



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

City of Kenmore
REVISED City Council Special and Regular Meeting Agenda
6:15 p.m., Monday, April 22, 2019
Kenmore City Hall, Council Chambers
18120 68th Ave. NE, Kenmore, WA 98028

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call the City Clerk at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Council agendas are also available on our website at www.kenmorewa.gov.

I. 6:15 p.m. - CALL SPECIAL MEETING TO ORDER

II. RECESS TO EXECUTIVE SESSION

Pursuant to RCW 42.30.110(1)(i), Litigation or Potential Litigation

III. POSSIBLE ACTION RELATING TO EXECUTIVE SESSION

IV. ADJOURN SPECIAL MEETING

V. 7:00 p.m. - CALL REGULAR MEETING TO ORDER

VI. ROLL CALL

VII. FLAG SALUTE

VIII. AGENDA APPROVAL

IX. PROCLAMATION

- A. 2020 Census Awareness Month - April, 2019
[Proclamation](#)

X. PRESENTATION

- A. Introduce Rita Moreno, Recreation Coordinator - Nancy Ousley, Assistant City Manager
- B. Financial Sustainability Discussion - Kurt Triplett, City Manager, City of Kirkland
[Agenda Item](#)
[Presentation](#)

- C. City of Kenmore Partnership with the King County-Cities Climate Collaboration - Richard Sawyer, Environmental Services Manager
[Agenda Item](#)
[Presentation](#)
- D. Regional Water Supply Resiliency - Al Nelson, General Manager, Northshore Utility District; Ethan Maiefski, Director of Maintenance and Operations, Northshore Utility District and Alex Chen, Water Planning and Program Management Division Director, Seattle Public Utilities
[Presentation](#)

XI. CITIZEN COMMENTS

- A. This is an opportunity to express your views on issues that are important to you and to the community. Please limit your comments to three (3) minutes.

XII. CONSENT AGENDA

- A. Total Check #s: 42037 through 42100 in the amount of \$365,786.78.
Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated: 3/29/19 in the amount of \$144,042.37.
Payroll Check #s: 10123-10126 in the amount of \$1,475.01.
[Checks](#)
- B. City Council Meeting Minutes of March 25, 2019
[Minutes](#)
- C. Authorize the City Manager to Execute Agreement 19-C1978 with Olson Brothers Pro-Vac for Stormwater System Cleaning, Vector Services and Pipe Inspection
[Agenda Item](#)
- D. Authorize the City Manager to Execute a Contract with the Responsible at Low Bid Contractor for the 2019 Crack Sealing Project
[Agenda Item](#)

XIII. BUSINESS AGENDA

- A. Consider Options and Provide Direction to Staff on Notification of Rent Increases - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner
[Agenda Item](#)

XIV. STAFF REPORT

XV. COUNCILMEMBER REPORTS & COMMENTS & INITIATIVES

XVI. ADJOURNMENT

Upcoming Meetings:

- A. Monday, April 29, 2019 - For the Love of Kenmore Workshop - 6:30 p.m. to 9:00 p.m.
Monday, May 13, 2019 - Council Meeting
Monday, May 20, 2019 - Council Meeting

City of Kenmore, Washington Proclamation

WHEREAS, an accurate census count is vital to determining where to locate schools, child care centers, roads and public transportation, hospitals and other facilities, and for making decisions concerning business growth and housing needs; and

WHEREAS, more than \$800 billion per year in federal and state funding is allocated to states and communities based on census data; and

WHEREAS, census data ensures fair Congressional representation in the U.S. House of Representatives and in restricting state legislatures, county and city councils, and school and voting districts; and

WHEREAS, the 2020 Census will create jobs, stimulating economic growth and increasing employment opportunities in our communities; and

WHEREAS, information collected during the census count is protected by law and remains confidential for 72 years; and

WHEREAS, April 2019 marks one year until the beginning of the 2020 Census;

NOW, THEREFORE, I, David Baker, Mayor of the City of Kenmore, Washington, on behalf of the City Council, do hereby proclaim April 2019 as

2020 Census Awareness Month

in the City of Kenmore and reiterate City of Kenmore's commitment to partnering with the U.S. Census Bureau to help ensure a complete and accurate count in 2020.

IN WITNESS WHEREOF, signed this 22nd day of April 2019.

Signed: _____
David Baker, Mayor

Attested: _____
Kelly M. Chelin, City Clerk



X. B. Financial Sustainability Discussion - Kurt Triplett, City Manager,...

CITY OF KIRKLAND

2019-2020 BUDGET
BUDGET MESSAGE

Dear Council Members, Residents and Businesses of Kirkland,

Kirkland's Budget Leadership Team is pleased to deliver the City Manager's proposed 2019-2020 Budget, designed to keep Kirkland **"Safe, Sustainable and Connected."** This budget proposal is greatly shaped by three key drivers. The first driver is the extensive and innovative public outreach effort that included focus groups, Town Halls, online surveys, social media engagement, Budget Spotlight videos and program information, as well as a budget exercise with nearly two hundred participants conducted at Farmers Markets, festivals and community events (see the [2019-20 Biennial Budget Community Engagement and Outreach Results Issue Paper](#) for further information on this process). The second critical driver is the reality that this will be the final budget adopted prior to the expiration of the Annexation Sales Tax Credit (ASTC) in 2021 and the loss of nearly \$4 million dollars per year in General Fund revenue. The final driver is the need to provide infrastructure and services that respond to the unprecedented growth in jobs, housing and commercial properties throughout Kirkland. The good news is that as the local and national economies continue to expand, the development has generated significant amounts of one time revenue. Thoughtful investments of these new revenues allows the proposed budget to fund community priorities, sustain basic government operations with on-going revenues, continue significant contributions to our reserves, and prepare the government for the expiration of the ASTC.

Kirkland's three Strategic Anchors continue as the foundation for the budget recommendations:

The 2019-2024 Financial Forecast – to ensure that Kirkland is always planning for balanced budgets, with sustainable services supported by sustainable revenues, while also maintaining Kirkland's AAA credit rating. When the forecast shows that expenditures will exceed revenues, the City takes proactive fiscal and policy actions to generate significant new tax revenue, curtail City expenditures, or identify combinations of new revenue and lower cost growth;

The Price of Government – to ensure that Kirkland's services remain affordable to residents and businesses; and,

The Kirkland Quad Chart – to ensure that Kirkland remains a decisive, responsive government that funds the services that matter most to our residents and businesses, while also meeting our community's performance expectations for those services, as determined by surveys and outreach;

Along with the Strategic Anchors, the proposed budget implements key City Council initiatives developed through Council retreats, Committees and Council meetings, and suggests the preliminary 2019-2020 **City Work Program** to make measurable progress in implementing the **Council Goals**.

The influence of the anchors on the budget recommendations, and the impact of the budget proposals on the anchors, are described later in the budget message.

Introduction

The 2019-2020 Budget is the result of extensive community outreach and focuses on the themes of keeping Kirkland **"Safe, Sustainable, and Connected."**

Safe

Once again public safety services, especially police and fire/emergency medical services, are the top priorities identified in our biennial community survey and public outreach. The proposed budget reflects these priorities to keep Kirkland *safe*. In addition to fully funding the existing Fire Department and Police Department budgets, the centerpiece of a safer Kirkland is the "Enhanced Police Services and Community Safety" ballot measure that the City Council placed before the voters on November 6, 2018 to further implement the Police Strategic Plan and respond to community feedback.

On May 1, 2018, the City Council unanimously adopted Resolution R-5312, launching extensive community engagement to identify specific actions to reduce gun violence and improve community safety. The City received hundreds of comments from experts, parents and children, and from stakeholders on all sides of the gun safety conversation. The ballot measure responds to the community's desire for a comprehensive approach to reduce gun violence, especially mass shootings, suicides and homicides.

The ballot measure generates a projected \$1.8 million per year. As we did with the 2012 Parks and Street levies, the proposed budget incorporates passage of the measure. This proposed budget invests 100% of these revenues in public safety as broadly defined by the Council. The largest portion provides a new "ProAct Unit" of proactive police officers to focus on property crimes such as mail theft, car prowls, residential burglaries and shoplifting. The budget funds a New Neighborhood Resource Officer paired with a mental health professional to help those struggling with mental illness, and four new School Resource Officers (SROs) in Kamiakin Middle School, Finn Hill Middle School, Kirkland Middle School and the International Community School. These SROs are intended to keep students physically, socially and emotionally safe, and to build positive relationships between police and all students, regardless of race, religion, ability, immigration status, or income level. The budget also dedicates hundreds of thousands of new dollars annually from the measure for human services, mental health services, youth counseling, afterschool programs for at-risk youth, and assistance to homeless families and students. Lastly, the initiative pays for gun safety education, gun safes, and gun locks to help keep weapons out of the hands of children, criminals or those suffering from mental illness or suicidal thoughts by reducing firearm loss and theft.

Each of the elements of the community safety measure are included in the proposed budget so that implementation of the programs can begin as early as possible in 2019. If the measure does not pass, the City Manager will return to the Council with proposed budget amendments.

Additional new safety investments beyond the ballot measure include: retaining the enhanced funding of human services grants and the ARCH Trust Fund contributions from 2017-2018; reserving \$200,000 for innovative Police recruitment strategies to attract more women and people of color to the Department; new Police evidence software, to store digital information and provide more streamlined storage, retrieval and disposal; over \$20 million dollars in the capital budget to build a new Fire Station 24 at the Rite Aid site in North Juanita, assist in acquiring property for a new Fire Station 27 on the east side of I-405, near Evergreen Health; and construct a new training facility at Fire Station 26 to train firefighters for responding to the new mixed-use and multi-family buildings being built throughout the City. The budget also includes money for a community stakeholder process and election costs for a potential ballot measure for fire station modernization and operations. Finally, the budget provides an on-going dedicated Emergency Management Coordinator to support keeping both the Kirkland organization, and the Kirkland community, safe, resilient and prepared for disasters (which was funded in previous budgets with one-time funds).

Sustainable

This proposed budget also focuses on keeping Kirkland financially and environmentally sustainable. *Financial sustainability* is critical as the City faces the ASTC expiration in 2021. The proposed budget links sustainable services to sustainable revenue. Current “base” ongoing programs are fully funded with ongoing revenue sources. But as the financial forecast predicts a deficit beginning in 2021, this budget limits the addition of new levels of service. Council-initiated programs are prioritized in the budget submittal, but the following budget guidelines are used to curtail other increases that would exacerbate the financial gap:

- New service packages are supported by program reductions, or new revenues and fees;
- Any additional ongoing positions are funded with new revenue, or through an offsetting position reduction; and,
- Current one-time staffing and programs deemed necessary are proposed again as one-time service packages.

As a result of this financial discipline, only two new ongoing General Fund positions are authorized by the budget. The first is the Emergency Management Coordinator. The second is a new Signal Technician in Public Works to support extensive recent City investments in Intelligent Transportation Systems and Rectangular Rapid Flashing Beacons. This position is an important addition to maintain two key public priorities, improved traffic flow, and pedestrian and bike safety.

Additional key features supporting financial sustainability include:

- Continued dedication of 1% of the operating budget to replenish reserves;
- Utilization of the modified two-year lag for sales tax revenue;
- Continued efforts to control wage and benefit growth, through refinements to the Healthy Kirkland Initiative and negotiated cost of living increases at or below inflation;
- Implementation of Munis, the new core financial system, that will modernize both Finance and Human Resource software systems to dramatically improve the efficiency and effectiveness of both the Finance and Human Resources Departments.
- Issuance of up to \$27.2 million in municipal bonds to help finance critical transportation and other public improvements to meet the needs of our rapidly growing community now, while spreading the cost over time.

This budget also makes important strides in keeping Kirkland *environmentally sustainable*. The base budget and utility rates continue the strong environmental programs in Planning, Public Works and Parks that protect our air quality, water quality, tree canopy, and natural resources. In addition, the proposal funds the development and adoption of Kirkland’s first ever **Sustainability Master Plan** that will guide our efforts to protect our environment over the next decade. We propose significant new funding for the Green Kirkland Partnership to expand stewardship of our open space, forests and wetlands. We fund Kirkland’s first full size all-weather turf field at 132nd Square Park, and Phase 1 of Totem Lake Park to meet the increased outdoor recreational needs of our community. We increase investments in Parks maintenance and strategies to reduce the use of pesticides in our parks. We add a new environmental enforcement officer to monitor construction site development to ensure that trees are protected, erosion controls are in place, and compliance with all other environmental regulations is met. Finally, we propose converting our development services inspection vehicles from combustion-based engines to an all-electric fleet, complete with new charging stations at City Hall.

