3) A requirement that the sponsor must approve any refinancing, including home equity lines of credit; and

c. Sponsored by a nonprofit organization or governmental entity and the sponsor organization:

(1) Executes a new ground lease or deed restriction with a duration of at least 99 years at the initial sale and with each successive sale; and

(2) Supports homeowners and enforces the ground lease or deed restriction.

H. Extension for projects receiving an initial eight-year or 12-year exemption. Any project in the Lakewood Station District and Springbrook Residential Target Areas receiving an eight or 12 year extension may apply for a subsequent 12-year extension in exchange for continued or increased income restrictions on affordable units.; and

1. Application must be received within 18 months of expiration of current exemption;

2. At least 20 percent of the housing must be occupied by households earning no more than 70 percent of the Pierce County family median income;

3. Conversion from market rate to affordable units must comply with the procedures outlined in the City's policies and procedures;

4. Applicants must provide notice to tenants in rent-restricted units at the end of the tenth and eleventh years of the continued 12-year exemption that the exemption will expire and the landlord will provide relocation assistance;

5. Landlords must provide one month's rent as relocation assistance to a qualified tenant in their final month when affordability requirements no longer apply, even when the affordable rent period extends beyond the expiration of the tax exemption;

6. New extensions are not permitted on or after January 1, 2046.

Any project in the Downtown Residential Target Areas receiving an eight or 12-year extension is prohibited from making an application for a 12-year extension.

G]. Application Procedure. A property owner who wishes to propose a project for a tax exemption shall complete the following procedures:

1. File with the Community and Economic Development Department the required application along with the required fees as set in the Lakewood Master Fee Schedule (adopted annually by resolution). If the application shall result in a denial by the City, the City will retain that portion of the fee attributable to its own administrative costs and refund the balance to the applicant.

2. A complete application shall include:

a. A completed City of Lakewood application form setting forth the grounds for the exemption;

b. Preliminary floor and site plans of the proposed project;

c. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter;

d. For rehabilitation projects and for new development on property upon which an occupied residential rental structure previously stood, the applicant shall also submit an affidavit stating that each existing household was sent a 90 one-hundred and twenty day (120) calendar-day move notice and that each household was provided housing of comparable size, quality, and price ~~which meets the Uniform Physical Condition Standards or a similar standard acceptable to the City;~~

e. For any household being provided a 90 one-hundred and twenty (120) - calendar-day move notice that qualifies as a low-income household, the applicant will also submit an affidavit stating that moving expenses have been or will be provided according to the current Department of Transportation Fixed Residential Moving Costs Schedule;

f. In addition, for rehabilitation projects, the applicant shall secure from the City verification of the property's noncompliance with Chapter 15.05 LMC;

g. Verification by oath or affirmation of the information submitted.

J. Application Review and Issuance of Conditional Certificate. The Director may certify as eligible an application which is determined to comply with the requirements of this chapter. A decision to approve or deny an application shall be made within 90 calendar days of receipt of a complete application.

1. Approval. If an application is approved, the applicant shall enter into a contract with the City, subject to approval by resolution of the City Council regarding the terms and conditions of the project. Such contract shall require the applicant to comply with the City's Nuisance Code, Title 8, for the property at issue. Upon Council approval of the contract, the Director shall issue a Conditional Certificate of Acceptance of Tax Exemption. The Conditional Certificate expires three years from the date of approval unless an extension is granted as provided in this chapter.

2. Denial. The Director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within ten (10) calendar days of the denial. An applicant may appeal a denial to the City Council within fourteen (14) calendar days of receipt of notice. On appeal, the Director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the Director's decision. The City Council's decision on appeal will be final.

~~H~~K. Extension of Conditional Certificate. The Conditional Certificate may be extended by the Director for a period not to exceed twenty-four (24) consecutive months. The applicant must submit a written request stating the grounds for the extension, accompanied by a processing fee, the amount of which is listed in the City's Master Fee Schedule. An extension may be granted if the Director determines that:

1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the owner;
2. The owner has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and
3. All the conditions of the original contract between the applicant and the City will be satisfied upon completion of the project.

~~J~~L. Application for Final Certificate. Upon completion of the improvements agreed upon in the contract between the applicant and the City and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a Final Certificate of Tax Exemption. The applicant must file with the Community and Economic Development Department the following:

1. ~~A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property~~ The total number and type of units produced;
2. ~~A description of the completed work and a statement of qualification for the exemption~~ The number, size, and type of units produced meeting affordable housing requirements;

3. ~~A statement that the work was completed within the required three-year period or any authorized extension.~~ The development cost of each unit produced;
4. ~~If applicable, a statement that the project meets the affordable housing requirements as described in subsection F of this section.~~ The total monthly rent or total sale amount of each unit produced, affordable and market rent;
5. The annual income and household size of each renter household for each of the affordable units; and
6. A statement that the work was completed within the required three-year period or any authorized extension.

Within thirty (30)-calendar days of receipt of all materials required for a Final Certificate, the Director shall determine which specific improvements satisfy the requirements of this chapter.

~~K~~ M. Issuance of Final Certificate. If the Director determines that the project has been completed in accordance with the contract between the applicant and the City and has been completed within the authorized time period, the City shall, within ten (10)-calendar days, file a Final Certificate of Tax Exemption with the Pierce County Assessor.

1. Denial and Appeal. The Director shall notify the applicant in writing that a Final Certificate will not be filed if the Director determines that:
  - a. The improvements were not completed within the authenticated time period;
  - b. The improvements were not completed in accordance with the contract between the applicant and the City; or
  - c. The owner's property is otherwise not qualified under this chapter.
2. Within ten (10)-calendar days of receipt of the Director's denial of a Final Certificate, the applicant may file an appeal with the City's Hearing Examiner, as provided in Chapter 1.36 LMC. The applicant may appeal the Hearing Examiner's decision in Pierce County Superior Court under RCW 34.05.510 through 34.05.598, if the appeal is filed within thirty (30)-calendar days of notification by the City to the owner of the decision being challenged.

~~L~~ N. Annual Compliance Review. ~~Within 30 calendar days after the first anniversary of the date of filing the Final Certificate of Tax Exemption, Annually, when requested by the Community & Economic Development Department and each year thereafter,~~ for a period of eight ~~(8)~~- or twelve (12)-, or twenty (20)-years, the property owner shall file a notarized declaration with the Director indicating the following:

1. ~~A statement of occupancy and vacancy of the multifamily units during the previous year~~ The number, size, and type of each unit, market rate and affordable;
2. ~~A certification that the property continues to be in compliance with the contract with the City; and, if applicable, a certification of affordability based on documentation that the property is in compliance with the affordable housing requirements as described in Chapter 84.14 RCW since the date of the certificate approved by the City; The total monthly rent each unit, affordable and market rent; and~~
3. A description of any subsequent improvements or changes to the property.

~~The City staff~~ shall also conduct on-site verification of the declaration. Failure to submit the annual declaration may result in the tax exemption being canceled.

~~MO.~~ Cancellation of Tax Exemption. If the Director determines the owner is not complying with the terms of the contract, the tax exemption will be canceled. This cancellation may occur in conjunction with the annual review or at any other time when noncompliance has been determined. If the owner intends to convert the multifamily housing to another use, the owner must notify the Director and the Pierce County Assessor within 60 days of the change in use.

1. Effect of Cancellation. If a tax exemption is canceled due to a change in use or other noncompliance, the Pierce County Assessor may impose an additional tax on the property, together with interest and penalty, and a priority lien may be placed on the land, pursuant to state legislative provisions.
2. Notice and Appeal. Upon determining that a tax exemption is to be canceled, the Director shall notify the property owner by certified mail. The property owner may appeal the determination by filing a notice of appeal with the City Clerk within thirty (30) - calendar days, specifying the factual and legal basis for the appeal. The Hearing Examiner will conduct a hearing at which all affected parties may be heard and all competent evidence received. The Hearing Examiner will affirm, modify, or repeal the decision to cancel the exemption based on the evidence received. An aggrieved party may appeal the Hearing Examiner's decision to the Pierce County Superior Court.

### **3.64.030**

#### **Residential target area designation and standards.**

A. Criteria. Following a public hearing, the City Council may, in its sole discretion, designate one or more residential target areas (RTAs). Each designated RTA must meet the following criteria, as determined by the City Council:

1. The target area lacks sufficient available, desirable, and convenient residential housing to meet the needs of the public who would likely live in the ~~mixed-use center~~ residential target area, if desirable, attractive, and livable places were available; and

2. The providing of additional housing opportunity in the target area will assist in achieving the following purposes:

- a. Encourage increased residential opportunities within the target area; or
- b. Stimulate the construction of new multifamily housing and the rehabilitation of existing vacant and underutilized buildings for multifamily housing.

3. In designating an RTA, the City Council may also consider other factors, including, but not limited to: whether additional housing in the target area will attract and maintain a significant increase in the number of permanent residents; whether an increased residential population will help alleviate detrimental conditions and social liability in the target area; and whether an increased residential population in the target area will help to achieve the planning goals mandated by the Growth Management Act under RCW 36.70A.020.

4. When designating a residential target area, the city council shall give notice of a hearing to be held on the matter and that notice shall be published, not less than fifteen (15) days nor more than thirty (30) days before the date of the hearing. The notice shall be published on the city's website. The notice must state the time, date, place, and purpose of the hearing and generally identify the area proposed to be designated.

~~4~~ 5. The City Council may, by ordinance, amend or rescind the designation of an RTA at any time pursuant to the same procedure as set forth in this chapter for original designation.

B. Target Area Standards and Guidelines. For each designated residential target area (RTA), the City Council shall adopt basic requirements for both new construction and rehabilitation supported by the City's property tax exemption for multifamily housing program, including the application procedures specified in LMC 3.64.020(I). The City Council may also adopt guidelines including the following:

- 1. Requirements that address demolition of existing structures and site utilization; and
- 2. Building requirements that may include elements addressing parking, building height, density, environmental impact, public benefit features, site security including installation of approved fencing and ingress/egress gates, compatibility with the surrounding property, and such other amenities as will attract and keep permanent residents and will properly enhance the livability of the residential target area. The required amenities shall be relative to the size of the proposed project and the tax benefit to be obtained as determined by the Director.

- a. Minimum parking requirements: studio apartment, one (1) parking space; one (1) bedroom apartment unit, 1.25 parking spaces; two (2) + bedroom apartment, 1.5 parking space; and at least ten (10)-percent of the total parking spaces must be set aside for unreserved guest parking.

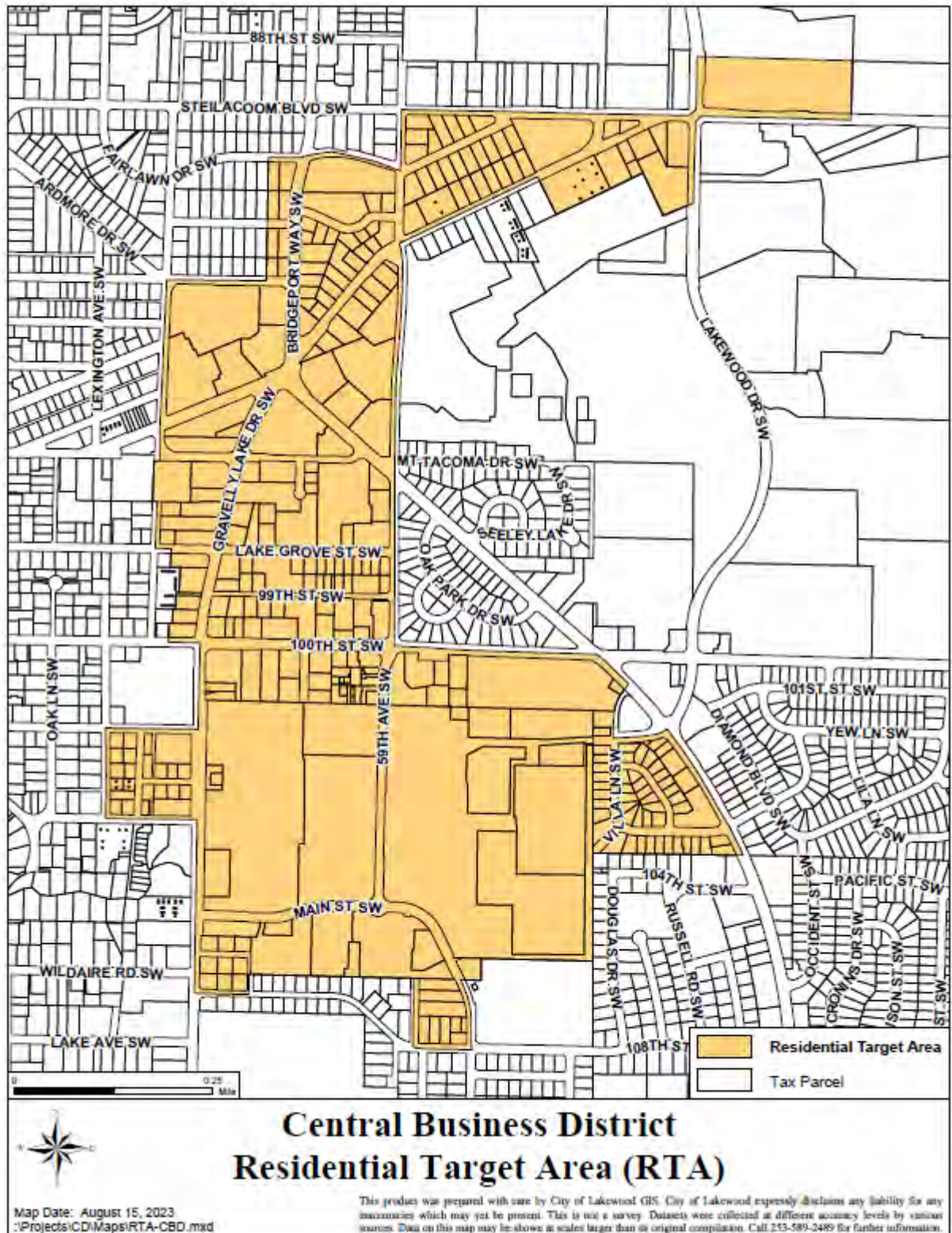
C. Designated Residential Target Areas (RTAs). ~~The boundaries of the RTAs are the RTA boundaries previously established by City Council resolutions at the time of adoption of this chapter, and as such may be updated by future Council action, as depicted on the comprehensive plan future land use and zoning maps. The previous RTA resolutions and maps are incorporated herein by reference, and on file in the City Clerk's office.~~