Connected

The final guiding theme that emerged from the public feedback and Council deliberations is for Kirkland to remain welcoming, inclusive and *connected*. The City Manager’s proposed budget keeps Kirkland residents and businesses connected - to the government, to the region, and to each other. One of the key ways connectivity is achieved is through technology. Included in the budget is money to develop

Kirkland's first **Smart Cities Plan**, which will map the way for Kirkland to remain on the leading edge of customer service, and identify technology implementation that will make our infrastructure more efficient and effective. The budget also proposes hundreds of thousands of dollars to move our information technology infrastructure to the Cloud. This critical investment will make Kirkland's data and software systems available anywhere, at any time. Migrating to the Cloud will provide better service to our staff and the public, while also ensuring Kirkland IT systems are always backed up and prepared for disasters and recovery. The proposed budget also funds implementation of a constituent management system, and GIS technology linked to permitting information so that the community can be more connected with City Hall, and with development occurring in our neighborhoods.

Most significantly, this budget devotes substantial resources to provide transportation projects that connect Kirkland neighborhoods, schools and businesses, as well as connecting Kirkland to the region. Included are dollars for staffing and consultants to create **Safer School Route Action Plans** for every Kirkland elementary school, middle school and high school. The accompanying capital budget dedicates tens of millions of dollars over the next six years to bike lanes, sidewalks, trails and Greenways. The cornerstone connectivity project is the \$18 million dollar Totem Lake Connector Bridge, linking the Totem Lake Urban Center to Downtown and the King County regional trail network through the Cross Kirkland Corridor. The budget also funds the necessary policy and capital project staffing for Kirkland to maximize the benefit of historic transit and transportation investments in the City from the Washington State Department of Transportation's 132nd Ramps, Sound Transit's NE 85th Street Bus Rapid Transit Station, and King County Metro Transit's Metro Connects plan.

The programs and projects listed above are only highlights of the overall budget. As with past documents since 2015, in the sections that follow we describe how these themes are implemented in the department budgets, we identify changes in revenues and expenditures, and we categorize all notable investments under the appropriate Council Goal. By keeping Kirkland Safe, Sustainable and Connected, this proposed budget continues the Council's promise that Kirkland will remain one of the best place in America to live, work and play.

BUDGET SUMMARY

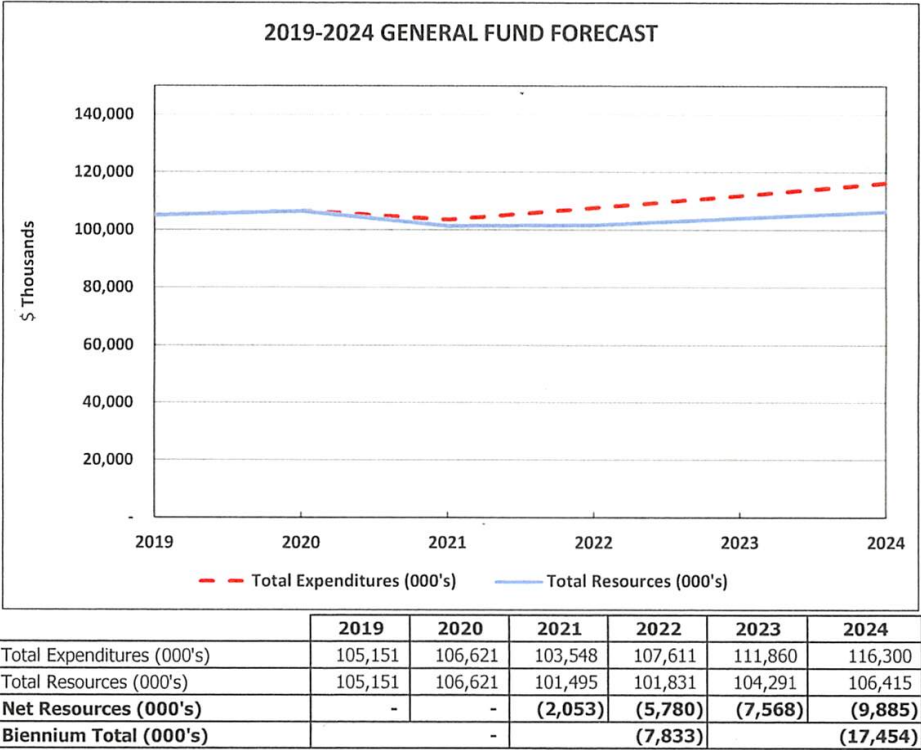
In keeping with the biennial budget format, most of the descriptions and comparisons presented in the budget reflect two-year totals. In some cases, annual changes are shown to illustrate trends.

The total biennial budget for 2019-2020 is \$789.2 million, which is a 5% increase from the 2017-2018 revised budget of \$751.8 million. Factors contributing to the change include:

Major Increases

- Increased Public Safety and Human Services investments due to the assumed passage of Proposition 1;
- Increased spending for Transportation improvements in the 2019-2020 Capital Budget intended to fund infrastructure to address regional population growth;
- Base budget increases in Personnel Service expenditures due to wage and salary growth associated with steps and contract wage escalation;
- Increases in expected revenues from impact fees due to the high level of development activity, which are used to fund capacity projects for Parks and Transportation;
- Increases to reserves for planned replenishments and setting-aside restricted development fee revenues for review and inspection activities that will occur in future budget periods;
- Water, sewer, solid waste, and surface water rate increases approved by Council on October 2, 2018, primarily to reflect pass through increases from other agencies, customer growth, and increased capital facility charge collections based on anticipated development activity; and,

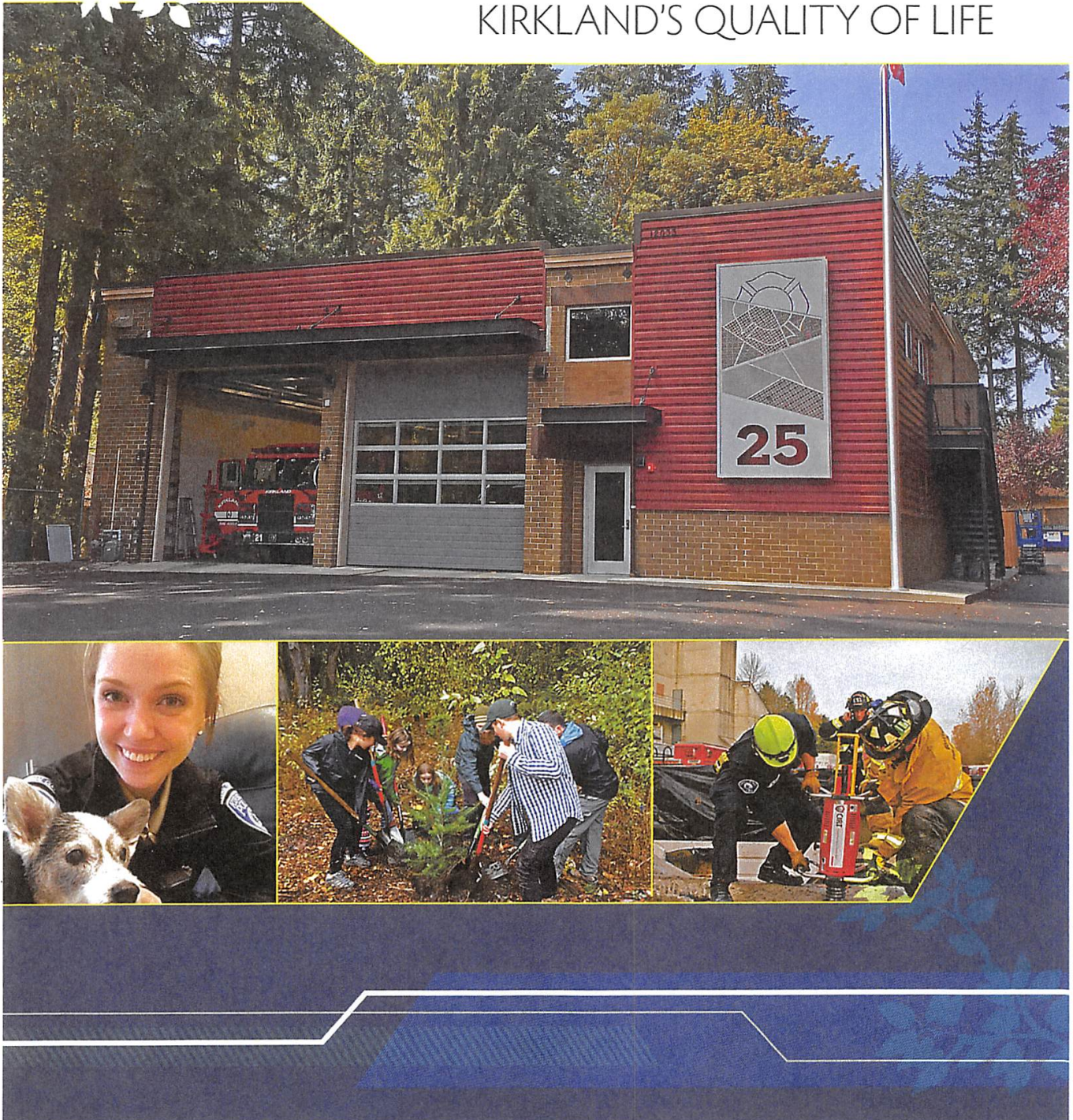
General Fund Trends - Ongoing





2019–2020 CITY WORK PROGRAM

PROTECTING AND ENHANCING
KIRKLAND'S QUALITY OF LIFE





2019-2020 KIRKLAND WORK PROGRAM Plan the Work, Work the Plan...

1. Improve Fire and Emergency Medical Services by constructing a new Station 24, securing a site for a new Station 27, and exploring a potential ballot measure in 2020 to fund fire station modernization and enhanced operations.

City Council Goals: Public Safety

2. Implement "Enhanced Police Services and Community Safety" ballot measure funding to facilitate Community Policing, improve school safety, reduce gun violence, and foster a safe, inclusive and welcoming city.

City Council Goals: Public Safety and Neighborhoods

3. Construct the Totem Lake Connector and continue capital investments to support growth throughout the City, especially in the Totem Lake Urban Center and the 85th Street/I-405 Corridor, to ensure that Kirkland is a city where growth occurs by design.

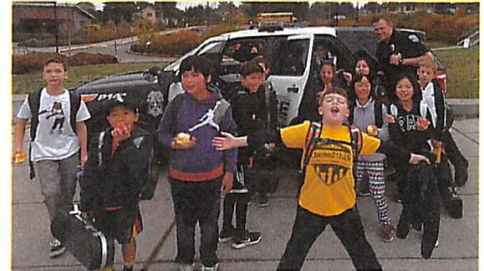
City Council Goals: Balanced Transportation, Economic Development and Dependable Infrastructure

4. Continue to partner with Sound Transit, the State Department of Transportation and King County Metro Transit to ensure that investments along I-405 serve Kirkland's mobility needs and maximize the benefit of Sound Transit's NE 85th Street / I-405 Bus Rapid Transit interchange project by completing land use, zoning and economic development plans for areas adjacent to the interchange project.

City Council Goals: Balanced Transportation and Economic Development

5. Support construction and operation of a permanent shelter in Kirkland for women and families with children experiencing homelessness.

City Council Goals: Housing and Human Services



6. Implement strategies from the Housing Strategy Plan, prioritizing affordable housing and “missing middle” housing.
City Council Goals: Housing and Neighborhoods
7. Renovate the new Parks Maintenance Center building to meet the service needs of the larger city.
City Council Goals: Parks, Open Space and Recreation
8. Complete major park improvement projects to preserve and enhance quality of life in Kirkland, including Juanita Beach Park, Totem Lake Park, and 132nd Square Park.
City Council Goals: Parks, Open Space and Recreation Services
9. Develop and adopt a ‘Kirkland Sustainability Master Plan’.
City Council Goals: Environment
10. In partnership with the Lake Washington School District and neighborhood associations, develop a ‘Safer Routes to School Action Plan’ for each elementary school, middle school, and high school in Kirkland.
City Council Goals: Public Safety, Balanced Transportation and Neighborhoods
11. Prioritize Information Technology stabilization and migrate appropriate City applications and information to the the Cloud to improve resiliency and disaster preparedness.
City Council Goals: Public Safety, Financial Stability and Dependable Infrastructure
12. Prepare for the 2021 Annexation Sales Tax Credit expiration by developing specific strategies to sustain prioritized ongoing and one-time funded programs during development of the 2021-2022 Biennial Budget.
City Council Goals: Financial Stability





2019-2020 CITY COUNCIL GOALS

KIRKLAND'S FOUNDATION FOR THE FUTURE



Neighborhoods:

Achieve active neighborhood participation and a high degree of satisfaction with neighborhood character, services and infrastructure.



Public Safety: Provide for public safety through a community-based approach that focuses on prevention of problems and a timely response.



Human Services: To support a regional coordinated system of human services designed to meet the basic needs of our community and remove barriers to opportunity.



Balanced Transportation:

To reduce reliance on single occupancy vehicles and improve connectivity and multi-modal mobility in Kirkland in ways that maintain and enhance travel times, safety, health, and transportation choices.



Parks, Open Spaces and Recreational Services:

To provide and maintain natural areas and recreational facilities and opportunities that enhance the health and well-being of the community.



Housing: To ensure the construction and preservation of housing stock that meet a diverse range of income and needs.



Financial Stability:

Provide a sustainable level of core services that are funded from predictable revenue.



Environment: To protect and enhance our natural environment for current and future generations.



Economic Development:

To attract, retain and grow a diverse and stable economic base that supports city revenues, needed goods and services and jobs for residents.



Dependable Infrastructure:

To maintain levels of service commensurate with growing community requirements at optimum life-cycle costs.

FOR MORE INFORMATION CONTACT:

Kellie Stickney · (425) 587-3021

kstickney@kirklandwa.gov

For more about the **City Work Program**, City local government and Legislative Agenda, go to www.kirklandwa.gov/council

Financially Sustainable Services for a Thriving City

ENHANCED SAFETY For a Thriving City



Kenmore City Council

- April 22, 2019

Financially Sustainable Services for a Thriving City

- I. A Thriving City
- II. Kirkland's Strategic Anchors - "Wants, Needs, Resources"
 - 1. Price of Government
 - 2. Community Survey and "Kirkland Quad"
 - 3. Financial Forecast
- III. The City Work Program
- IV. Thoughts on Financial Sustainability



There's A Plan For That!



Comprehensive Plan



Cross Kirkland
Corridor Master Plan



Transportation Master
Plan



Juanita Drive Corridor
Plan



Parks, Recreation and
Open Space Plan



Totem Lake Park
Master Plan



Urban Forestry Plan



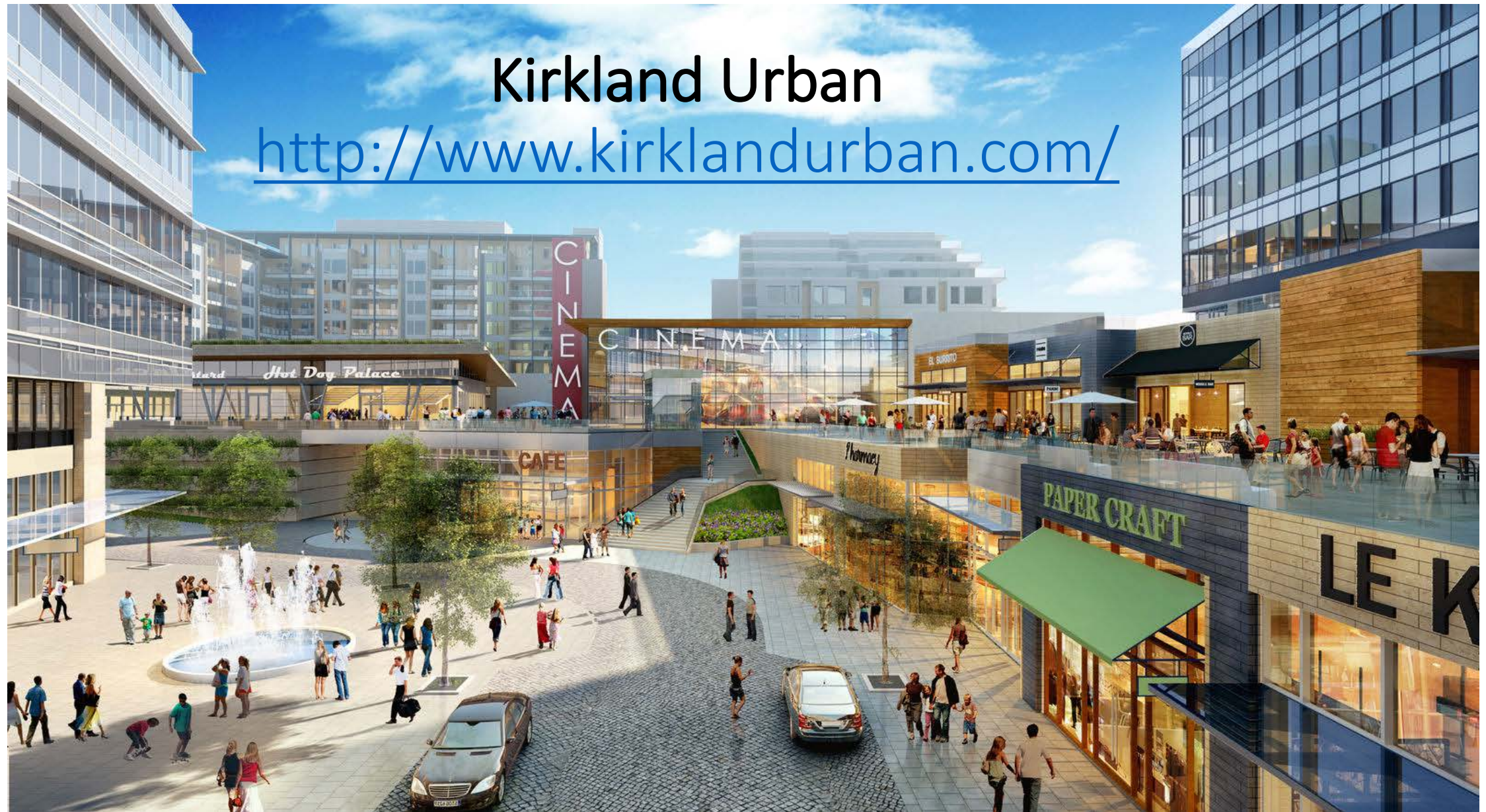
Parks and Street
Levies



Surface Water Master
Plan







Lennar Apartments



Looking West

- 6,121 s.f. retail
- 340 residential units



Northwest Corner



Vareze Townhomes



- ▶ Standalone Housing Area
- ▶ 82 Townhouse Units
- ▶ Central Park Area



434 Kirkland Way (MRM)



From Southwest

- 15,500 s.f. retail
- 171 residential units



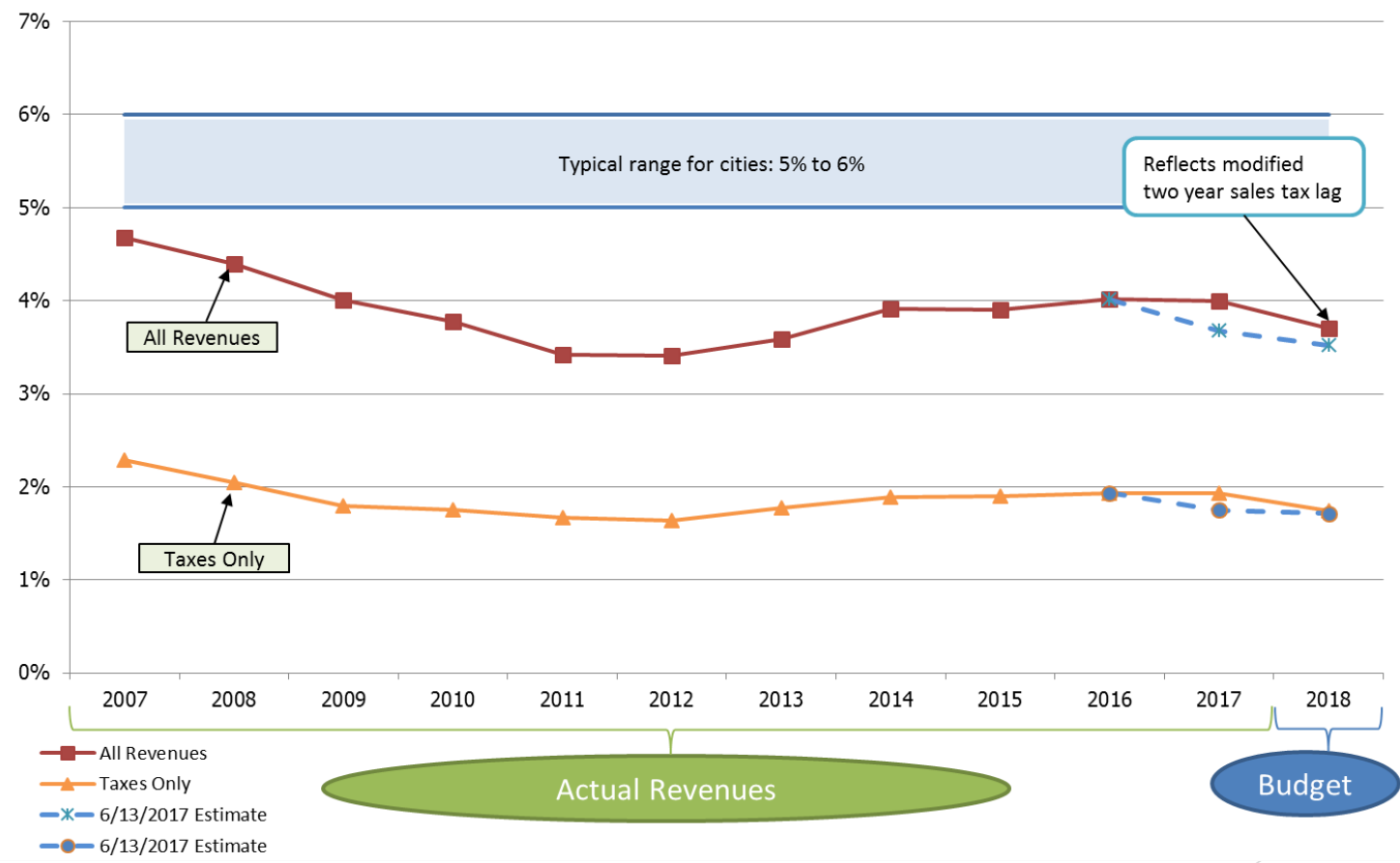
From Plaza



From East

Responsive Services, Responsible Tax Levels

The Price of Government
City of Kirkland, Washington
(Revenue as a percent of Aggregate Personal Income)