1. The proposed boundaries of the “residential target areas” include the boundaries of the geographic areas listed below and as indicated in the Comprehensive Plan, which are incorporated herein by reference and on file in the City Clerk’s Office.

*(See next page.)*

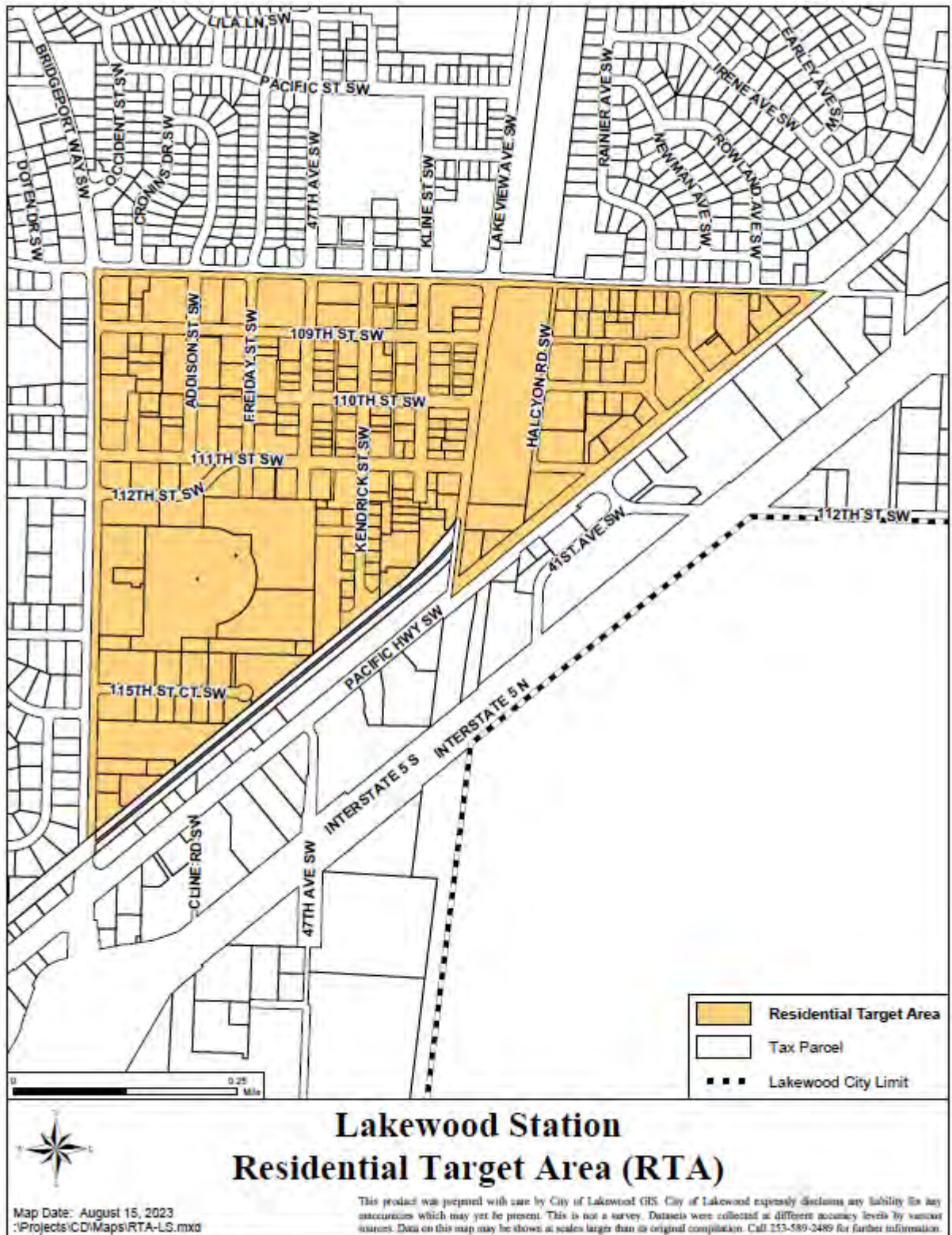
MAP 1: CBD Residential Target Area



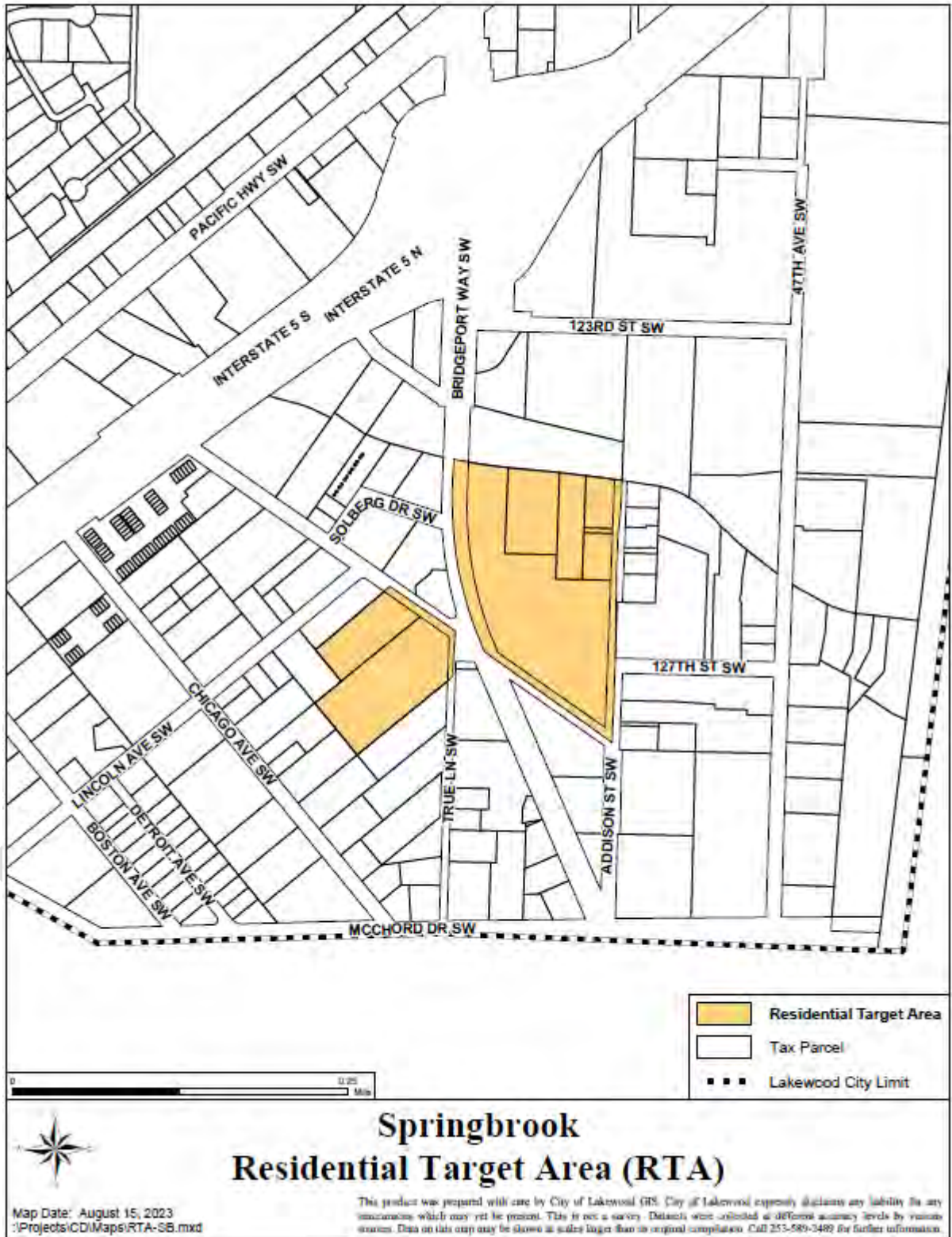


MAP 2: Lakewood Station District Target Area





MAP 3: Springbrook Target Area



**ATTACHMENT C**  
**Draft Contract**

**AGREEMENT REGARDING RESIDENTIAL TARGET AREA CENTER  
DEVELOPMENT**

THIS STIPULATED AGREEMENT is entered into on the date signed below between \_\_\_\_\_ hereinafter referred to as “Applicant,” and the City of Lakewood, Washington, a municipal corporation, hereinafter referred to as “City”.

**PROJECT DESCRIPTION**

The applicant is proposing to construct a \_\_ unit \_\_\_\_\_ development on approximately \_\_ acres located at \_\_\_\_\_ in the City of Lakewood, Washington Pierce County Assessor’s Parcel (APN) # \_\_\_\_\_. The property is located \_\_\_\_\_. The proposed development use type, \_\_\_\_\_, is a primary permitted use in the applicable \_\_\_\_\_ zoning district. The applicant has agreed to construct \_\_\_\_\_ in compliance Chapter \_\_\_\_ of the Lakewood Municipal Code.

The project site is currently \_\_\_\_\_ *(vacant/describe current situation)*. The new development will consist of \_\_\_\_\_ *(describe in detail number of bedrooms & bathrooms by floor, parking, other attributes of the project, and if there is an affordability component. Include reference to chapter in the code)*.

An application for tax exemption was filed with the City of Lakewood In \_\_\_\_\_ *(month and year)*. The application supports the following determinations:

1. The proposed project is located within a designated Residential Target Area;
2. The proposed project meets the definition of multi-family housing pursuant to the \_\_\_\_\_ Lakewood Municipal Code.
3. At least 50 percent of the space will be designated for multifamily housing offering \_\_\_\_\_ permanent residential occupancy
4. The construction is proposed to be completed within 3 years of the date of approval of the \_\_\_\_\_ application.



5. The project complies with the City's comprehensive plan. Additional permits including: design review, site development and building permits will be required. At the time of application the project must comply with all applicable regulations in effect. The project has currently vested under SEPA and design review.

6. There are no existing dwelling units on-site *(if applicable)*.

7. The applicant has committed to renting at least 20% of the multifamily housing units as affordable housing units to low-and moderate-income households *(if applicable)*.

### **CONDITIONS OF TAX EXEMPTION APPROVAL**

The applicant may, upon completion of the multifamily housing and upon issuance by the City of a temporary or permanent certificate of occupancy, request a Final Certificate of Tax Exemption. The request shall be in writing directed to the City Manager and be accompanied by the following:

1. A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;
2. A description of completed work and a statement of qualification for the exemption; and
3. A statement that the work was completed within the required three-year period or any authorized extension.
4. In order to be issued building permits, the proposed development will require SEPA, design review and the buildings must comply with all local plans and regulations.
5. The City requires that building permits must be submitted for this project within 12 months of the date the conditional certificate is issued.
6. The parties to this agreement acknowledge and agree that at the time of completion of this project, the project shall be constructed in conformity with all local plans and regulations that applied to this project at the time the application was approved.