2018 Budget Outreach

Community Survey - May 2018

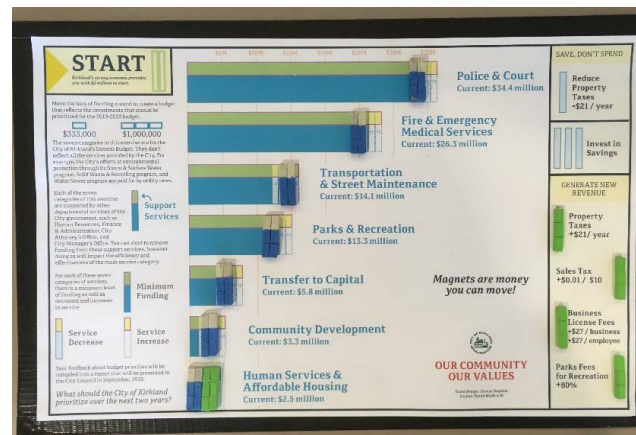


Gun Safety/Community Safety Town Hall



Public Safety Survey - July 2018

Budget Exercise



Top-of-Mind Concerns

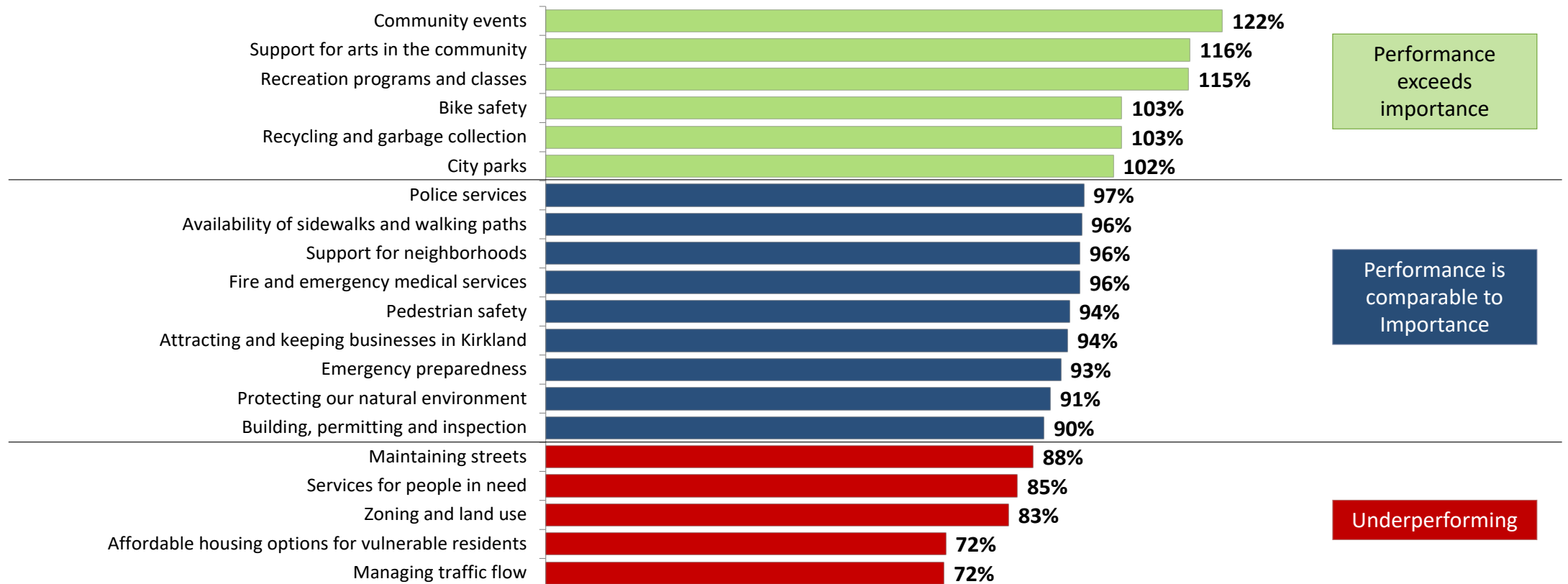
Growth and traffic/congestion-related mentions are among the most prominent top-of-mind concerns, followed by housing costs and taxes.



Gap Analysis: Performance as Percentage of Importance

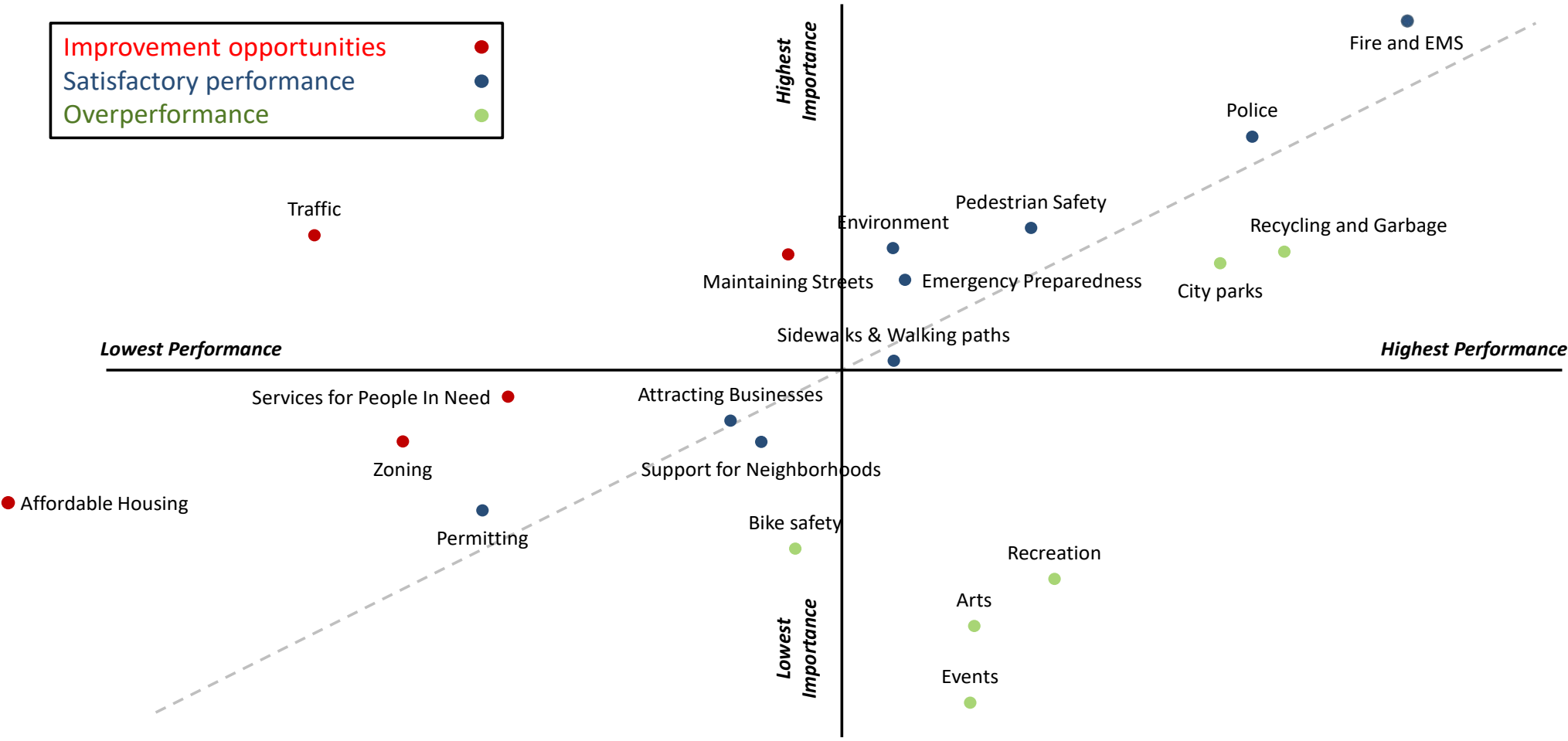


Of the City services tested, most are rated at least comparably to their relative performance, with the exception of managing traffic flow (its performance mean was 72% of its importance mean), affordable housing options (72%), zoning and land use (83%), and services for people in need (85%). Conversely, community events (122%), support for arts (116%), and recreation programs (115%) are the biggest overperformers.

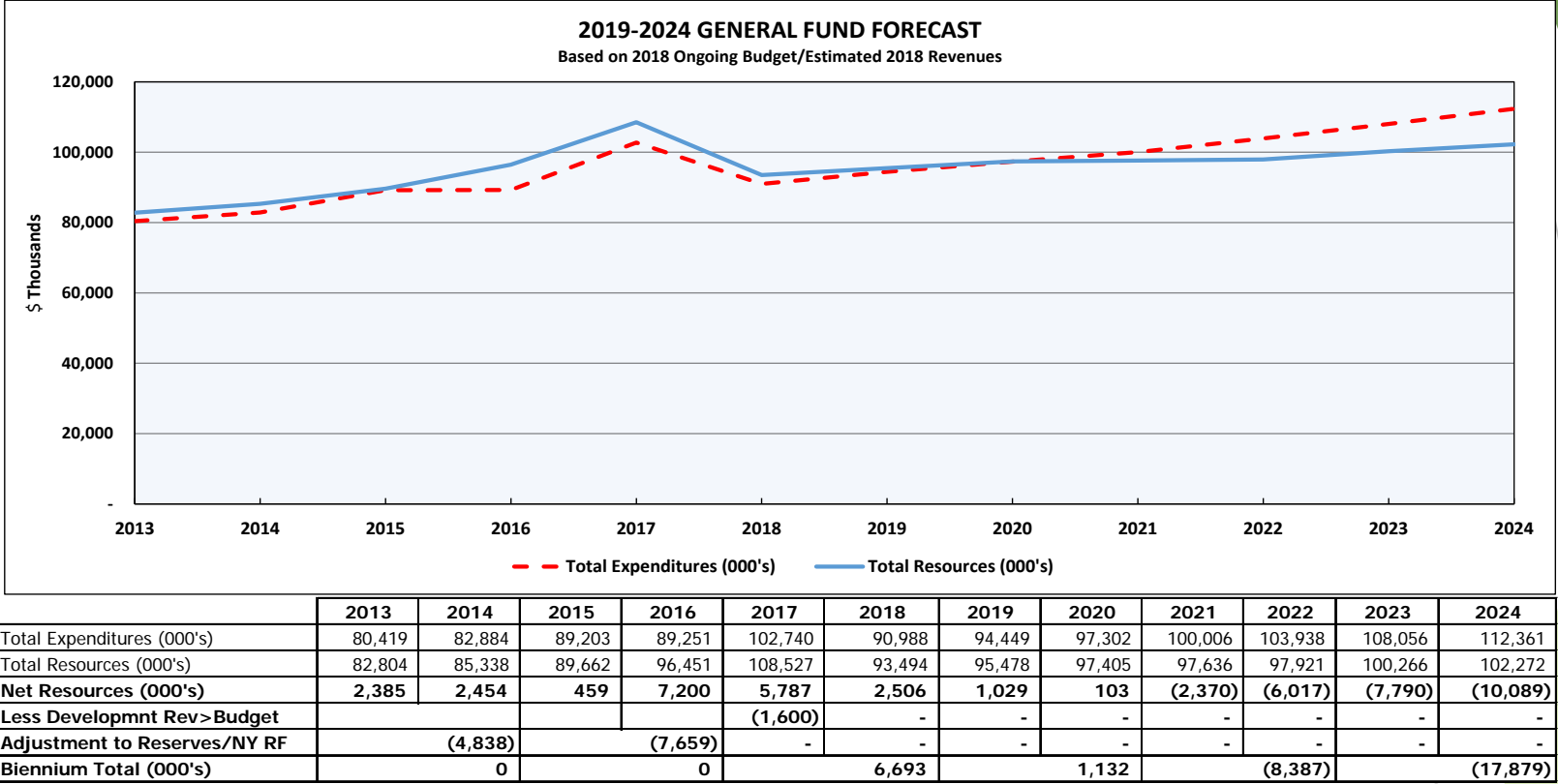


Quadrant Chart

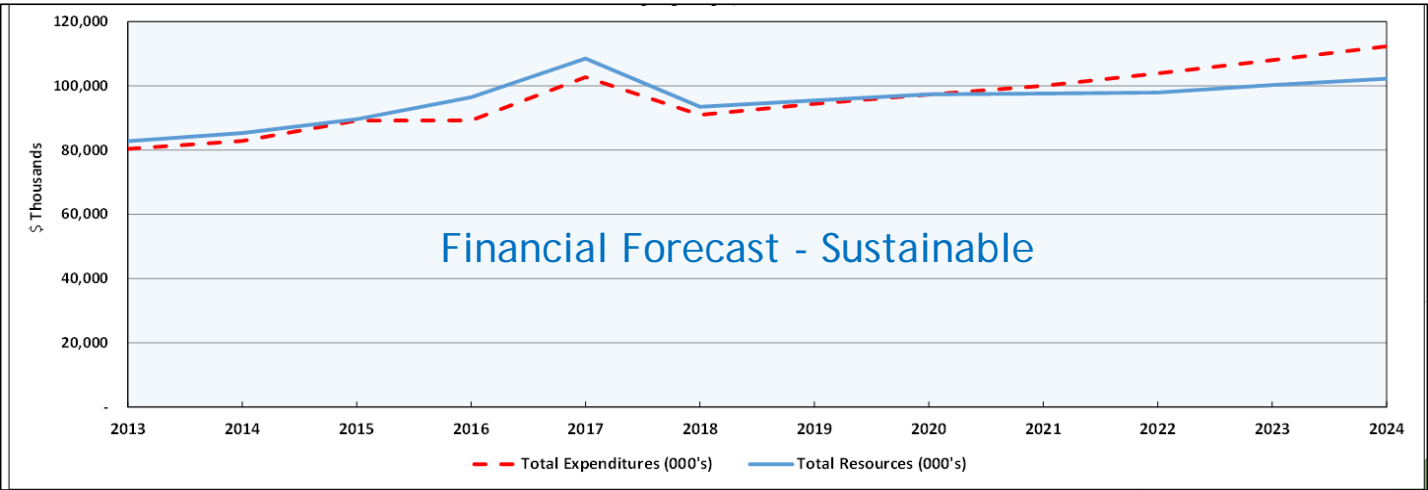
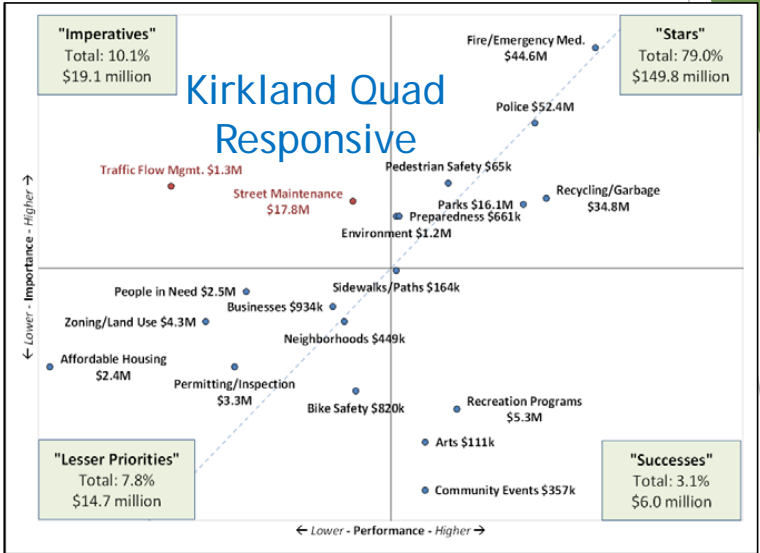
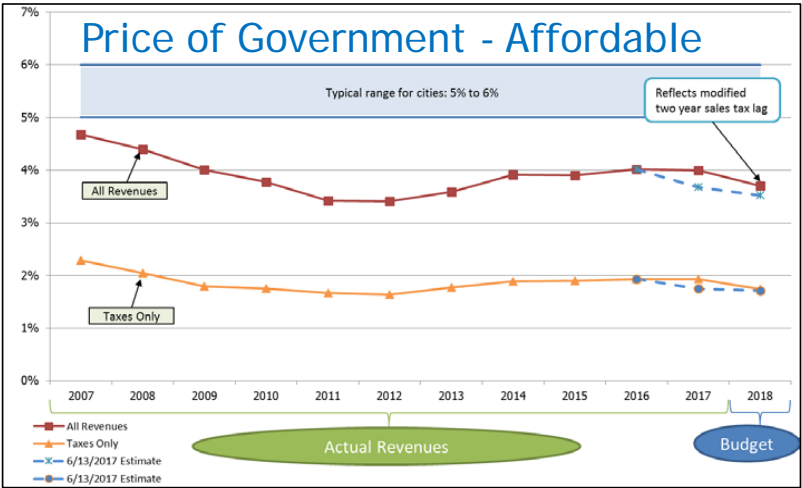
“The Kirkland Quad”



Sustainable Services, Sustainable Revenue



Balanced Strategic Anchors



Reserve Replenishment Policy

RESOLUTION R-4900

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND
ESTABLISHING RESERVE REPLENISHMENT PRINCIPLES.

WHEREAS, reserves are an integral part of the City's financial planning strategy and provide a tangible external measure of financial strength; and

WHEREAS, maintaining reserves is a best practice in government financial management and the Government Finance Officers Association (GFOA) has published best practice guidelines, including "Replenishing Fund Balance in the General Fund"; and

WHEREAS, the economic downturn that began in 2008 resulted in the planned use of over \$4 million dollars in reserves to help smooth the transition to lower revenue and service levels; and

WHEREAS, revenues appear to be stabilizing and the 2011-2012 budget was balanced without the use of reserves, however, the continued discussion of the process for replenishing those uses needs to be a priority;

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

City Work Program Resolution

RESOLUTION R-5356

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND
SETTING PRIORITY GOALS FOR 2019-2020 AND ADOPTING THE 2019-
2020 CITY WORK PROGRAM.

WHEREAS, in 2011 and 2012 the City Council approved annual
City Work Programs, but now desires that subsequent City Work
Programs be adopted as biennial initiatives to better align with the
biennial budget process; and

WHEREAS, the City Council has adopted ten Goals for the City
that articulate key policy and service priorities and guide the allocation
of resources for Kirkland through the budget and capital improvement
programs; and

WHEREAS, due to economic cycles and fiscal constraints, equal
progress cannot be made on all City Goals at all times and the City
Council must prioritize certain Goals at certain times; and

WHEREAS, in 2019-2020 the City Council desires to respond to
strong growth and economic development, retain a high quality of life
in Kirkland, and provide efficient, cost-effective City services to an
informed and engaged public; and

WHEREAS, to help achieve these purposes in 2019-2020, the
Council is prioritizing all ten Council Goals of Balanced Transportation,
Dependable Infrastructure, Economic Development, Environment,
Financial Stability, Housing, Human Services, Neighborhoods, Parks and
Recreation, and Public Safety; and



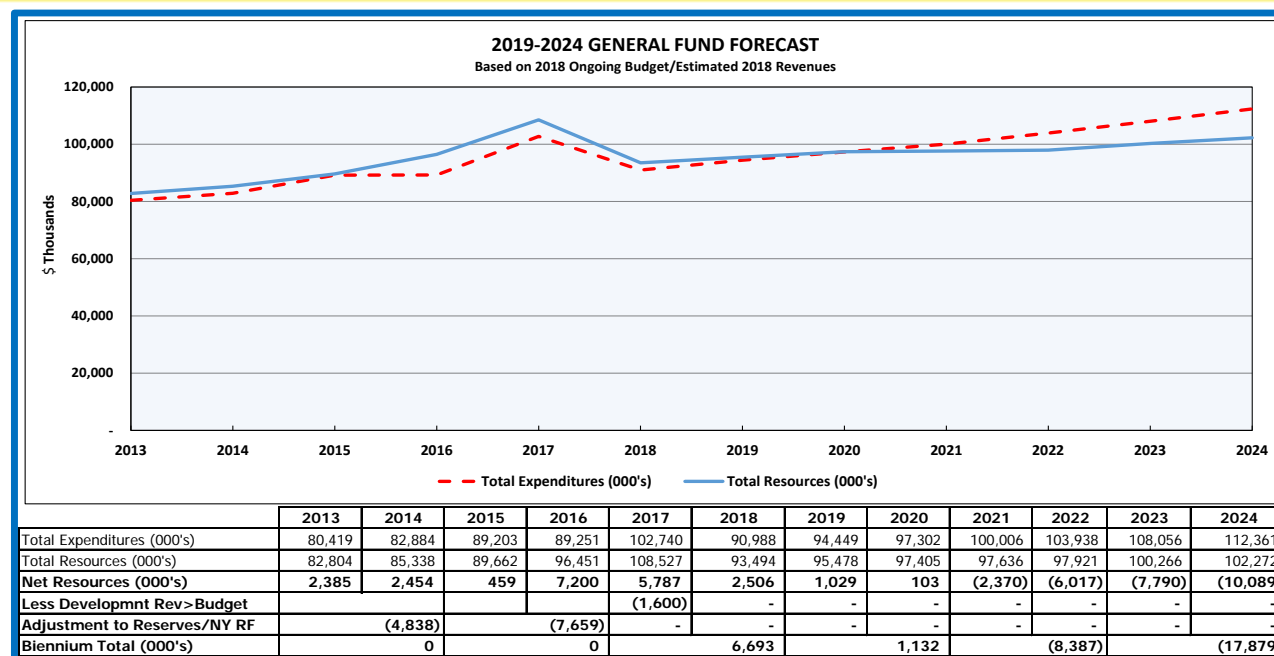
2019-2020 KIRKLAND WORK PROGRAM

Plan the Work, Work the Plan...



COUNCIL GOALS

- Financial Stability



Prepare for the 2021 Annexation Sales Tax Credit expiration by developing specific strategies to sustain prioritized ongoing and one-time funded programs during development of the 2021-2022 Biennial Budget.

What have we done?

Budget Balancing Actions

Strategy	Annual Budgets								Biennial Budgets						
	<99	99	00	01	02	03	04	05-06	07-08	09-10	11-12	13-14	15-16		
New Revenue Source															
Surface water management fee	✓					✓		✓			✓		✓		
Revenue generating regulatory license fee					✓										
Surface water utility tax					✓										
Cost of service interfund charge/updates	✓								✓	✓					
EMS Transport Fee											✓				
Levy Lid Lifts						✓						✓			
Increased Tax Rate or Fee															
Increased property tax rate	✓		✓			✓	✓	✓	✓	✓	✓	✓	✓		
Increased utility tax rate						✓	✓	✓		✓					
Increased parking fines			✓	✓		✓									
Increased development fees		✓	✓		✓				✓			✓	✓		
Increased other fees										✓	✓				
Increase/restructure business license fee										✓					
Change to Sales Tax Assumptions															
Reduced CIP allocation			✓							✓					
Reduced sales tax lag to 1 year*								✓	✓	✓	✓	✓			
Use of One-time/Time Limited Revenue Sources															
Sales tax audit proceeds							✓								
Interest income								✓							
Annexation Sales Tax Credit											✓	✓	✓		
Planned Use of Reserves															
Rainy Day Reserve						✓	✓	✓							
Rate Stabilization Reserve									✓						
Development Services Reserve									✓	✓	✓				
Expenditure Reductions															
Non-labor Expenditure Reductions					✓	✓	✓			✓	✓	✓			
Workforce/Positions Reductions										✓	✓	✓			
Furloughs										✓					
Fixed Rate or No Cost of Living Adjustment											✓	✓	✓		
Restructure Medical Benefits											✓		✓		
Other Strategies															
Reduced budgeted benefit rate to citywide avg					✓			✓							
Reduction in state retirement rates					✓					✓					
Efficiencies	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
* Restored use of a modified 2-year lag for sales tax in 2015-2016, a conservative approach to help with future budget balancing.															

* Restored use of a modified 2-year lag for sales tax in 2015-2016, a conservative approach to help with future budget balancing.

Thoughts on Financial Sustainability

- ☐ Develop a plan in partnership with the community
- ☐ Adopt the plan through legislative action
- ☐ Communicate the plan throughout the community
- ☐ Stick with the plan - stay disciplined, keep promises
- ☐ Review the plan regularly
- ☐ Revise the plan through legislative action when necessary

X. C. City of Kenmore Partnership with the King County-Cities Climate Co...

- Solutions – to share local success stories, challenges, data and products that support and enhance climate mitigation efforts by all partners
- Funding and resources – to secure grant funding and other shared resource opportunities to support climate related projects and programs

FISCAL CONSIDERATION:

Membership costs in K4C are broken into seven tiers based on population, ranging in annual fees of \$500 to \$10,000. Kenmore's population places it in tier 3, resulting in a \$1,200 annual fee.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Goal #10 – Protect and enhance the climate, water, air and forest environment.