### **TAX EXEMPTION**

Pursuant to RCW 84.14.020, the value of the new residential construction for the project described above shall be exempt from ad valorem property taxation for a period of \_\_\_\_\_ successive years beginning January 1 of the year immediately following the calendar year of issuance of the final certificate of tax exemption. The exemption does not include the value of land or non-housing-related improvements. This exemption does not apply to increases in assessed valuation made by the assessor on non-qualifying portions of

building and value of land nor to increases made by lawful order of a county board of equalization, the department of revenue, or Pierce County to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law. At the conclusion of the exemption period, the new or rehabilitated housing cost shall be considered as new construction for the purposes of chapter 84.55 RCW.

## **STATEMENT OF ADDITIONAL TAX, INTEREST, AND PENALTY**

### **DUE UPON CANCELLATION OF MULTI-FAMILY HOUSING EXEMPTION**

If the exemption is canceled for noncompliance, an additional tax shall be imposed as follows:

- a. The difference between the tax actually paid and the tax which would have been due for the pro rata portion of the tax year following cancellation, and for each tax year thereafter, if the improvements had been valued without exemption, (not to exceed 3 years before discovery of the noncompliance); plus
- b. A penalty of 20 percent of the difference, plus
- c. Interest at the statutory rate provided for delinquent property taxes is due within the times provided by RCW 84.40.350-84.40.390.

The additional tax, penalty and interest constitute a lien by the City of Lakewood upon the land which attaches at the time the property is no longer eligible for exemption, and has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the land may become charged or liable.

## **AFFIRMATION**

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the additional tax liability to which the property will be subject if the exemption authorized by Chapter 3.64 (LMC) is cancelled. I declare under penalty of perjury under the laws of the State of Washington that this application and any accompanying documents have been examined by me and that they are true, correct and complete to the best of my knowledge.

## **AGREEMENT REQUIRES APPROVAL OF CITY COUNCIL**

In accordance with Lakewood Muni. Code 3.64.020 (J), this agreement is subject to approval by the Lakewood City Council. If this agreement is approved, the City of Lakewood shall issue a Conditional Certificate of Acceptance of Tax Administration. If this agreement is rejected by the City

Council, both parties shall be discharged of their obligations under this agreement.

Signed at \_\_\_\_\_, Washington, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature(s) of all Owner(s) and Contract Purchaser(s)

By: \_\_\_\_\_

\_\_\_\_\_

(print name)

This Agreement of tax exemption is hereby **approved**.

\_\_\_\_\_

John Caulfield, City Manager

City of Lakewood, Washington



To: Mayor and City Councilmembers  
From: Tho Kraus, Deputy City Manager  
Through: John J. Caulfield, City Manager *John J. Caulfield*  
Date: November 6, 2023  
Subject: 2024 Property Tax Levy

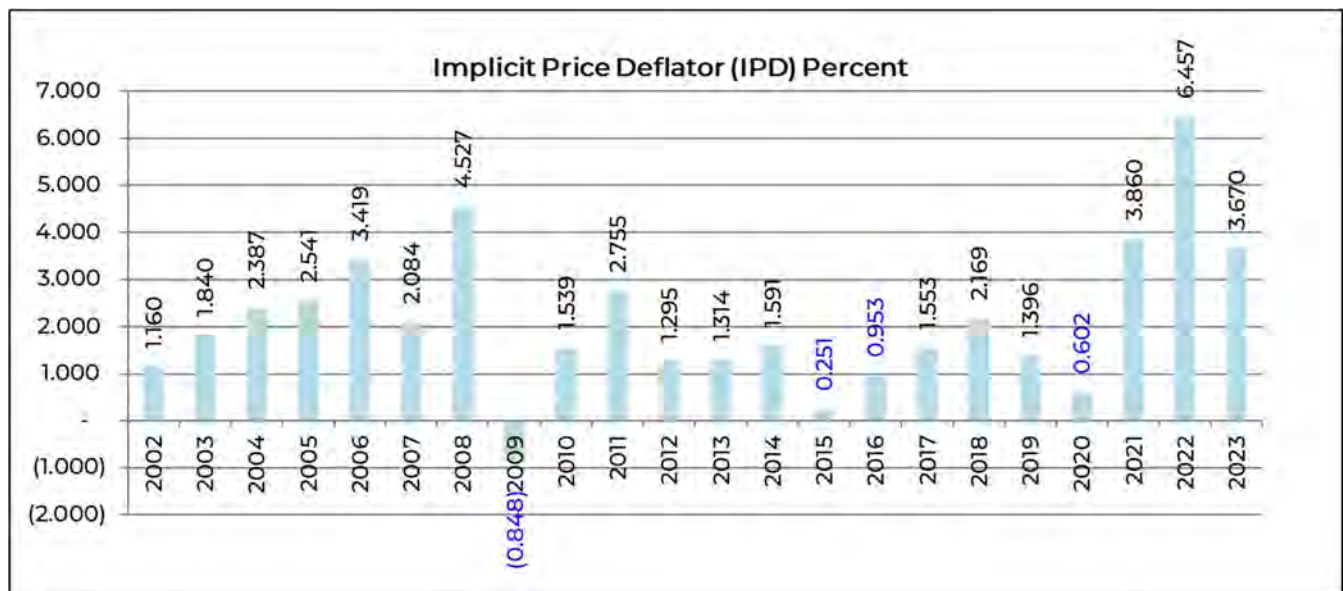
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## BACKGROUND

Washington state law requires cities to hold a public hearing on possible increases in the property tax revenues to be held prior to the time the city levies the taxes. The hearing must be held in November in order to provide the County with the preliminary certification by November 30. The City will have the opportunity to modify its levy certification in December once final information is provided by Pierce County. A public hearing has been scheduled for November 6 for this purpose. Adoption of the property tax levy ordinance is also scheduled for November 20.

Per state law, the City is authorized to increase its property tax annually up to the lesser of Implicit Price Deflator (IPD) or one percent (1%). The rate of inflation is the percent change in the implicit price deflator for personal consumption as published by the Bureau of Economic Analysis on or before the September 25 statutory deadline in RCW 84.55.005.

The most recent publication available on September 25 is the August publication. To calculate the percent change in implicit price deflator for personal consumption for taxes due in 2024, Quarter 2, 2023 value of 126.919 as compared to Quarter 2, 2022 value of 122.426 equates to an increase of 3.670%. This means the City can take the full 1% levy increase in 2024 without the City Council adopting a declaration of substantial need.





## ANALYSIS

According to the Pierce County Assessor-Treasurer's office, the City's total assessed value for 2024 property tax collection is estimated to be \$11.2B, which represents a \$246.8M or 2.3% increase from the City's total assessed value for 2023 property tax collection of \$10.9B.

	2023	2024 Estimate 1% Increase	Change	
			\$	%
Assessed Value	\$10,952,642,723	\$11,199,498,087	\$246,855,364	2.3%
City Levy Rate	\$0.7101	\$0.7082	-\$0.0019	-0.3%
City Property Tax Levy *	\$7,777,892	\$7,931,957	\$154,065	2.0%

*\* The City Property Tax Levy increase of 2.0% includes the 1% increase plus new construction, administrative refunds and increase in state-assessed property.*

The 2023 average home value of \$526K decreased by \$19K to \$507K. The estimated 2024 city portion of property tax impact to the average homeowner compared to 2023 under the two scenarios are:

- Scenario 1 – No Increase: Annual property tax is \$354.36, a decrease of \$18.52 or 5.0%.
- Scenario 2 – 1% Increase: Annual property tax is \$357.88, a decrease of \$15.01 or 4.0%.

The additional annual property tax paid by the average homeowner with the 1% increase compared to no increase is \$3.52.

	2023	2024 Est No Increase	Change from 2023		2024 Est 1% Increase	Change from 2023	
	1% Increase		\$	%		\$	%
AV Average Home	\$525,651	\$507,081	-\$18,570	-3.5%	\$507,081	-\$18,570	-3.5%
City Levy Rate	\$0.7094	\$0.6988	-\$0.0106	-1.5%	\$0.7058	-\$0.0036	-0.5%
City Property Tax Paid	\$372.89	\$354.36	-\$18.52	-5.0%	\$357.88	-\$15.01	-4.0%
Additional property tax paid by average homeowner with 1% increase compared to No increase = \$3.52							

			RECOMMENDED
Factors	2023 Max Per Statute 1%	2024 - Option 1 No Increase 0%	2024 - Option 2 Max Per Statute 1%
Base Levy Amount (Highest Lawful Regular Tax)	\$7,604,186	\$7,769,624	\$7,769,624
Increase	\$76,042	\$0	\$77,696
New Construction Estimate	\$89,396	\$56,922	\$56,922
Administrative Refunds	\$8,268	\$27,716	\$27,716
Additional Revenue from Increase in State-Assessed Property	\$0	\$0	\$0
Total Property Tax Levy	\$7,777,892.23	\$7,854,261	\$7,931,957
Total Property Tax Levy % Increase from Base Levy Amount	2.18%	0.73%	1.73%
Assessed Value	\$10,952,642,723	\$11,199,498,087	\$11,199,498,087
Levy Rate Per \$1,000 AV	\$0.7094	\$0.6988	\$0.7058
City Tax Paid by Average Home Owner Average Home Value for 2023 Property Tax = \$525,651 Average Home Value for 2024 Property Tax = \$507,081	\$372.89	\$354.36	\$357.88
City Tax Paid by Average Home Owner, Change from 2023 - \$	n/a	-\$18.52	-\$15.01
City Tax Paid by Average Home Owner, Change from 2023 - %	n/a	-5.0%	-4.0%

## OPTIONS & CONSIDERATIONS

The options the City Council may take regarding the 2024 property tax levy are:

- Option 1: Levy the property taxes without any increase.
- Option 2: Increase the property tax levy by 1%. - **RECOMMENDED**

Since 2006, the City has enacted the 1% increase. The cumulative impact of not taking the 1% increase in 2024 over the 6-year period (2024-2029) is approximately \$478K.

## NEXT STEPS

- Adoption on November 20, 2023

## ATTACHMENTS

- Additional Information – Administrative Refunds
- Additional Information – State Assessed Property
- Taxable Values – Commercial & Residential Taxable Values and Levy Rates
- New Construction & Added Improvements
- Pierce County Assessor-Treasurer Preliminary 2023 Assessed Values
- Pierce County Assessor-Treasurer Preliminary Highest Lawful Levy Limit 2023 for 2024

## **ADDITIONAL INFORMATION – ADMINISTRATIVE REFUNDS**

Administrative refunds are taxes that had been levied in previous years on properties that have had their taxes abated or cancelled. The following is an outline defining administrative refunds and what they consist of – there are 16 of them:

1. Paid more than once.
2. Paid as a result of manifest error in description.
3. Paid as a result of a clerical error in extending the tax rolls.
4. Paid as a result of other clerical errors in listing property.
5. Paid with respect to improvements which did not exist on assessment date.
6. Paid under levies or statutes adjudicated to be illegal or unconstitutional.
7. Paid as a result of mistake, inadvertence, or lack of knowledge by any person exempted or partially exempted from paying real property taxes.
8. Paid or overpaid as a result of mistake, inadvertence, or lack of knowledge by either a public official or employee or by any person paying the same with respect to real property in which the person paying the same has no legal interest.
9. Paid on the basis of an assessed valuation which was appealed to the county board of equalization and ordered reduced by the board.
10. Paid on the basis of an assessed valuation which was appealed to the state board of tax appeals and ordered reduced by the board. PROVIDED, That the amount refunded under subsections (9) and (10) shall only be for the difference between the tax paid on the basis of the appealed valuation and the tax payable on the valuation adjusted in accordance with the board's order.
11. Paid as a state property tax levied upon property, the assessed value of which has been established by the state board of tax appeals for the year of such levy: PROVIDED, HOWEVER, That the amount refunded shall only be for the difference between the state property tax paid and the amount of state property tax that would, when added to all other property taxes within the 1 percent limitation of the state constitution equal 1 percent of the assessed value established by the board.
12. Paid on the basis of an assessed valuation which was adjudicated to be unlawful or excessive: PROVIDED, that the amount refunded shall be for the difference between the amount of tax payable on the basis of the assessed valuation determined as a result of the preceding.
13. Paid on property acquired under a tax lien. (RCW 84.69.020)
14. Paid on the basis of an assessed valuation that was reduced under RCW 84.48.065.
15. Paid on the basis of an assessed valuation that was reduced under RCW 84.40.039.
16. Abated under RCW 84.70.010

## **ADDITIONAL INFORMATION – STATE ASSESSED PROPERTY**

Utility and transportation companies that are defined in RCW 84.12 whose operations are in more than one county or state are assessed by the Department of Revenues' (DOR) Property Tax Division. These companies include airlines, railroads, electric companies who produce or distribute electricity on the retail or wholesale market, gas pipeline companies who distribute or sell gas on the retail or wholesale market, and telecommunications companies including landline, local and long distance phone and wireless companies. Telecommunications also includes cable companies who have assets in Washington that are used for providing telephone service in more than one county or state. In addition to these companies, DOR also assessed private railcars. These private railcars are most often owned by companies who are not a railroad that pay the railroad companies to transport their cars from place to place, including chemical companies, grain import and export companies, and several companies who are in the business to lease railcars to railroads and others.

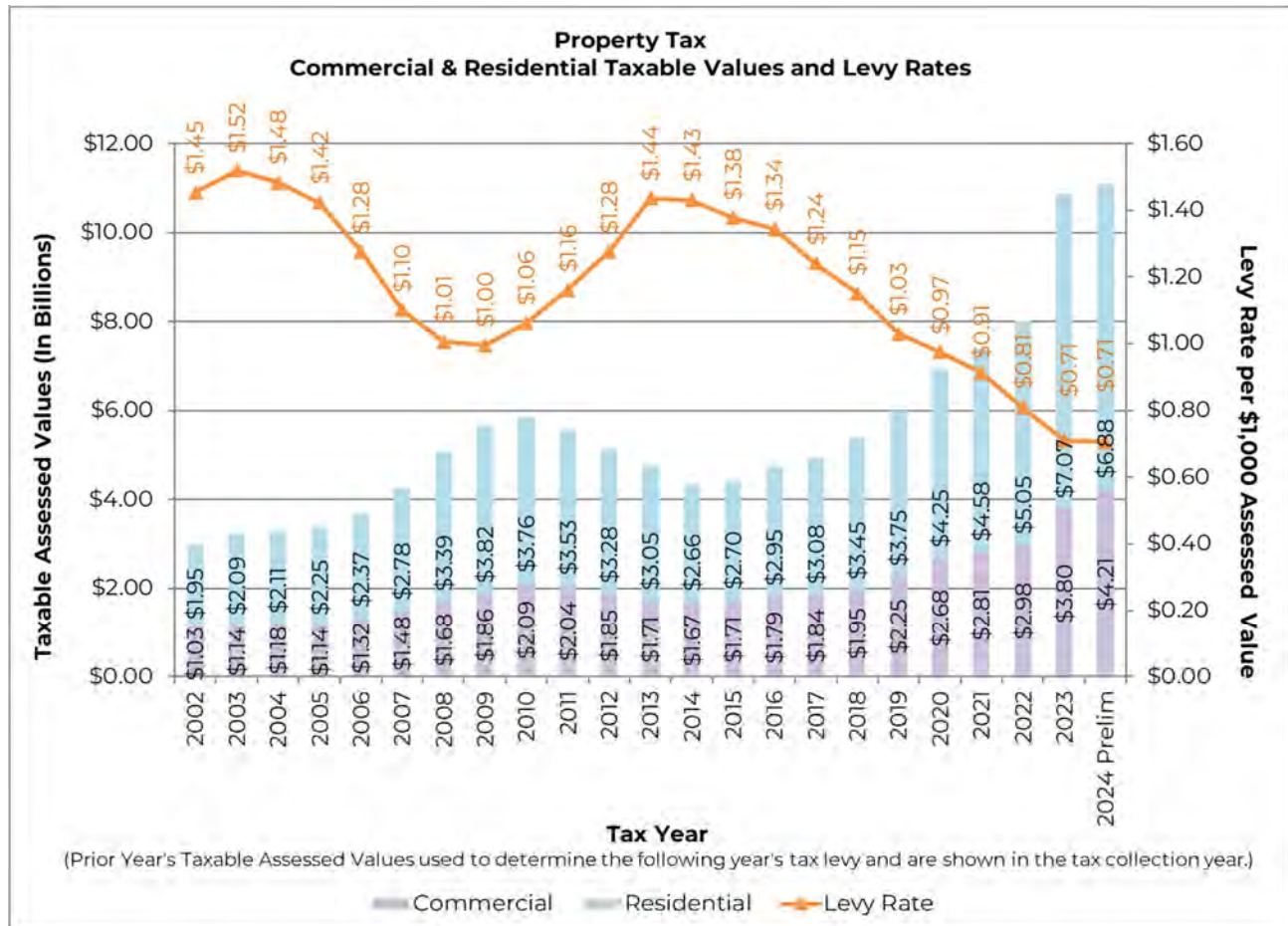
The appraised value of state assessed property is, by law, valued at 100% of market value. State, and in part, federal law require state assessed utilities be valued at the same level of assessment as other property in the same taxing jurisdiction. As a result, it is an equalized value of state assessed utilities that is allocated (apportioned) to all the taxing districts in the state; this includes real and personal property. The real and personal property ratio of each county is applied to the respective real and personal property appraised value of each company that is state assessed, and those values are apportioned to each county by tax code area (TCA).

Utility property appraisal is based on the unit method, property is valued as one thing. As a result, there is no specific value determined for any specific asset that makes up the operating unit. Hence, apportioned value does not directly relate to the value of assets in the TCA to which the assets value has been set. Apportionment is a process of assigning value based on certain metrics which generally consist of historical or original cost, length and size of pipes, miles of rail, etc., tied to the actual location of company assets. If one percent of a company's historical cost, length of pipe, or miles of main railroad track, then 1% is apportioned to all the TCAs in which the company has assets.

## TAXABLE VALUES – COMMERCIAL & RESIDENTIAL TAXABLE VALUES & LEVY RATES

Year	Taxable Values (In Billions)										
	Commercial		Residential		Total	Change From Prior Year					
						Commercial		Residential		Total	
						\$	%	\$	%	\$	%
2002	\$1.03	35%	\$1.95	65%	\$2.98	\$0.06	5.6%	\$0.14	7.5%	\$0.19	6.8%
2003	\$1.14	35%	\$2.09	65%	\$3.23	\$0.10	10.1%	\$0.14	7.1%	\$0.24	8.2%
2004	\$1.18	36%	\$2.11	64%	\$3.28	\$0.04	3.3%	\$0.02	0.9%	\$0.06	1.7%
2005	\$1.14	34%	\$2.25	66%	\$3.38	(\$0.04)	-3.1%	\$0.14	6.5%	\$0.10	3.1%
2006	\$1.32	36%	\$2.37	64%	\$3.69	\$0.18	15.6%	\$0.13	5.6%	\$0.30	9.0%
2007	\$1.48	35%	\$2.78	65%	\$4.27	\$0.17	12.8%	\$0.41	17.3%	\$0.58	15.7%
2008	\$1.68	33%	\$3.39	67%	\$5.07	\$0.19	12.9%	\$0.61	21.9%	\$0.80	18.8%
2009	\$1.86	33%	\$3.82	67%	\$5.67	\$0.18	10.7%	\$0.42	12.5%	\$0.60	11.9%
2010	\$2.09	36%	\$3.76	64%	\$5.85	\$0.23	12.5%	(\$0.06)	-1.5%	\$0.18	3.1%
2011	\$2.04	37%	\$3.53	63%	\$5.57	(\$0.05)	-2.2%	(\$0.23)	-6.2%	(\$0.28)	-4.8%
2012	\$1.85	36%	\$3.28	64%	\$5.13	(\$0.19)	-9.3%	(\$0.25)	-7.1%	(\$0.44)	-7.9%
2013	\$1.71	36%	\$3.05	64%	\$4.77	(\$0.14)	-7.5%	(\$0.22)	-6.8%	(\$0.36)	-7.1%
2014	\$1.67	39%	\$2.66	61%	\$4.33	(\$0.05)	-2.7%	(\$0.39)	-12.8%	(\$0.44)	-9.2%
2015	\$1.71	39%	\$2.70	61%	\$4.41	\$0.04	2.7%	\$0.03	1.2%	\$0.08	1.8%
2016	\$1.79	38%	\$2.95	62%	\$4.74	\$0.08	4.8%	\$0.25	9.4%	\$0.33	7.6%
2017	\$1.84	37%	\$3.08	63%	\$4.93	\$0.05	2.7%	\$0.14	4.6%	\$0.18	3.9%
2018	\$1.95	36%	\$3.45	64%	\$5.40	\$0.11	5.8%	\$0.36	11.8%	\$0.47	9.5%
2019	\$2.25	37%	\$3.75	63%	\$6.00	\$0.30	15.4%	\$0.31	8.9%	\$0.61	11.2%
2020	\$2.68	39%	\$4.25	61%	\$6.93	\$0.43	19.1%	\$0.50	13.3%	\$0.93	15.4%
2021	\$2.81	38%	\$4.58	62%	\$7.39	\$0.13	4.9%	\$0.33	7.7%	\$0.46	6.6%
2022	\$2.98	37%	\$5.05	63%	\$8.03	\$0.17	6.1%	\$0.47	10.3%	\$0.64	8.7%
2023	\$3.80	35%	\$7.07	65%	\$10.87	\$0.81	27.3%	\$2.02	40.1%	\$2.84	35.3%
2024 Prelim	\$4.21	38%	\$6.88	62%	\$11.10	\$0.41	10.9%	(\$0.19)	-2.7%	\$0.23	2.1%

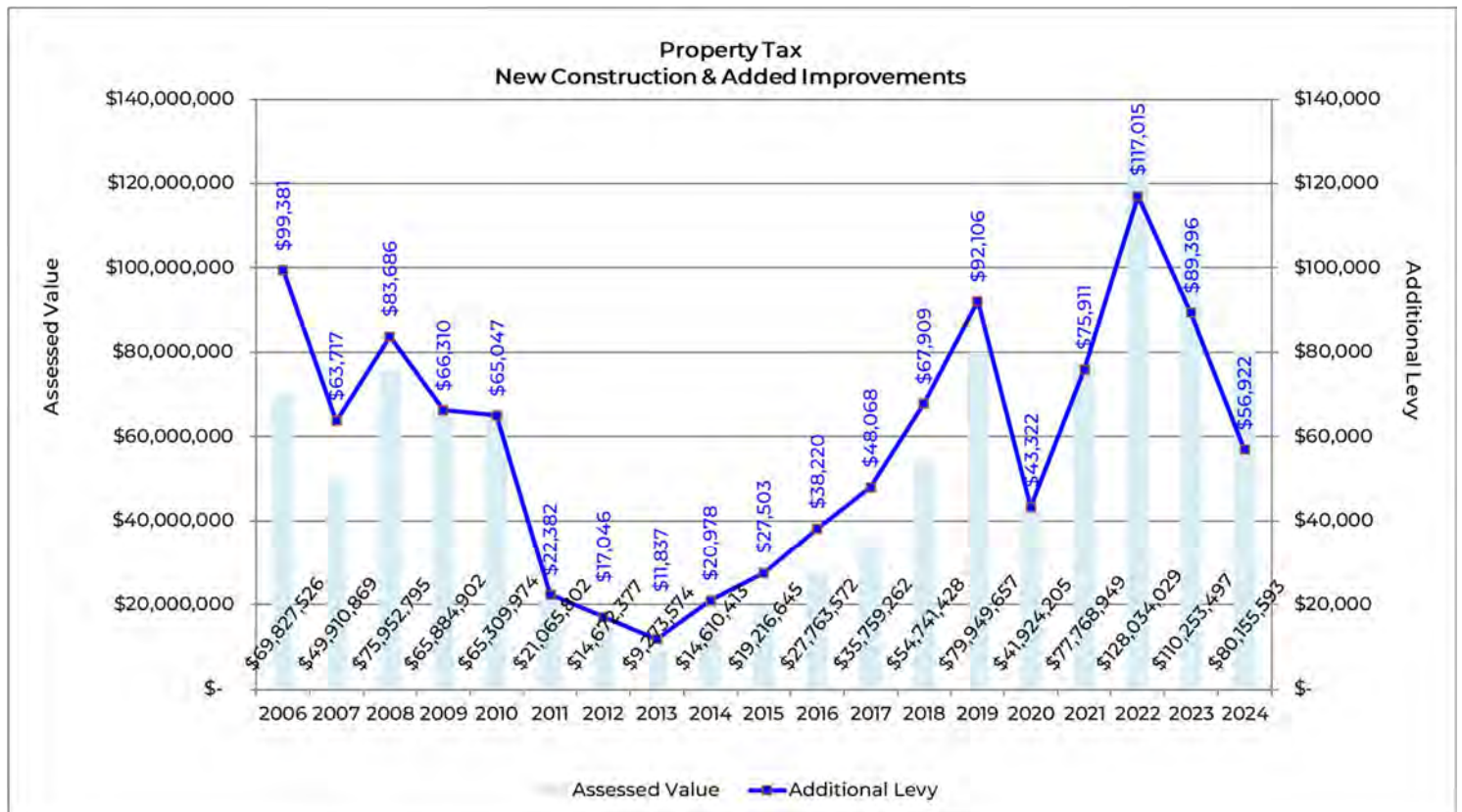
Taxable values are from the prior year which are used to determine the following year's levy rate and are shown in the applicable tax collection year. Values listed above continue to be adjusted after the certification of value due to exemptions, board of equalization actions, destroyed property, etc.