KING COUNTY-Cities
CLIMATE COLLABORATION

Briefing on the King County-Cities Climate Collaboration (K4C)

Rachel Brombaugh, Energy Policy and Partnerships Specialist,
King County Executive Office

Kenmore City Council
Monday April 22, 2019



Current K4C Partners



King County



CITY OF MERCER ISLAND



CITY OF ISSAQUAH WASHINGTON



City of Seattle



K4C Highlights: Benefits of Collaboration

Benefits of Regional Collaboration

- Collaborate on **goals & measuring progress**
- Share experiences and **learn from each others'** success and challenges
- **Pursue grants**, funding & resources
- **Coordinate outreach** and messaging
- **Raise the profile** of climate work
- **Share staff training & expertise**
- **Engage elected officials** and other leadership
- **Speak with a collective voice** for greater impact



K4C Elected Official Summits 2x per year

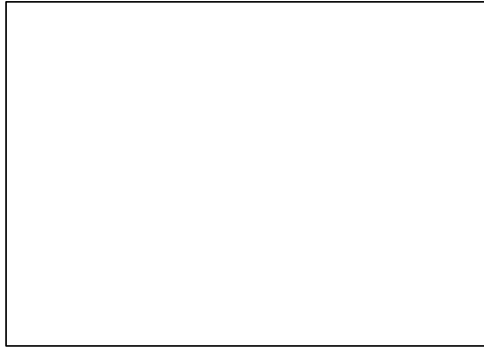


K4C Partner Staff in 2016

Ensure our individual local actions have bigger impact

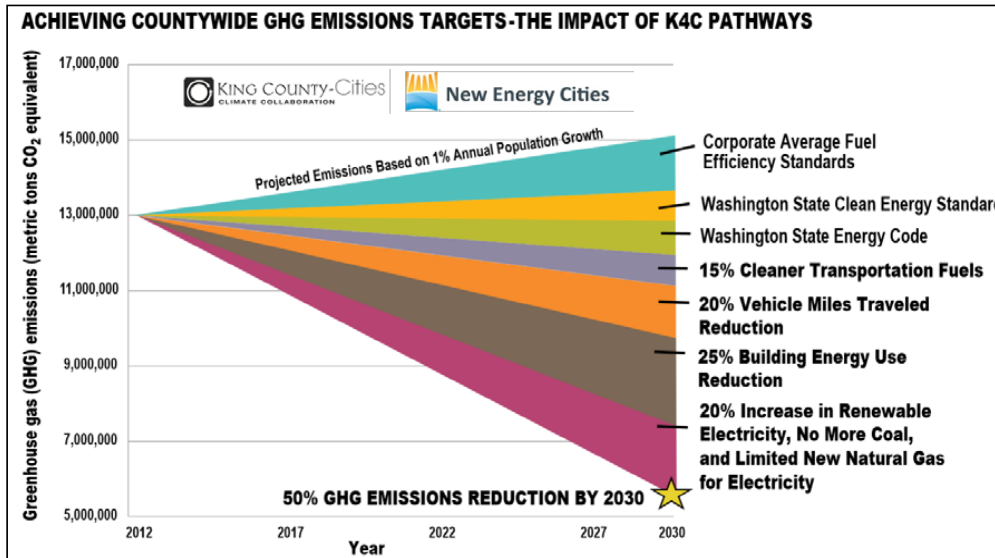
K4C Highlights: "The Early Years" (2014-2016)

Adopting Shared Targets



Developing Joint County-City Climate Commitments

Doing the Math: "Wedge Analysis"



I. Shared Goals



II. Climate Policy



III. Transportation and Land Use



IV. Energy Supply



V. Green Building and Energy Efficiency



VI. Consumption and Materials Management



VII. Forests and Farming



VIII. Government Operations



IX. Collaboration



K4C Highlights: Recent Progress (2017-2018)

Technical Analysis

- Clean Electricity Pathways Study
- Countywide Greenhouse Gas Inventory
- Scope 5 Measurements

Capacity Building & Funding

- Fleet Managers Workgroup
- Cities-Fund to Reduce Energy Demand: development of new loan program for cities
- GreenTools and Regional Code Collaboration High Performance Green Building Implementation Tools

Communications

- Sustainable City Roundtables
- Scope 5 dashboards
- Customizable Infographic
- Case studies

Elected Official Action

- Green Direct development and enrollment
- Joint comments and testimony on energy and climate policies
 - State legislative session
 - Utility regulatory proceedings
 - Federal climate policy



Customizable Infographic for K4C Partners

CONFRONTING CLIMATE CHANGE

Urban City

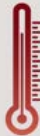


HOW DOES A CHANGING CLIMATE AFFECT "URBAN CITY"?

CHANGES ARE ALREADY AFFECTING OUR ENVIRONMENT, ECONOMY, AND HUMAN HEALTH. THE CHOICES WE MAKE TODAY ABOUT REDUCING GREENHOUSE GASES WILL AFFECT THE SEVERITY OF FUTURE IMPACTS.

INCREASED HEAT

Average annual air temperature in the Puget Sound region is increasing (+1.3°F, 1895-2014), and is projected to be 5.5°F warmer in the 2050s.



HEAVY RAIN EVENTS ARE INCREASING

By the 2080s, our heaviest rain events are expected to be 22% heavier.



MORE FREQUENT COASTAL FLOODING



CONFRONTING CLIMATE CHANGE

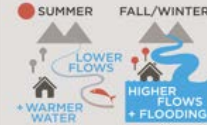
Rural City



HOW DOES A CHANGING CLIMATE AFFECT "RURAL CITY"?

CHANGES ARE ALREADY AFFECTING OUR ENVIRONMENT, ECONOMY, AND HUMAN HEALTH. THE CHOICES WE MAKE TODAY ABOUT REDUCING GREENHOUSE GASES WILL AFFECT THE SEVERITY OF FUTURE IMPACTS.

EXTREME RIVER CONDITIONS



INCREASED WILDFIRE THREAT



LESS SNOW AVERAGE CASCADE SNOWPACK



- Consistent look and feel
- “Drag and Drop” graphics and text boxes
- Climate impacts information most current science
- Impacts and risks (not shown) can be customized to specific concerns of a city or partner.

2019 K4C Work Plan Example: Case Studies of K4C Partners



December 2018

FACT SHEET

City of Tukwila Tree Canopy Focus

Project Summary:

Adopted regulations

- Prohibiting tree removal or if removal is approved, requiring up to a 3:1 replacement ratio based upon canopy loss. (2018)
- Requiring more robust landscaping in industrial, commercial, and multi-family areas (2017)

Public Planting Program

- In 2017, 3,577 trees and shrubs were planted on Tukwila public property

Results: 2018 Update of 2012 tree canopy assessment

Six year assessment to measure attainment of established goals and success of strategies

Prohibition of property clearing without an approved development permit and of removal of 6" diameter trees on single family lots

Tukwila Hill Tree Canopy

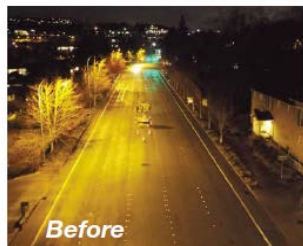


December 2018

FACT SHEET

Bellevue/LED Street Lighting Project

Bellevue's LED streetlight conversion on Richards Road



Before



After



December 2018

FACT SHEET

City of Mercer Island Mobility Pilot Projects

Overview

City of Mercer Island Mobility Pilot Projects

Rideshare:

4,100 rides, with over unique 500 users

Bikeshare:

3,400 rides, with over 1,100 unique users



December 2018

FACT SHEET

King County Parks Solar Energy

Overview

King County Parks Solar Energy

Cost savings:
\$35,800 per year

Project Summary: King County's Parks Division installed 241kW of new solar in 2017 and 2018 on three heavily used facilities: 135kW on the King County Aquatic Center in Federal Way, 60kW on the Steve Cox Community Center in White Center, and 49kW on a Marymoor Park maintenance facility in Redmond. An additional 104 kW of solar was previously installed on the aquatic center in 2015.



2019 K4C Work Plan



At the October 2018 K4C Elected Official Summit elected officials reviewed and prioritized actions to move shared climate and energy goals forward at the local, state and federal levels.

Identified priorities guide the 2019 Work Plan.

2019 Work Plan Focus Areas

1. Shared Goals
2. Climate Policy
3. Transportation and Land Use
4. Energy Supply
5. Green Building and Energy Efficiency
6. Forests and Farming
7. Government Operations

Examples

- Update community-scale emissions progress and pathways to shared targets
- Advance State Legislation on Climate and Energy Priorities
- Develop Case Studies that highlight K4C partner efforts
- Partner to plant 1 Million Trees and develop an overall plan to *ReTree King County*

2019 K4C Work Plan Example: Elected Outreach Committee

Continue to support focused work of the Elected Outreach Committee for state level engagement and recruitment.

- Develop and use **2019 K4C Legislative Interests**
- K4C Elected Officials have **testified at 8 legislative hearings** in the 2019 session supporting clean energy, building and appliance efficiency, and clean fuels bills that align with K4C shared interests.
- Elected Officials are following **utility regulatory proceedings**.
- **Recruit new partners** to join the K4C and **engage with city organizations to share the**
- **Share importance of work:**



Upcoming Opportunities

K4C Elected Official Summits

- June 10th, 1:30-4 pm
- October 7th, 1:30-4 pm

Monthly K4C Staff Steering Committee Meetings

Engagement Opportunities related to the 2020 Update of King County's Strategic Climate Action Plan

- On a variety of topics (e.g. green building, mobility, forest health)

Seattle Public Utilities and Northshore Utility District: Seismic Planning

April 2019

Seattle Public Utilities



City of Seattle

Presentation Outline

- Regional water system (Seattle Public Utilities) – from watersheds to transmission
- Local water system (Northshore Utility District) – from transmission to tap, at a later date
- Topics:
 - Seismic background
 - Seismic hazards
 - Mitigation recommendations

SPU Seismic Program

- 30-year history; first seismic study in 1990
- \$100 million in seismic investments to date
- Completed a new seismic study recently, based on updated understanding of seismic risks



Seismic Hazards - Recent Earthquakes

	Year	Magnitude	Impacts
Loma Prieta, Bay Area	1989	6.9	Water outages mostly less than a few days; fire suppression water was an issue
Northridge, So. Cal	1994	6.7	Over 100 fires; water system damage mostly in poor soil areas; outage: 8 to 13+ days
Kobe, Japan	1995	6.9	109 fires immediately after earthquake (another 88 in surrounding cities); 60+ days to restore service
Christchurch, NZ*	2011	6.2	45+ days to restore service
Tohoku, Japan*	2011	9.0	345 fires; 45+ days to restore service

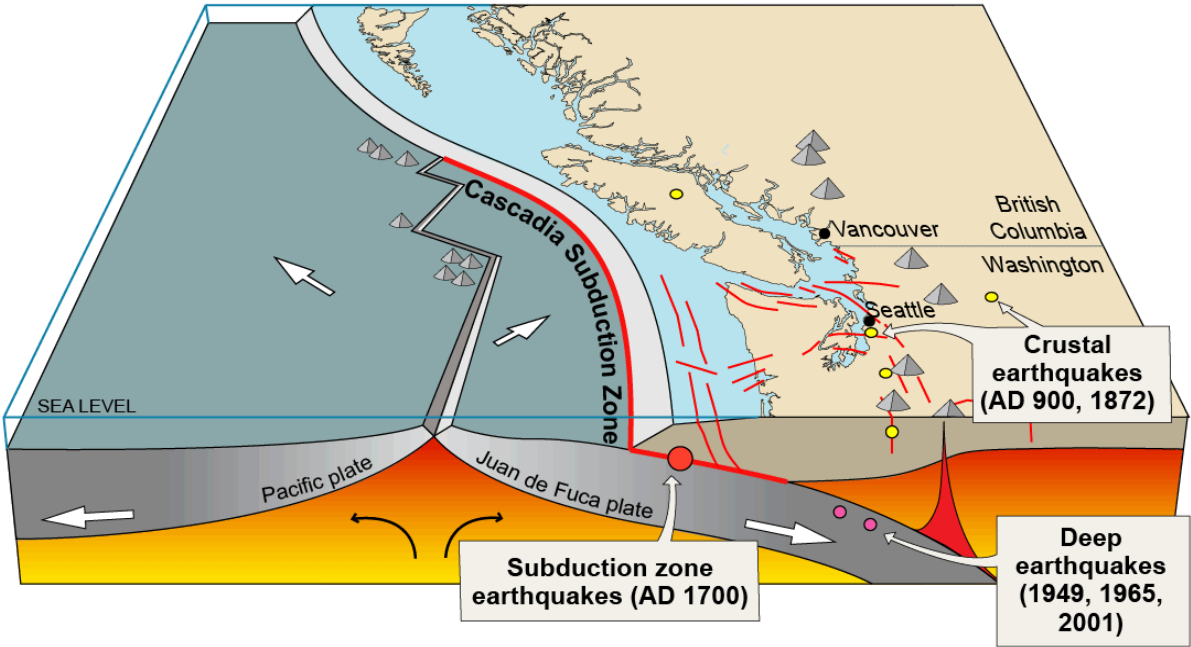
*15%-20% chance of a Christchurch-like or Tohoku-like type event in Seattle in next 50 years

New Developments since 1990

- Seattle Fault Zone, Cascadia Subduction Zone
- Earthquake experience (e.g., Northridge, Japanese, Chilean and New Zealand events)
- Potential for mass availability of earthquake-resistant pipe in U.S.



Earthquake Source Zones



Source	Max. Size	Recurrence
Subduction zone	M 9+	200–600 years
Deep Juan de Fuca plate	M 7+	30–50 years
Crustal faults	M 7+	Hundreds of years?

- Volcano
- Active crustal fault
- Active plate boundary fault

*figure modified from USGS Cascadia earthquake graphics at <http://geomaps.wr.usgs.gov/pacnw/pacnweq/index.html>

Seismic Vulnerability Assessment, Goals

- Seismic vulnerability assessments for water system facilities
- Hydraulic modeling of post-earthquake performance
- Establish post-earthquake performance goals
- Develop planning level mitigation measures, cost estimates and schedule
- Define seismic design standards for water transmission and distribution pipelines

Earthquake Likelihood in 50 Years

- 15% to 20% chance of catastrophic earthquake, similar to 2011 Christchurch or Tohoku earthquakes
- 85% chance of at least one intraplate earthquake “similar” to the 2001 Nisqually earthquake





Earthquake Vulnerability Assessment

- Loss of Cedar and Tolt transmission systems likely
- Loss of Eastside Supply Line likely
- Distribution pipeline failures
 - M7 SFZ Scenario: \pm 2000 failures
 - M9 CSZ Scenario: \pm 1400 failures
- Most terminal reservoirs remain functional
- Loss of over one dozen critical facilities
- Loss of water pressure throughout direct service area within \pm 24 hours

Mitigation Approach – Next 15 to 20 Years

- Enhance emergency preparedness and response planning
 - Earthquake-specific response plan
 - Significantly augment pipeline repair material stocks
 - Assess adequacy/improve emergency drinking water
- Develop/implement isolation and control strategies
 - Reservoir isolation valves
 - Explore isolating areas of large amounts of pipe damage
 - Add valves to make isolation easier

Mitigation Approach – Next 50-Plus Years

- Build it right
 - Use earthquake-resistant pipe when pipe is replaced
 - Design new facilities to remain functional
- Upgrade vulnerable critical facilities
 - Most vulnerable transmission pipelines locations
 - Critical facilities

Capital Projects

- \$15 to \$20 million per year – 50+ years
- Options analysis for all projects
 - Cost and functional tradeoff between:
 - Full upgrades – functional after design EQ
 - Upgrades – non-functional but repairable
 - Operational/response: expect significant damage, but able to repair quickly



Coordination: Seattle Public Utilities and Northshore Utility District

- Regional seismic projects being reviewed with wholesale customers, including NUD
 - SPU and NUD working together on emergency response coordination and overall seismic planning

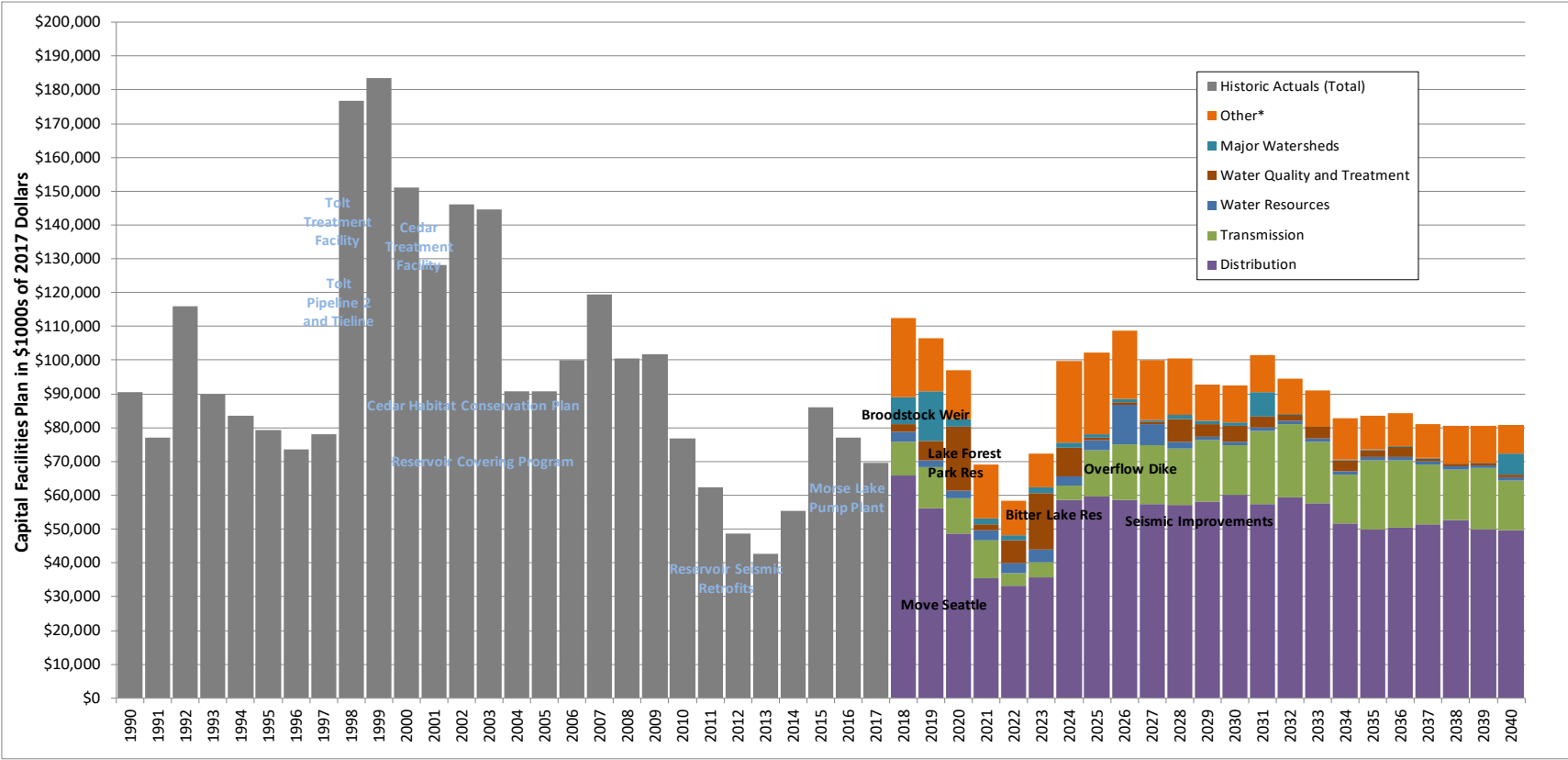


Capital Projects

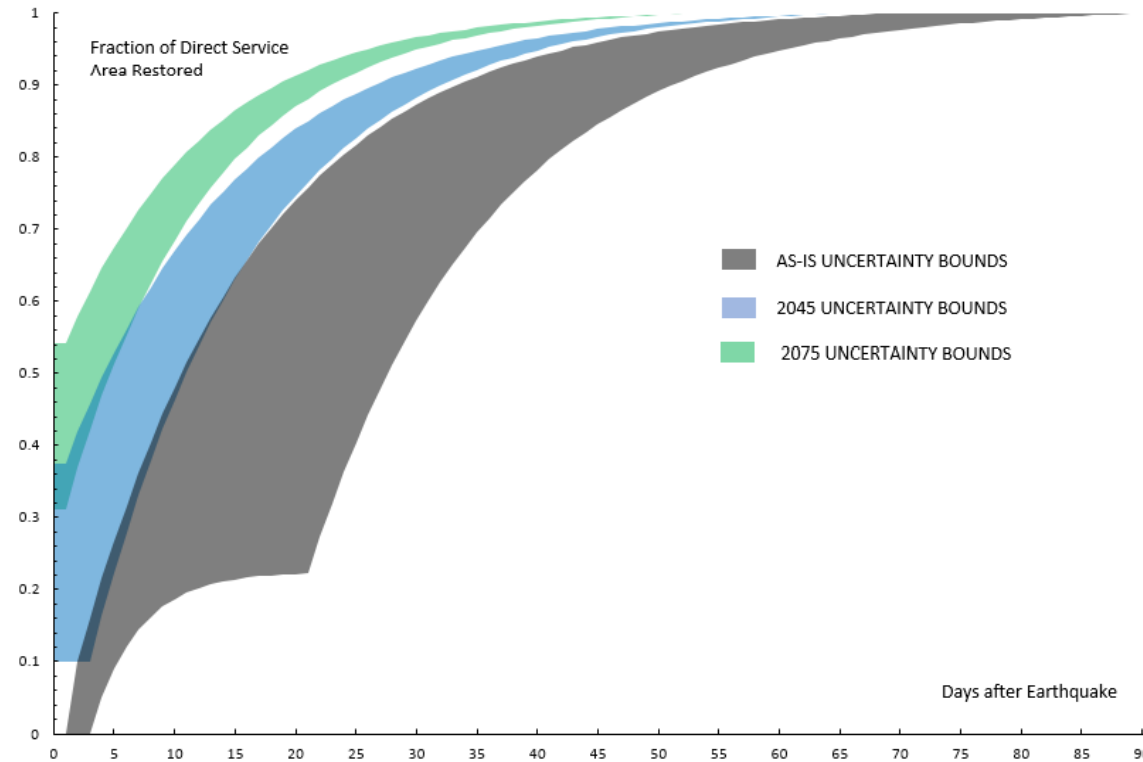
- Many drivers for capital projects, including seismic
- 2019 Water System Plan shows 20-year CIP projections, including seismic



Capital Projects



Seattle Direct Service Area Restoration Projected Improvement





Voucher Certification and Approval

City of Kenmore

DATE RANGE:

03/23/2019-04/05/2019

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, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and the the claim is a just, due and unpaid obligation against the City of Kenmore and that I am authorized to authenticate and certify to said claim. The following checks and electronic payments are approved for payment:

Total Check #s 42037 through 42100: \$365,786.78

Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Acct. Electronic Deposits Dated: 03/29/2019: \$144,042.37

Payroll Check #'s 10123-10126 totaling: \$ 1,475.01

 RM 11 APR 2019
City Manager / Date

 4/10/19
Finance Director / Date

Vendor Name	Check #	Date	Description	Amount
BANNER BANK JGORDON	42037	03/26/2019	Computers, Training, Storage Unit, & Supplies	102.96
BANNER BANK JGORDON	42037	03/26/2019	Computers, Training, Storage Unit, & Supplies	60.00
BANNER BANK JGORDON	42037	03/26/2019	Computers, Training, Storage Unit, & Supplies	125.00
BANNER BANK JGORDON	42037	03/26/2019	Computers, Training, Storage Unit, & Supplies	72.90
BANNER BANK JGORDON	42037	03/26/2019	Computers, Training, Storage Unit, & Supplies	3,897.36
BANNER BANK JGORDON	42037	03/26/2019	Computers, Training, Storage Unit, & Supplies	36.80
BANNER BANK JGORDON	42037	03/26/2019	Computers, Training, Storage Unit, & Supplies	125.00
AMERICAN GENERAL LIFE GPO-400S	42038	03/26/2019	Life Insurance	435.92
AMERICAN GENERAL LIFE GPO-400S	42038	03/26/2019	Life Insurance	203.27
AMERICAN GENERAL LIFE GPO-400S	42038	03/26/2019	Life Insurance	67.37
AMERICAN GENERAL LIFE GPO-400S	42038	03/26/2019	Life Insurance	37.63
AWC EMPLOYEE BENEFITS	42039	03/26/2019	Employee Health Insurance	38.66
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LINCOLN NATIONAL LIFE INSURANCE	42042	03/26/2019 Life Ins/ADD & LTD	2.83
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EMPLOYMENT SECURITY DEPT	42044	03/29/2019 Paid Family & Medical Leave	44.95
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ICMA RETIREMENT TRUST 457 - 304745	42046	03/29/2019 ICMA 457 Deferred Comp	298.20
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STATE OF FLORIDA DISBURSEMENT UNIT	42047	03/29/2019 Employee Deduction	275.00
UNITED WAY OF KING COUNTY	42048	03/29/2019 Employee Charitable Contribution	78.50
UNITED STATES POSTMASTER	42049	03/29/2019 Spring Newsletter Postage	1,804.50
A+ CONFERENCING	42050	04/05/2019 Teleconference Phone Call	10.53
ALCALDE & FAY	42051	04/05/2019 March 2019 Government Affairs Consulting	5,184.94
BAKER, DAVID	42052	04/05/2019 Conference Airport Transportation	109.62
BARKER MARTIN, P.S.	42053	04/05/2019 Legal Fees	1,679.50
BARKER MARTIN, P.S.	42053	04/05/2019 Legal Fees	2,215.50
BULGER SAFE & LOCK, INC.	42054	04/05/2019 Parks Padlocks	224.27