## NEW CONSTRUCTION & ADDED IMPROVEMENTS

New Construction & Added Improvement						
Tax Year	Taxable Value*	Additional Levy	Change From Prior Year			
			Assessed Value		Additional Levy	
			\$	%	\$	%
2006	\$ 69,827,526	\$ 99,381	n/a	n/a	n/a	n/a
2007	\$ 49,910,869	\$ 63,717	\$ (19,916,657)	-28.5%	\$ (35,664)	-35.9%
2008	\$ 75,952,795	\$ 83,686	\$ 26,041,926	52.2%	\$ 19,969	31.3%
2009	\$ 65,884,902	\$ 66,310	\$ (10,067,893)	-13.3%	\$ (17,377)	-20.8%
2010	\$ 65,309,974	\$ 65,047	\$ (574,928)	-0.9%	\$ (1,263)	-1.9%
2011	\$ 21,065,802	\$ 22,382	\$ (44,244,172)	-67.7%	\$ (42,665)	-65.6%
2012	\$ 14,672,377	\$ 17,046	\$ (6,393,425)	-30.3%	\$ (5,335)	-23.8%
2013	\$ 9,273,574	\$ 11,837	\$ (5,398,803)	-36.8%	\$ (5,209)	-30.6%
2014	\$ 14,610,413	\$ 20,978	\$ 5,336,839	57.5%	\$ 9,141	77.2%
2015	\$ 19,216,645	\$ 27,503	\$ 4,606,232	31.5%	\$ 6,526	31.1%
2016	\$ 27,763,572	\$ 38,220	\$ 8,546,927	44.5%	\$ 10,717	39.0%
2017	\$ 35,759,262	\$ 48,068	\$ 7,995,690	28.8%	\$ 9,848	25.8%
2018	\$ 54,741,428	\$ 67,909	\$ 18,982,166	53.1%	\$ 19,841	41.3%
2019	\$ 79,949,657	\$ 92,106	\$ 25,208,229	46.0%	\$ 24,197	35.6%
2020	\$ 41,924,205	\$ 43,322	\$ (38,025,452)	-47.6%	\$ (48,784)	-53.0%
2021	\$ 77,768,949	\$ 75,911	\$ 35,844,744	85.5%	\$ 32,589	75.2%
2022	\$ 128,034,029	\$ 117,015	\$ 50,265,080	64.6%	\$ 41,104	54.1%
2023	\$ 110,253,497	\$ 89,396	\$ (17,780,532)	-13.9%	\$ (27,618)	-23.6%
2024	\$ 80,155,593	\$ 56,922	\$ (30,097,904)	-27.3%	\$ (32,475)	-36.3%

\* County assessors are authorized to place any property that increased in value due to new construction on the assessment rolls up to August 31<sup>st</sup> of each year at the true and fair value as of July 31<sup>st</sup> of that year.







**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](http://www.piercecountywa.org/atr)

September 8, 2023

OFFICIAL NOTIFICATION TO: LAKEWOOD

RE: 2023 PRELIMINARY ASSESSED VALUES

**FOR REGULAR LEVY**

Total Taxable Regular Value	11,199,498.087
Highest lawful regular levy amount since 1985	7,847,320.06
Additional revenue from current year's NC&I	56,921.56
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	27,715.76
<i>Additional revenue from administrative refunds not allowed if limited by statutory rate limit</i>	
Court Order Refunds	0.00
Prior Year's Additional revenue from increase in state-assessed property	0.00
Total Allowable Levy (as controlled by the limit calculation)	7,931,957.39
Last year's certified levy amount (including refunds)	7,777,891.82

**FOR EXCESS LEVY**

Taxable Value	11,111,347,242
Timber Assessed Value	-
Total Taxable Excess Value	11,111,347,242
New Construction and Improvement Value	80,155,593

*If you need assistance or have any questions regarding this information, please contact Kim Alflen  
253.798.7114 [kim.alflen@piercecountywa.gov](mailto:kim.alflen@piercecountywa.gov)*



## Pierce County

**Mike Lonergan, Assessor-Treasurer**

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ATLAS (253) 798-3333  
www.piercecountywa.org/atr

### PRELIMINARY LAWFUL LEVY LIMIT 2023 FOR 2024

LAKEWOOD

> 10,000

#### REGULAR TAX LEVY LIMIT:

2022

- A. Highest regular tax which could have been lawfully levied beginning with the 1985 levy [refund levy not included] times limit factor (as defined in RCW 84.55.005).

7,769,623.82

1.01

7,847,320.06

- 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).

80,155,593

0.710138367215

56,921.56

- C. 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).

75,451,132

75,451,132

0.00

0.710138367215

LAST YEAR'S ADDITIONAL REVENUE FROM INCREASE IN STATE ASSESSED VALUE

0.00

#### D. REGULAR PROPERTY TAX LIMIT (A + B + C)

7,904,241.63

#### 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.

7,904,241.63

11,199,498.087

0.705767487846

- F. Annexed area's current assessed value including new construction and improvements times rate found in E above.

0.00

0.705767487846

0.00

#### G. NEW LEVY LIMIT FOR ANNEXATION (D + F)

7,904,241.63

#### 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)

7,904,241.63

27,715.76

7,931,957.39

#### I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G,or H)

7,931,957.39

- J. Amount of levy under statutory rate limitation.

11,199,498.087

2.031887680787

22,756,122.19

#### K. LESSER OF I OR J

7,931,957.39

WTA DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION



ORDINANCE NO.

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 2024 by taxation on the assessed valuation of the property of the City; and setting the property tax levy rate for 2024.

WHEREAS, the City Council of the City of Lakewood has met and considered its budget for the budget years 2023/2024; and

WHEREAS, the City Council conducted the public hearing on the 2024 property tax levy on November 6, 2023; 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 \$7,777,892; 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 2024 is \$7,847,320, 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 \$77,696; additional revenue from new construction in the amount of \$56,922; administrative refunds in the amount of \$27,716; and an increase from state-assessed property in the amount of \$0 for a total preliminary 2024 property tax levy of \$7,931,957.

SECTION 2. Dollar and Percentage Increase from the 2023 Actual Property Tax Levy. The dollar amount of the increase over the actual 2023 levy of \$7,777,892 (which is the regular levy of \$7,769,624 plus administrative refunds of \$8,268) is \$69,428 and 0.893%. 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 2024 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 2024 is hereby levied upon real and personal property subject to taxation in the City as follows:

Estimated 2024 Tax Levy

True and Fair Value of Tax Base: \$11,199,498,087

Estimated Levy Rate: \$0.7058

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 20<sup>th</sup> day of November, 2023.

CITY OF LAKEWOOD

\_\_\_\_\_  
Jason Whalen, Mayor

Attest:

\_\_\_\_\_  
Briana Schumacher, City Clerk

Approved as to Form:

\_\_\_\_\_  
Heidi Ann Wachter, City Attorney

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> November 6, 2023	<b>TITLE:</b> Resolution authorizing Tax Increment Financing project analysis review.	<b>TYPE OF ACTION:</b>  — ORDINANCE NO. <u>X</u> RESOLUTION NO. 2023-11
<b>REVIEW:</b> October 23, 2023	<b>ATTACHMENTS:</b> Resolution; Memo from Stowe Development & Strategies	— MOTION NO.  — OTHER

**SUBMITTED BY:** Becky Newton, Economic Development Manager

**RECOMMENDATION:** It is recommended that the City Council authorize the City Manager to sign documentation for submission to the Office of the Treasurer, State of Washington for Tax Increment Financing (TIF) project analysis review.

**DISCUSSION:** The City engaged Stowe Development & Strategies to work with the City on creating a TIF project within the Downtown subarea.

Step 1 of the review has been completed which included identification of infrastructure improvements needed, evaluation of several potential Tax Increment Areas (TIAs), preparation of preliminary But-For-Requirement Analysis, and projection of preliminary TIF revenues available to support the City's identified targeted public improvements.

We are proceeding to Step 2, which includes preparation and submission of, 1) the Project Analysis Report to the Office of the State Treasurer; 2) recommendation of refinements to the TIA; 3) refinement of TIF revenues; 4) preparation of the financing plan; 5) creating and managing public briefings; 6) outreach to impacted taxing districts; and 7) creation of the TIA Ordinance for Council consideration.

**ALTERNATIVE(S):** Approve or deny the resolution.

**FISCAL IMPACT:** A review of preliminary potential fiscal impacts are included in the memo provided as a part of this packet.

Becky Newton  
Prepared by

  
City Manager Review

Dave Bugher  
Department Director

## RESOLUTION NO. 2023-11

A RESOLUTION of the City Council of the City of Lakewood, Washington, authorizing the City Manager to sign documentation for submission to the Office of the Treasurer, State of Washington, for Tax Increment Financing project analysis review.

WHEREAS, for many years the City has been studying, evaluating, designing and completing key infrastructure improvements to enable residential and commercial use development within the Lakewood Downtown; and

WHEREAS, the City has identified a proposed Tax Increment Area (TIA) of approximately 131 acres of property that is being planned for residential and commercial development and is in need of substantial infrastructure improvements to support the desired development; and

WHEREAS, the TIA has the opportunity, if developed, to provide a variety of housing types, parks, open space and commercial amenities for the community providing for increased tax revenues to support City services and providing employment opportunities for the residents of the City; and

WHEREAS, the Washington State Legislature, during its 2021 legislative session, enacted Engrossed Substitute House Bill 1189 as Chapter 207, Laws of 2021, titled "AN ACT Relating to tax increment financing" and codified as Chapter 39.114 RCW (the "TIF Act"), which authorizes local governments, including cities, to carry out tax increment financing of public improvements needed to support vital private economic development projects; and

WHEREAS, City management has identified the TIF public improvements (TIF Projects) to support the desired development based on market conditions necessary to accommodate housing demands and commercial tenants.

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

Section 1. Step 1 of the TIF Strategy Goals have been completed: 1) Identify infrastructure improvements needed; 2) Evaluate several potential TIAs; 3) Prepare preliminary But-For-Requirement Analysis; and 4) Project preliminary TIF revenues available to support the City's identified targeted public improvements.

Section 2. City Council has authorized advancing to step 2: 1) Prepare and submit the Project Analysis Report to the Office of the State Treasurer; 2) Recommend potential refinements to the TIA as needed; 3) Refine TIF revenues; 4) Prepare financing plan based on selected targeted improvements; 5) Create and manage Public Briefings and outreach to impacted taxing districts; and 6) Create TIA Ordinance for Council consideration.

Section 3. This Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 6<sup>th</sup> day of November, 2023.

CITY OF LAKEWOOD

---

Jason Whalen, Mayor

Attest:

---

Briana Schumacher, City Clerk

Approved as to form:

---

Heidi Ann Wachter, City Attorney

October 3, 2023

## MEMORANDUM

**TO:** John Caulfield, City Manager, City of Lakewood  
Becky Newton, Economic Development Manager, City of Lakewood

**FROM:** Bob Stowe, Stowe Development & Strategies

**SUBJECT: LAKEWOOD TAX INCREMENT FINANCING (TIF) STRATEGY**

In June 2023, the City of Lakewood selected Stowe Development & Strategies in association with ECONorthwest (SDS/ECO team) to conduct a tax increment financing analysis for the purpose of spurring viable development supporting the Lakewood's Town Center and Downtown Sub Area Plan (Downtown Plan)

Our workplan includes a two-step approach designed to provide a predictable sequence of actions delivering a targeted and high value TIF Strategy and Implementation Plan. The two-step approach was also planned to coincide with the development and adoption of the City's Downtown Plan.

Below are the key elements of the two-step approach.

### Step 1: TIF Strategy

#### Goals:

- Identify and assess potential targeted TIF infrastructure improvements in collaboration with the City.
- Evaluate several potential TIA's leading to preliminary TIA
- Prepare preliminary But-For-Requirement Analysis
- Project preliminary TIF revenues available to support the City's identified targeted public improvements.

### Step 2: TIF Implementation & Report

#### Goals:

- Prepare and submit the Project Analysis Report to the Office of the State Treasurer including a comparison of scenarios with the proposed public improvements and without the proposed public improvements: The But-For-Requirement.
- Recommend potential refinements to the TIA as needed.
- Refine TIF Revenues.
- Prepare potential financing plan based on selected targeted improvements.
- Create and manage the Public Briefings, including reaching out to impacted taxing districts.
- Create the TIA Ordinance for Council Consideration.

The purpose of this memorandum is to summarize Step 1 actions, address any questions, and affirm or modify the recommended TIF Strategy before proceeding to Step 2.

## Introduction/Summary

A Steering Committee, comprised of various City Staff and consultants, led by Economic Development Manager Becky Newton held several meetings with the SDS/ECO team to provide direction to create the best strategy moving forward when considering a TIF for the City's Downtown Plan.

Tax Increment Financing (TIF) is a powerful economic development tool and was adopted into law in Washington State in 2021. The Washington State Legislature created the TIF authority through House Bill 1189 (codified as Chapter 39.114 RCW) for a city, county, or port to create a tax increment area (TIA). TIFs are used throughout the United States to promote economic development.

In general, our State's TIF is a financing option that allows a public agency (city, county, or port) to fund publicly-owned infrastructure determined necessary to encourage the envisioned private development within a TIA designated by the public agency. As private development occurs (as a result of the public agencies investment in the identified public improvements), property values rise, and the public agency uses the property tax generated by that development in the TIA to pay for the public improvement projects. After the project costs are paid, the public agency retires the TIA.

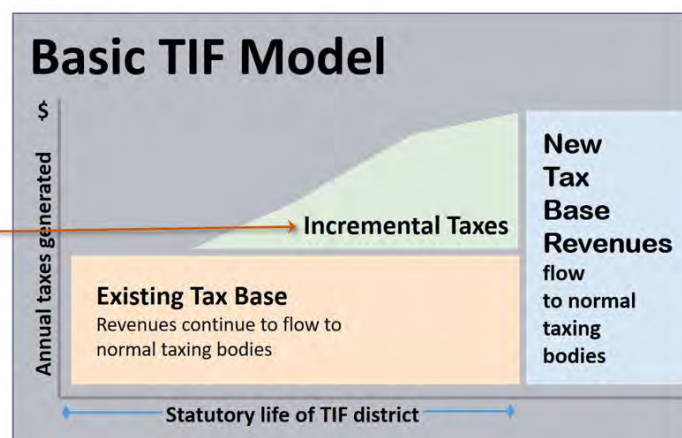
Figure 1: Basic TIF Model

**Generally, TIF captures property taxes generated from the increased assessed valuation on the site that results from private development following infrastructure investment.**

**Washington State TIF law excludes State property tax and voter approved school levies.**

Revenues from **REGULAR** property taxes assessed against the **Increment Value** only, are captured:

- ✓ To pay "public improvement costs"
- ✓ To **repay bonds** issued for "public improvements"



Source: Stowe Development & Strategies, 2023

There are several key limitations to TIF in this State which include the following:

- No more than two active increment areas per sponsoring jurisdiction and they may not overlap.
- Increment areas may not total more than \$200 million in assessed valuation, or more than 20% of the total assessed valuation of the sponsoring jurisdiction, whichever is less.
- Cannot add additional public improvements or change the boundary of the increment area once adopted.
- Must include a deadline of 5 years following the TIF adoption ordinance by when construction of public improvements will begin (ability to extend for good cause).
- The local government may only receive TIF revenues for the period of time necessary to pay the costs of the public improvements.
- If the local government finances the public improvements, the increment area must be retired no more than 25 years after the adoption of the ordinance designating the increment area.

A key element and consideration when forming a TIA is to evaluate the risks associated with such an action along with the development of a mitigation plan. Using local property tax revenues to finance certain public improvements can encourage and generate the desired or envisioned private development; however, using TIF has risks. The largest risks are that: 1) the expected private development does not occur; occurs slower than expected; and/or, the type of development and its magnitude is less than expected, and, 2) the cost projected for the infrastructure improvements is higher than projected. These risks impact the expected revenues to be generated within the TIA or the costs for the identified public infrastructure improvements. If risks are not mitigated, a local government must then use other sources of revenue to pay for the public improvements. Other related risks include over-investment of infrastructure funding by TIF which can waste limited tax dollars for other uses. Local governments can guard against and potentially avoid the over-investing and under-investing by carefully evaluating the local market conditions and performing the analysis associated with the But-For-Requirement identified in this memorandum. When TIF is used correctly, the growth and development pay for the infrastructure investments that encouraged it.

A risk and mitigation plan will be developed during Step 2 along with other analysis identified in the Next Steps at the conclusion of this memorandum. This plan will also examine other anticipated revenues from the projected private development (e.g., sales tax on construction, on-going sales tax and utility taxes) and the potential to sequence the appropriate infrastructure improvements with multiple bond issues over time (e.g. 5-year period) to better manage potential development and revenue risk

The City of Lakewood has been planning for land use and public improvements for its downtown as part of its Council approved Downtown Plan adopted in October of 2018. A major goal of the City of Lakewood is to create a Downtown focused in the Central Business District (CBD) zone, redeveloping it into a rich urban area with civic amenities, walkable streets, and a mix of uses including housing, entertainment, restaurants, and retail.

The Lakewood Downtown Plan encompasses over 315 parcel acres, with three districts that illustrate different characters (see Figure 2).

Colonial: This district includes colonial-style commercial buildings. It includes the historic Lakewood Theater, which has not operated for approximately 20 years.

Figure 2: Downtown Plan Area



Source: City of Lakewood, 2023



**East District:** This district at the intersection of Bridgeport Way SW and 100th Street SW has a mix of large auto-oriented commercial centers and smaller strip-commercial properties along arterials.

The City vision for downtown is that it is seen as the heart of Lakewood. Downtown is where people go to do fun things, see friends and neighbors, eat good food, and experience the cultural diversity of the City. Downtown brings a strong sense of pride for the community by celebrating all things Lakewood and bringing a strong sense of identity to the City and its people. Downtown is best experienced by walking or accessible, and connected.

## Guiding Principles

**Concept Plan:** The overall concept plan was initially developed during the 2017 charrette and informed by the public design exercise, public input to date, and insights from the planning and design team based on best practices and experience on similar projects (See Figure 3). The following are highlights from the concept plan:

Green Street Loop: To address the lack of park space, improve public streets, and improve circulation for pedestrians and bicyclists the Green Street Loop will include park like elements, green infrastructure, and support redevelopment in Downtown.

New Public Streets: The Downtown lacks a dense and walkable street grid to support urban development, circulation, and an active public realm.

**Central Park: A new urban park of between two to four acres is proposed just north of City Hall to serve as the main gathering space for the community and to include a variety of features and programming.**

Revised Gravelly Lake Drive: As part of the Green Street Loop, a revised road design for Gravelly Lake Drive SW is proposed. The revision will allow for expanded sidewalks and a multi-use path on the east side of the street.

Catalyst Sites: Catalyst sites are the best opportunities to weave together public improvements in infrastructure and amenities with infill and redevelopment by the private sector. The best opportunities for redevelopment based on vacant and underutilized sites, and large surface parking areas, and surrounding context have been identified as catalyst sites in the near term to further the implementation of this Plan.

Motor Avenue Plaza: The City recently constructed a large central plaza, a pedestrian promenade, street trees, landscaping, and public art opportunities.

The City Downtown Plan was created to ensure the following

- The heart of the community and civic life
- Where all modes of travel are possible
- Designed for people to walk and bike
- Designed to be accessible by all ages and abilities
- Safe and welcoming
- Livable and affordable
- Where people of all ages go to do fun things, indoor and outdoor
- Rich with cultural diversity
- Sustainable and connected to nature
- Part of a thriving local economy and offering entrepreneurial opportunities
- A source of pride and identity for Lakewood
- Where people live, work, meet, play, shop, and eat

## But-For-Requirement

Washington State's TIF law requires its local government sponsor to make the following findings:

- (i) The public improvements proposed to be paid or financed with tax allocation revenues are expected to encourage private development within the increment area and to increase the assessed value of real property within the increment area;
- (ii) Private development that is anticipated to occur within the increment area as a result of the proposed public improvements will be permitted consistent with the permitting jurisdiction's applicable zoning and development standards;
- (iii) The private development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future without the proposed public improvements; and,
- (iv) The increased assessed value within the increment area that could reasonably be expected to occur without the proposed public improvements would be less than the increase in the assessed value estimated to result from the proposed development with the proposed public improvements.

These findings (specifically sections i, ii, and iv) are commonly referred to as the “But-For-Requirement”. The name comes from the assertion that private development would not occur but-for the use of TIF. This requirement is a foundational element of TIF which directs public tax dollars generated by the development to only those public improvement projects necessary to support the proposed development. Although TIF is new to Washington State governments, the But-For-Requirement and associated analysis is not. Many local governments that have invested in infrastructure as part of economic development projects have examined the public agency's return on its infrastructure investment from the generation of on-going tax revenues associated with new development. Additionally, for most local governments, infrastructure demand exceeds revenue capacity, forcing local governments to make priority decisions regarding infrastructure projects that get funded with tax dollars and determining which projects can be paid for by developers. The But-For-Requirement for TIF formalizes the analysis and requires the local government sponsoring TIF to provide convincing evidence showing that tax dollars from the TIA are necessary to make the development possible.

If proposed development would occur without TIF, public tax dollars should not be used because it will cost taxpayers more than it should for the resulting development or growth. However, if TIF is used to encourage a development that would not otherwise happen, the tax base can be increased. A larger tax base helps pay for needed services and can control the growth of new taxes. The But-For-Requirement is critical as a means to determining the proper use for public tax dollars.

If the cost of the proposed TIF infrastructure below (estimated at \$15 million) were required to be funded by private developers it would likely mean that only the most profitable developments could be built, reducing the size and scale of the public amenities associated with the proposed two large parks designed to attract private development.

During Step 2, we will further examine the But-For-Requirement achieving compliance with State law.



## Infrastructure Need

The City has identified potential park areas that will incentivize private development within the TIA. Park areas were identified as part of the City's recently adopted Downtown Plan. Actual locations have not yet been determined. Cost estimates for park space include:

Acquisition:	\$2 million	(an additional \$2 million will be dedicated through the City Opportunity fund)
Park Amenities	\$13 million	
Total (TIF)	\$15 million	

*\*grass, restroom, water feature/splash facility, benches, play features, etc.*

**Figure 4: Park Concepts**

### Park Concepts

Recognizing the value of gathering spaces and active, healthy lifestyles by residents and businesses, coupled with the current lack of parks and recreation space, this Plan proposes a focal central park and a linear green street connection most of the Plan area. Connections to adjacent parks, including Active Park and Seeley Lake Park, are also proposed.

**Central Park Case Studies**



Downtown Puyallup – Pioneer Park – 2 acres

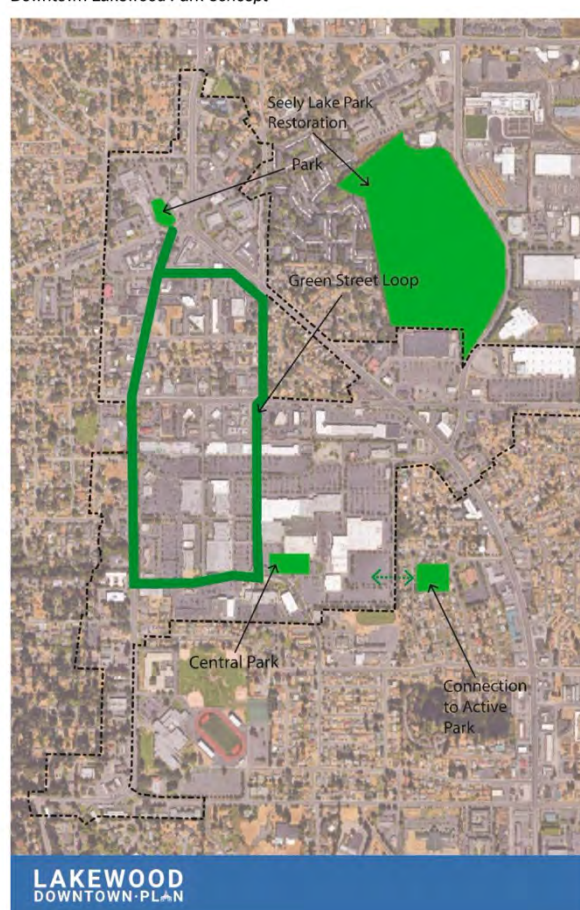


Downtown Burien – 1 acre



Downtown Redmond – 2 Acres, Under Construction

**Downtown Lakewood Park Concept**

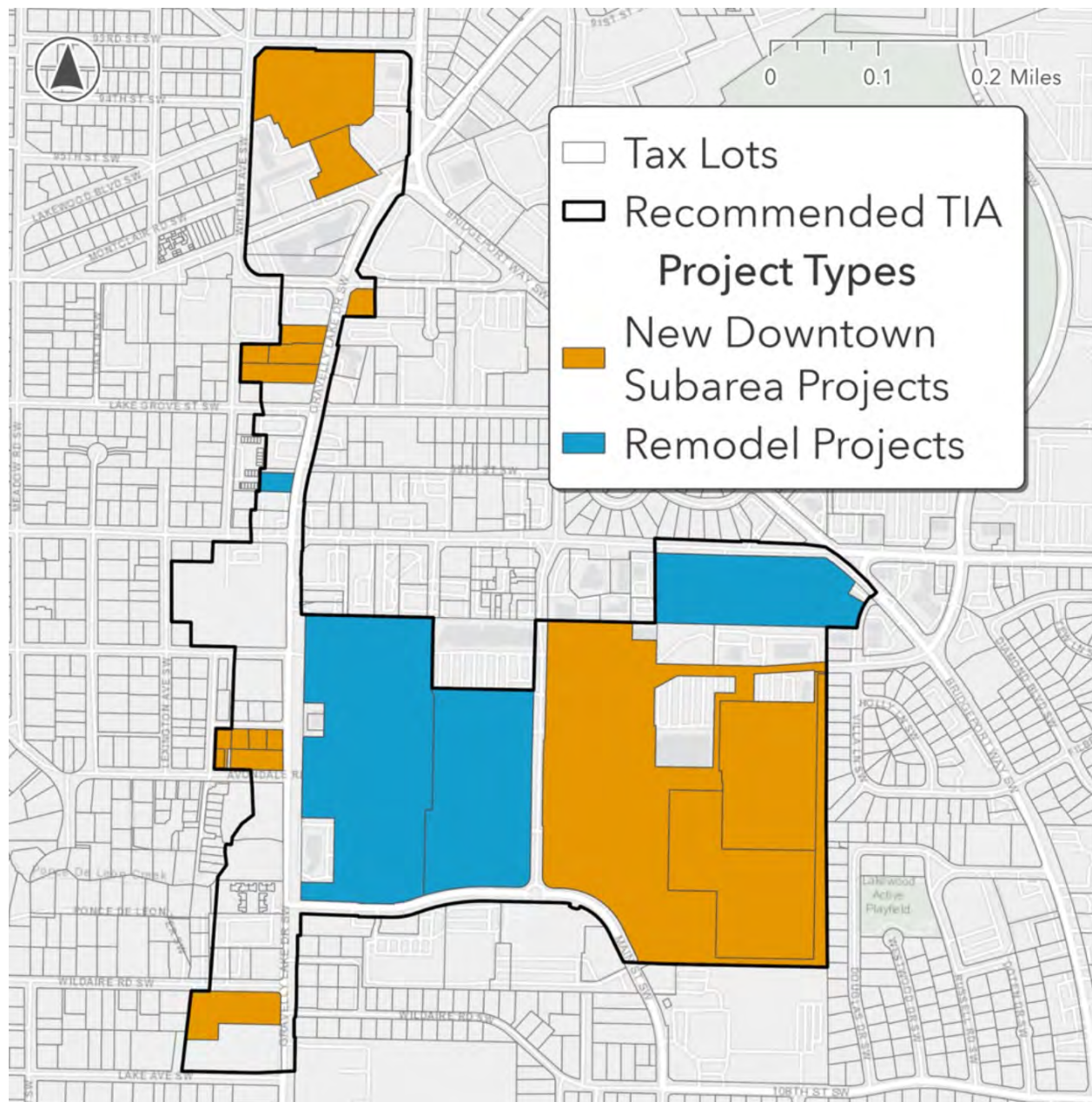


Source: City of Lakewood, 2023

## Tax Increment Area

The TIA includes a large portion of the Downtown Plan area of approximately 131 acres. The assessed valuation of the TIA in 2023 is approximately \$191 million (2022 certified values for 2023 taxes), just below either the \$200 million assessed valuation threshold or 20 percent of the City of Lakewood's total regular assessed valuation of \$10,952,642,723 since the TIA is 1.7% of the total valuation. The TIA boundary was selected in part because it represents key areas that are expected to redevelop over time as the result of the infrastructure improvements funded by TIF.

Figure 5: Recommended Tax Increment Area



Source: ECONorthwest, 2023

# Tax Increment Revenue Projections

## Overview of TIF Allocation Revenues

Following guidance issued by the Washington State Department of Revenue (June 29, 2022), the analysis estimates the apportionment of taxes to the TIA. These revenues are available to the sponsoring local jurisdiction for funding the identified public infrastructure projects (that are named in the ordinance). Under the TIF legislation, only certain regular levies are available to the TIA. Using tax year 2023 levy rates in the Lakewood Downtown TIA, only \$3.83 of the \$10.04 total levy, approximately 38.2%, would be available.

Since these are regular levies, the taxes must conform with the constitutional 1% limit as well as the \$5.90 aggregate limits. Both parts of the State School levy as well as local school district excess levies are excluded. In addition, any taxes levied by port districts for the purpose of making payment on bonds would be excluded.

Broadly, TIF in Washington allocates a portion of incremental property taxes to the TIA based on the amount of assessed value added to the TIA. This means that each taxing district in the TIA will receive that portion of its regular property taxes produced by the rate of tax levied by the taxing district based on the assessed value of real property located in the area for taxes imposed in the year that the TIA was created. This amount will flow to the member districts for the period that the TIA is in place. The local government that created the TIA will receive a portion of the regular property taxes levied by each taxing district based off the increment value within the increment area. For the local government that created the TIA, this includes their own portion of their regular levy. Those affected levies will be able to include an increment add-on value (similar to the new construction add-on value) as part of their levy for the years that TIF is in place. Property taxes from the TIA begin on the calendar year following the passage of the ordinance. The County Treasurer will distribute these funds to the agency that created the TIA. The table on the following page shows the Levy Rate Composition for 2023 Taxes.



Figure 6: TIA Levy

Levy Code Area 0300	2023 Taxes Rates	Exempt: State Property Tax	Exempt: Excess and Other Levies	Available for TIF allocation
Total	\$10.04184	\$2.3122	\$3.8968	\$3.8328
State				
Part 1	\$2.31224	\$2.3122		\$0.0000
Part 2		\$0.0000		\$0.0000
County				
Regular_Current Expense	\$0.75395			\$0.7539
Port				
General Fund	\$0.13295			\$0.1330
Flood Control				
Regular Levy	\$0.10043			\$0.1004
Sound Transit				
Regular Levy	\$0.15576			\$0.1558
City of Lakewood				
Regular Levy	\$0.71014			\$0.7101
EMS				
Regular Levy	\$0.41147			\$0.4115
School #400				
Enrichment	\$2.18314		\$2.1831	\$0.0000
Bond	\$0.94997		\$0.9500	\$0.0000
Fire District #21				
Regular Levy	\$1.23471			\$1.2347
Bond Fund	\$0.76374		\$0.7637	\$0.0000
Library District				
Regular Levy	\$0.33334			\$0.3333

Source: ECONorthwest, 2023

## TIA Allocation Revenue Modeling

New incremental development in the TIA will drive future growth in incremental assessed value. These values will then be multiplied by the levy rate in the respective years to estimate the amount of TIA allocation revenues. To accomplish this, there are four separate analyses that must be completed.

- **Forecast incremental TIA assessed value.** Based on the development program, the future assessed value is estimated by assigning market-based improvement prices based on the land use and size of the proposed development.
- **Forecast jurisdiction assessed value.** Outside of growth in the incremental assessed value in the TIA, it is necessary to forecast growth in the City's overall assessed value (not counting the incremental growth in the TIA).
- **Forecast highest lawful levy.** For each taxing jurisdiction in the TIA, future levies must be estimated. To do so, the amount of new construction, other add-on value, 101% limit factor, total levy limit, and the maximum allowable levy must be taken into consideration. From that interplay, it is possible to estimate what the given levy will be for any respective jurisdiction in the future.
- **Forecast levy rates.** Once the levy and assessed value are known in future years, it is possible to calculate the levy rate (divide levy by thousands of assessed value). TIA allocations are made by multiplying the levy rate by the incremental TIF assessed value.

To model TIA allocation property tax revenues, a 25-year cash flow model was created to reflect development over time and applied the appropriate property tax base productivity and property tax rates to estimate the stream of future property tax revenues.

## Private Development

Based on discussions with the City, the following three development program scenarios have been generated for purposes of the Phase 1 TIF analysis):

**Aggressive:** Represents the most aggressive development that is likely to occur in the TIA and represents nearly \$508 million of private market value among nine different development sites plus all the tenant improvements within the TIA.

**Moderate:** Includes three of the development sites plus 75% of the tenant improvements from the Aggressive Scenario representing nearly \$224 million of private development market value.

**Conservative:** The most conservative scenario and includes only two development sites and 50% the tenant improvements from the Aggressive Scenario representing \$176 million of private development market value.

Figure 7: Development Program Scenarios

AGGRESSIVE						
Project Name	Product Type	Units/SF	Value Per Unit/SF	Start	Build-Our/Years	Market Value
KITE Residential *	Multi-family	420	\$ 300,000	2024	2	\$ 126,000,000
Durr/Brooks	Multi-family	150	\$ 300,000	2028	2	\$ 45,000,000
Petersen	Multi-family	162	\$ 300,000	2025	2	\$ 48,600,000
Former QFC	Multi-family	400	\$ 300,000	2027	2	\$ 120,000,000
Former QFC	Retail	70,000	\$ 325	2027	2	\$ 22,750,000
KITE Lakewood Towne Center	Retail	100,000	\$ 325	2028	2	\$ 32,500,000
Target Expansion	Retail	40000	\$ 325	2028	2	\$ 13,000,000
Former Library Site	Multi-family	150	\$ 300,000	2025	2	\$ 45,000,000
Senior Housing	Multi-family	150	\$ 300,000	2025	2	\$ 45,000,000
Tenant Improvements	Retail	100,000	\$ 100	2025	10	\$ 10,000,000
TOTAL	507,850,000					
* MULTI-FAMILY 8-Yr TAX EXEMPTION EXPECTED						

Source: Stowe Development & Strategies, 2023



Figure 7.1: Development Program Scenarios

MODERATE						
Project Name	Product Type	Units/SF	Value Per Unit/SF	Start	Build-Our/Years	Market Value
KITE Residential *	Multi-family	420	\$ 300,000	2024	2	\$ 126,000,000
Durr/Brooks	Multi-family	150	\$ 300,000	2028	2	\$ 45,000,000
Petersen	Multi-family	162	\$ 300,000	2025	2	\$ 48,600,000
Former QFC	Multi-family	400	\$ 300,000	2027	2	\$ 120,000,000
Former QFC	Retail	70,000	\$ 325	2027	2	\$ 22,750,000
KITE Lakewood Towne Center	Retail	100,000	\$ 325	2028	2	\$ 32,500,000
Target Expansion	Retail	40000	\$ 325	2028	2	\$ 13,000,000
Former Library Site	Multi-family	150	\$ 300,000	2025	2	\$ 45,000,000
Senior Housing	Multi-family	150	\$ 300,000	2025	2	\$ 45,000,000
Tenant Improvements **	Retail	75,000	\$ 100	2025	10	\$ 7,500,000
TOTAL	223,500,000					
* MULTI-FAMILY 8-Yr TAX EXEMPTION EXPECTED						
** 3/4 OF TENANT IMPROVEMENTS OF AGGRESSIVE						

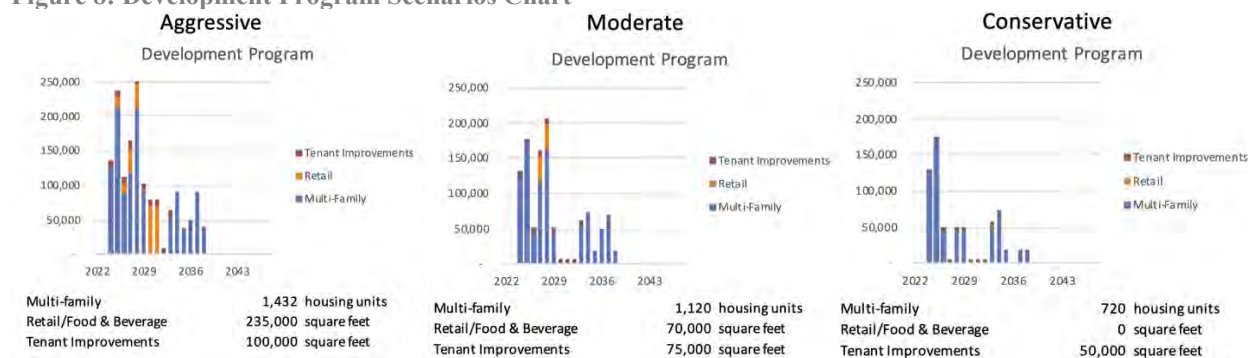
Source: Stowe Development & Strategies, 2023

Figure 7.2: Development Program Scenarios

CONSERVATIVE						
Project Name	Product Type	Units/SF	Value Per Unit/SF	Start	Build-Our/Years	Market Value
KITE Residential *	Multi-family	420	\$ 300,000	2024	2	\$ 126,000,000
Durr/Brooks	Multi-family	150	\$ 300,000	2028	2	\$ 45,000,000
Petersen	Multi-family	162	\$ 300,000	2025	2	\$ 48,600,000
Former QFC	Multi-family	400	\$ 300,000	2027	2	\$ 120,000,000
Former QFC	Retail	70,000	\$ 325	2027	2	\$ 22,750,000
KITE Lakewood Towne Center	Retail	100,000	\$ 325	2028	2	\$ 32,500,000
Target Expansion	Retail	40000	\$ 325	2028	2	\$ 13,000,000
Former Library Site	Multi-family	150	\$ 300,000	2025	2	\$ 45,000,000
Senior Housing	Multi-family	150	\$ 300,000	2025	2	\$ 45,000,000
Tenant Improvements ***	Retail	50,000	\$ 100	2025	10	\$ 5,000,000
TOTAL	\$ 176,000,000					
* MULTI-FAMILY 8-Yr TAX EXEMPTION EXPECTED						
*** 1/2 OF TENANT IMPROVEMENTS OF AGGRESSIVE						

Source: Stowe Development & Strategies, 2023

Figure 8: Development Program Scenarios Chart



Source: ECONorthwest, 2023

These scenarios have been developed to help assess potential risk based on different levels of development within the TIA. Understanding and accepting a certain level of risk is important as the City will be obligated for the repayment of any bond debt that is issued for the infrastructure improvements, regardless if the projected private development and property tax materialize. The City has identified the Moderate Scenario as the most likely development scenario to occur. Additional sensitivity analysis, including different interest rates, split debt issuance, and interest only debt for the first 4-5 years will be conducted as part of Step 2 to further help assess the risks and provide for greater certainty that the City will have sufficient resources to pay for the proposed infrastructure improvements prior to the issuance of any bonds.

## TIA Allocation Results

### *Assumptions on Incremental Assessed Value Growth*

Using the assumptions identified in the three Development Program Scenarios, future assessed values of those improvements are estimated and serve as a foundation for the expected TIA allocation revenues.

### *TIA Allocation Revenues*

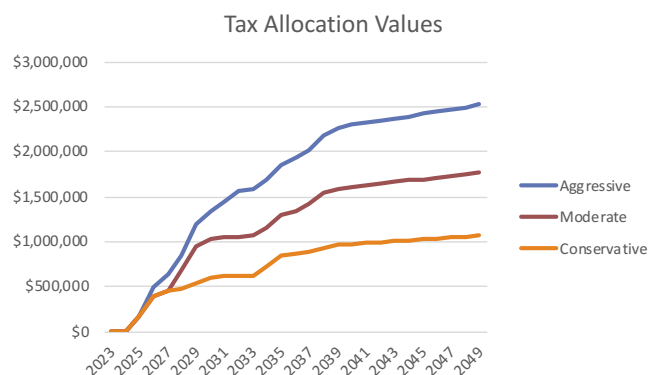
The following tables summarizes the discounted value of 25 years of TIA allocation revenues that would flow to the Downtown's TIA created by the City of Lakewood (first year of revenues is 2025) based on the three development program scenarios identified above of Aggressive, Moderate, and Conservative. The revenues are discounted at a rate of 5% to approximate the City's cost of capital (debt and issuance costs). The Aggressive development scenario supported by TIF could support approximately \$22 million in TIF allocation revenues. The Moderate and Conservative development scenarios could generate between \$16 million and \$10 million respectively. The table below the discounted value of the TIF allocation revenues to account for the time value of money; allowing for those future dollars to be shown in the equivalent of 2023 values. This discounting method helps provide a good estimate of what those future revenues might be able to support in terms of debt issuance.

**Figure 9: TIF Allocation**

5.00% Discount Rate			
	Aggressive	Moderate	Conservative
Lakewood	\$4,130,000	\$2,990,000	\$1,880,000
Pierce County	\$4,460,000	\$3,220,000	\$2,030,000
Port of Tacoma	\$770,000	\$560,000	\$350,000
Sound Transit	\$910,000	\$660,000	\$410,000
EMS	\$2,400,000	\$1,730,000	\$1,090,000
Fire District	\$7,190,000	\$5,200,000	\$3,270,000
Library	\$1,940,000	\$1,400,000	\$880,000
Flood Control	\$580,000	\$420,000	\$260,000
<b>Total</b>	<b>\$22,380,000</b>	<b>\$16,180,000</b>	<b>\$10,170,000</b>

Source: ECONorthwest, 2023

**Figure 9.1: TIF Allocation**



Source: ECONorthwest, 2023

For example, the Aggressive Scenario includes one year of debt support from the City; after which the City can pay itself back from future TIF revenue the following year. The Moderate Scenario would require six years of financial support from other funds until TIF revenues are sufficient to pay for the full cost of the debt. The Conservative Scenario does not generate enough revenue over the 25-year period to fully support \$15 million in park improvements. If private development occurs based on this scenario, the City would need to financially support the project with approximately \$4.2 million or issue less debt to correspond with the expected private development.

Year	Aggressive					Moderate					Conservative				
	TIF Allocation Revenues	TIF Debt Service	Surplus (Shortfall)	Cumulative Surplus (Shortfall)	TIF Debt Service Coverage	TIF Allocation Revenues	TIF Debt Service	Surplus (Shortfall)	Cumulative Surplus (Shortfall)	TIF Debt Service Coverage	TIF Allocation Revenues	TIF Debt Service	Surplus (Shortfall)	Cumulative Surplus (Shortfall)	TIF Debt Service Coverage
2024	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	
2025	\$174,000	\$0	\$174,000	\$174,000		\$165,000	\$0	\$165,000	\$165,000		\$165,000	\$0	\$165,000	\$165,000	
2026	\$488,000	\$160,485	\$327,515	\$501,515	3.04	\$395,000	\$160,485	\$234,515	\$399,515	2.46	\$394,000	\$160,485	\$233,515	\$398,515	2.46
2027	\$631,000	\$160,485	\$470,515	\$972,030	3.93	\$461,000	\$160,485	\$300,515	\$700,030	2.87	\$459,000	\$160,485	\$298,515	\$697,030	2.86
2028	\$846,000	\$160,485	\$685,515	\$1,657,544	5.27	\$673,000	\$160,485	\$512,515	\$1,212,544	4.19	\$466,000	\$160,485	\$305,515	\$1,002,544	2.90
2029	\$1,193,000	\$1,203,639	<b>-\$10,639</b>	\$1,646,906	0.99	\$951,000	\$1,203,639	<b>-\$252,639</b>	\$959,906	0.79	\$534,000	\$1,203,639	<b>-\$669,639</b>	\$332,906	0.44
2030	\$1,338,000	\$1,203,639	\$134,361	\$1,781,267	1.11	\$1,026,000	\$1,203,639	<b>-\$177,639</b>	\$782,267	0.85	\$603,000	\$1,203,639	<b>-\$600,639</b>	<b>-\$267,733</b>	0.50
2031	\$1,447,000	\$1,203,639	\$243,361	\$2,024,628	1.20	\$1,040,000	\$1,203,639	<b>-\$163,639</b>	\$618,628	0.86	\$612,000	\$1,203,639	<b>-\$591,639</b>	<b>-\$859,372</b>	0.51
2032	\$1,558,000	\$1,203,639	\$354,361	\$2,378,989	1.29	\$1,054,000	\$1,203,639	<b>-\$149,639</b>	\$468,989	0.88	\$620,000	\$1,203,639	<b>-\$583,639</b>	<b>-\$1,144,011</b>	0.52
2033	\$1,579,000	\$1,203,639	\$375,361	\$2,754,350	1.31	\$1,068,000	\$1,203,639	<b>-\$135,639</b>	\$333,350	0.89	\$629,000	\$1,203,639	<b>-\$574,639</b>	<b>-\$2,017,650</b>	0.52
2034	\$1,684,000	\$1,203,639	\$480,361	\$3,234,712	1.40	\$1,162,000	\$1,203,639	<b>-\$41,639</b>	\$291,712	0.97	\$717,000	\$1,203,639	<b>-\$486,639</b>	<b>-\$2,504,288</b>	0.60
2035	\$1,848,000	\$1,203,639	\$644,361	\$3,879,073	1.54	\$1,287,000	\$1,203,639	\$83,361	\$375,073	1.07	\$836,000	\$1,203,639	<b>-\$367,639</b>	<b>-\$2,871,927</b>	0.69
2036	\$1,925,000	\$1,203,639	\$721,361	\$4,600,434	1.60	\$1,329,000	\$1,203,639	\$125,361	\$500,434	1.10	\$874,000	\$1,203,639	<b>-\$329,639</b>	<b>-\$3,201,566</b>	0.73
2037	\$2,024,000	\$1,203,639	\$820,361	\$5,420,795	1.68	\$1,421,000	\$1,203,639	\$217,361	\$717,795	1.18	\$883,000	\$1,203,639	<b>-\$320,639</b>	<b>-\$3,522,205</b>	0.73
2038	\$2,186,000	\$1,203,639	\$982,361	\$6,403,156	1.82	\$1,545,000	\$1,203,639	\$341,361	\$1,059,156	1.28	\$922,000	\$1,203,639	<b>-\$281,639</b>	<b>-\$3,803,844</b>	0.77
2039	\$2,271,000	\$1,203,639	\$1,067,361	\$7,470,518	1.89	\$1,591,000	\$1,203,639	\$387,361	\$1,446,518	1.32	\$962,000	\$1,203,639	<b>-\$241,639</b>	<b>-\$4,045,482</b>	0.80
2040	\$2,295,000	\$1,203,639	\$1,091,361	\$8,561,879	1.91	\$1,608,000	\$1,203,639	\$404,361	\$1,850,879	1.34	\$972,000	\$1,203,639	<b>-\$231,639</b>	<b>-\$4,277,121</b>	0.81
2041	\$2,319,000	\$1,203,639	\$1,115,361	\$9,677,240	1.93	\$1,625,000	\$1,203,639	\$421,361	\$2,272,240	1.35	\$982,000	\$1,203,639	<b>-\$221,639</b>	<b>-\$4,498,760</b>	0.82
2042	\$2,343,000	\$1,203,639	\$1,139,361	\$10,816,601	1.95	\$1,642,000	\$1,203,639	\$438,361	\$2,710,601	1.36	\$992,000	\$1,203,639	<b>-\$211,639</b>	<b>-\$4,710,399</b>	0.82
2043	\$2,368,000	\$1,203,639	\$1,164,361	\$11,980,962	1.97	\$1,659,000	\$1,203,639	\$455,361	\$3,165,962	1.38	\$1,003				

Years of Shortfall:      1 year                      6 years                      18 Years

## NEXT STEPS

Based on the City’s direction, we are prepared to proceed to Step 2: Implementation and Report, which will: (i) refine the information in this memorandum; (ii) prepare the Project Analysis Report required to be submitted to the Office of the State Treasurer for comment; (iii) conduct public and tax districts outreach; and, (iv) prepare the TIA Ordinance for Council consideration.

Listed below are some of the key elements that will be conducted as part of Step 2 – Implementation & Report. A TIA can only be adopted prior to June of each year. We estimate that we can complete the Project Analysis of Step 2 and submit it to the Office of the State Treasurer (OST) in November-December 2023. Following the OST’s 90-day review period and any necessary modifications to the Project Analysis, holding two public briefings of the proposed TIA, an ordinance forming the TIA will be presented for Council consideration in April-May 2024 allowing the TIA to be authorized before June 1, 2024 so that property tax revenues from private development could be received beginning in the 2025. Establishing a TIA at the next available date (June 2024) will allow the City to utilize TIF revenues from any private development that may occur in anticipation of the infrastructure improvements and the ability to use those TIF revenues to assist with both design and construction of the proposed public improvements. Establishing the TIA sooner, rather than later, also locks in the base assessed value of the TIA, avoiding likely increases that will reduce the overall capacity of a future TIA because increment areas cannot exceed a combined total of \$200 million in assessed value.

### Step 2 Elements

- Timing of Debt Issuance
- Debt Service Payments and Coverage
- Development and TIF Revenue Sensitivity Testing (e.g., scope and timing of development, debt interest rates)
- But-For-Requirement Analysis
- Identify Other Incremental Taxes
- Tax Base Productivity Assumptions
- Jobs Analysis
  - Construction Employment
  - On-Going Employment
- Impact Assessment and Mitigation
  - Affordable Housing
  - Local Business Community
  - Local School Districts
  - Local Fire Service
- Financing Plan/Duration of TIA
- Debt Capacity
- Early Outreach to Impacted Taxing Districts
- Risk Assessment and Mitigation Plan (e.g., other revenues from development, multiple/split debt issuance to coincide with development progress/needs)
- Findings |Bottom Line

# Remaining TIF Schedule