BUNTTING INC.	42055	04/05/2019 PW Temporary Office Improvements	68,867.46
CITY SOURCED	42056	04/05/2019 Cityworks Web Portal Integration	1,200.00
CITY SOURCED	42056	04/05/2019 Cityworks Web Portal Integration	1,200.00
CITY SOURCED	42056	04/05/2019 Cityworks Web Portal Integration	1,200.00
COMCAST BUSINESS	42057	04/05/2019 Hangar Cable TV	131.28
COMMUNITY ATTRIBUTES INC.	42058	04/05/2019 Economic Development Brochure & Edits	1,147.50
CONTRACT LAND STAFF LLC	42059	04/05/2019 Squires Landing Conversion Acquisition	640.00
CONTRACT LAND STAFF LLC	42059	04/05/2019 Squire's Landing Land Conversion	2,962.27
DAILY JOURNAL OF COMMERCE	42060	04/05/2019 Legal Notices	155.40
DIGITAL REPROGRAPHICS SERVICES INC.	42061	04/05/2019 NE 181st St Sidewalk Signs	38.45
EASTSIDE HOMES, INC.	42062	04/05/2019 Landscaping Cash Deposit Refund	1,670.10
ELECTRONIC BUSINESS MACHINES	42063	04/05/2019 2nd Floor Photocopier Charges	108.58
FERGUSON ENTERPRISES INC #3011	42064	04/05/2019 Asphalt Cold Patch	211.57
French Touchup LLC	42065	04/05/2019 City Hall Exterior Door Re-Finishing	5,929.00
GORDON THOMAS HONEYWELL	42066	04/05/2019 March 2019 Government Consulting Svcs	3,973.19
HOPKINS, CRAIG	42067	04/05/2019 Police Volunteer Mileage Reimbursement	80.62
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JET CITY PRINTING	42068	04/05/2019 City of Kenmore Envelopes	43.66
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JET CITY PRINTING	42068	04/05/2019 Business Open House Post Card	198.00
JOYCE ZIKER PARKINSON	42069	04/05/2019 Environmental Investigation	787.50
KENMORE COMMERCIAL LLC	42070	04/05/2019 Jan. - April 2019 Base Rent Increase	301.52
KING COUNTY FINANCE	42071	04/05/2019 King County Road Services	2,804.81
KING COUNTY FINANCE	42071	04/05/2019 King County Road Services	672.19
KING COUNTY SHERIFF	42072	04/05/2019 Jan. 2019 School District Overtime	8,520.51
KING COUNTY SHERIFF	42072	04/05/2019 Jan. 2019 Town Green Special Emphasis	342.29
KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	13.03
KING COUNTY TREASURY	42073	04/05/2019 19819 73rd Ave. NE	215.21
KING COUNTY TREASURY	42073	04/05/2019 19129 73rd Ave. NE	13.38
KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	835.23
KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	14.40
KING COUNTY TREASURY	42073	04/05/2019 18120 68th Ave NE	4,995.74
KING COUNTY TREASURY	42073	04/05/2019 18926 73rd Ave. NE	205.68
KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	13.19
KING COUNTY TREASURY	42073	04/05/2019 19128 73rd Ave. NE	13.19
KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	207.37
KING COUNTY TREASURY	42073	04/05/2019 7319 NE 192nd St	13.24
KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	13.16
KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	13.20
KING COUNTY TREASURY	42073	04/05/2019 18542 73rd Ave. NE	13.21
KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	13.40
KING COUNTY TREASURY	42073	04/05/2019 18704 73rd Ave. NE	14.20

KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	14.97
KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	13.47
KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	207.90
KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	207.42
KING COUNTY TREASURY	42073	04/05/2019 Alderwood Manor #14	13.44
KING COUNTY TREASURY	42073	04/05/2019 19202 80th Ave NE	216.77
KING COUNTY TREASURY	42073	04/05/2019 Tract A Amber Heights	13.14
KING COUNTY TREASURY	42073	04/05/2019 Tract A Ashton Lane	13.07
KING COUNTY TREASURY	42073	04/05/2019 Tract B Aspen Grove Estates	13.03
KING COUNTY TREASURY	42073	04/05/2019 Tract A Belmont Heights	13.17
KING COUNTY TREASURY	42073	04/05/2019 Tract A Berg's Lane	14.25
KING COUNTY TREASURY	42073	04/05/2019 Tract B Berg's Lane	14.26
KING COUNTY TREASURY	42073	04/05/2019 Tracts A, B, C Bisby Knoll Div. #1	13.07
KING COUNTY TREASURY	42073	04/05/2019 Tract 2 Bridlepath	14.40
KING COUNTY TREASURY	42073	04/05/2019 Tract 9 Bridlepath	14.83
KING COUNTY TREASURY	42073	04/05/2019 17125 68th Ave. NE	14.69
KING COUNTY TREASURY	42073	04/05/2019 17415 61st Ave. NE	4,638.65
KING COUNTY TREASURY	42073	04/05/2019 16607 Inglewood Rd NE	14.61
KING COUNTY TREASURY	42073	04/05/2019 Tract B of KCSP 582003	13.03
KING COUNTY TREASURY	42073	04/05/2019 Lot 3 Less	13.52
KING COUNTY TREASURY	42073	04/05/2019 Tract B Brookfield Div No. 2	13.08
KING COUNTY TREASURY	42073	04/05/2019 Tract B Cedarlane	5.46
KING COUNTY TREASURY	42073	04/05/2019 Tract 998 Clearwater	13.19
KING COUNTY TREASURY	42073	04/05/2019 Tract B Clifton	13.16
KING COUNTY TREASURY	42073	04/05/2019 Tract A Cort Ridge	14.60
KING COUNTY TREASURY	42073	04/05/2019 Tract A KCSPS90S0406	14.82
KING COUNTY TREASURY	42073	04/05/2019 Tract B Eagle Brook II	13.22
KING COUNTY TREASURY	42073	04/05/2019 Tract 999 Emerald Vue	205.62
KING COUNTY TREASURY	42073	04/05/2019 Tract 997 Glenbrook	13.06
KING COUNTY TREASURY	42073	04/05/2019 Tract A Inglewood Estates	13.03
KING COUNTY TREASURY	42073	04/05/2019 Tract B Inglewood Estates	13.05
KING COUNTY TREASURY	42073	04/05/2019 Tract D Inglewood Estates	13.03
KING COUNTY TREASURY	42073	04/05/2019 Tract A Inglewood Highlands	205.65
KING COUNTY TREASURY	42073	04/05/2019 Tract B Inglewood Meadows	13.02
KING COUNTY TREASURY	42073	04/05/2019 Tract A Inglewood Place	13.04
KING COUNTY TREASURY	42073	04/05/2019 Jacksons Country Club	13.03
KING COUNTY TREASURY	42073	04/05/2019 Jacksons Country Club Unrec	14.85
KING COUNTY TREASURY	42073	04/05/2019 Kenmore Village Parcel B BSP	582.88
KING COUNTY TREASURY	42073	04/05/2019 6728 NE 181st St	1,164.04
KING COUNTY TREASURY	42073	04/05/2019 Lake Forest Park Hills Tract E	13.06
KING COUNTY TREASURY	42073	04/05/2019 5601 NE 193rd St	206.05
KING COUNTY TREASURY	42073	04/05/2019 7911 NE 175th St	13.76
KING COUNTY TREASURY	42073	04/05/2019 7921 NE 175th St	13.87
KING COUNTY TREASURY	42073	04/05/2019 7929 NE 175th St	13.87
KING COUNTY TREASURY	42073	04/05/2019 7831 NE 175th St	14.08
KING COUNTY TREASURY	42073	04/05/2019 7817 NE 175th St	14.17
KING COUNTY TREASURY	42073	04/05/2019 7805 NE 175th St	7.70
KING COUNTY TREASURY	42073	04/05/2019 7729 NE 175th St	14.02
KING COUNTY TREASURY	42073	04/05/2019 Lakewood Villa TRS	13.84
KING COUNTY TREASURY	42073	04/05/2019 Lakewood Villa TRS	17.50
KING COUNTY TREASURY	42073	04/05/2019 7527 NE 175th St	13.94
KING COUNTY TREASURY	42073	04/05/2019 7515 NE 175th St	13.94
KING COUNTY TREASURY	42073	04/05/2019 7507 NE 175th St	13.92
KING COUNTY TREASURY	42073	04/05/2019 7415 NE 175th St	13.76
KING COUNTY TREASURY	42073	04/05/2019 7353 NE 175th St	207.52
KING COUNTY TREASURY	42073	04/05/2019 Tract C Leopold Addition	13.08
KING COUNTY TREASURY	42073	04/05/2019 Tract K McDonald Highlands	13.11
KING COUNTY TREASURY	42073	04/05/2019 Moorlands Gardens	13.07
KING COUNTY TREASURY	42073	04/05/2019 15221 84th Ave. NE	1,817.54
KING COUNTY TREASURY	42073	04/05/2019 15221 84th Ave. NE	205.93
KING COUNTY TREASURY	42073	04/05/2019 Moorlands Heights Tract B	14.29
KING COUNTY TREASURY	42073	04/05/2019 Moreland Heights Tract X	13.07
KING COUNTY TREASURY	42073	04/05/2019 Moorlands Heights	13.11
KING COUNTY TREASURY	42073	04/05/2019 Moorlands Tract A	13.02
KING COUNTY TREASURY	42073	04/05/2019 Moorlands Tract C	13.04
KING COUNTY TREASURY	42073	04/05/2019 Moorlands Tract Y	13.03
KING COUNTY TREASURY	42073	04/05/2019 6910 NE 170th St	6,446.52
KING COUNTY TREASURY	42073	04/05/2019 Tract H Nelson Gardens	14.83
KING COUNTY TREASURY	42073	04/05/2019 Tract I Nelson Gardens	14.80

KING COUNTY TREASURY	42073	04/05/2019 Tract J Nelson Gardens	14.81
KING COUNTY TREASURY	42073	04/05/2019 Tract A Northlake Heights #5	13.44
KING COUNTY TREASURY	42073	04/05/2019 6700 NE 181st St	3,086.02
KING COUNTY TREASURY	42073	04/05/2019 Tract A Northshore Glen	13.29
KING COUNTY TREASURY	42073	04/05/2019 Tract B Northshore Glen Access	14.27
KING COUNTY TREASURY	42073	04/05/2019 Tract A The Park At Inglesmoor	14.28
KING COUNTY TREASURY	42073	04/05/2019 Tract B The Park at Inglesmoor	14.33
KING COUNTY TREASURY	42073	04/05/2019 Tract F The Park at Inglesmoor	14.43
KING COUNTY TREASURY	42073	04/05/2019 Tract H The Park at Inglesmoor	14.27
KING COUNTY TREASURY	42073	04/05/2019 Tract A Prestige Heights	13.16
KING COUNTY TREASURY	42073	04/05/2019 Tract B Prestige Heights	14.35
KING COUNTY TREASURY	42073	04/05/2019 6200 NE 193rd St	1,925.43
KING COUNTY TREASURY	42073	04/05/2019 Tract C Shadowbrook No. 1	205.79
KING COUNTY TREASURY	42073	04/05/2019 6532 NE Bothell Way	813.84
KING COUNTY TREASURY	42073	04/05/2019 Squires W C Plat of Kenmore	966.90
KING COUNTY TREASURY	42073	04/05/2019 Turners E Country Club TRS	7.70
KING COUNTY TREASURY	42073	04/05/2019 Tract 999 Warburton	197.87
KONICA MINOLTA BUSINESS SOLUTIONS	42080	04/05/2019 Business Incubator Photocopier Lease	212.74
MODUS TECHNOLOGY, INC.	42081	04/05/2019 Document Scanning	2,996.58
MUNIMANAGE, LLC	42082	04/05/2019 March 2019 Public Works Consulting	13,695.00
NORTHSHORE SCHOOL DISTRICT	42083	04/05/2019 March 2019 School Impact Fee Remittance	21,146.00
NORTHSHORE UTILITY DIST	42084	04/05/2019 SR 522 ROW Irrigation	65.79
NORTHSHORE UTILITY DIST	42084	04/05/2019 SR 522 ROW Irrigation	69.25
NORTHSHORE UTILITY DIST	42084	04/05/2019 City Hall Water/Sewer	583.93
NORTHSHORE UTILITY DIST	42084	04/05/2019 City Hall Irrigation	138.50
NORTHSHORE UTILITY DIST	42084	04/05/2019 NS Summit Park Irrigation	27.70
NORTHSHORE UTILITY DIST	42084	04/05/2019 Water Fill Station	5.45
NORTHSHORE UTILITY DIST	42084	04/05/2019 Hangar Water/Sewer	407.56
NORTHSHORE UTILITY DIST	42084	04/05/2019 ROW Irrigation	69.25
NORTHSHORE UTILITY DIST	42084	04/05/2019 Town Square Irrigation	69.25
NORTHSHORE UTILITY DIST	42084	04/05/2019 ROW Irrigation	27.70
NORTHSHORE UTILITY DIST	42084	04/05/2019 Temp. PW Shop Water Bill	69.25
OFFICE TEAM	42085	04/05/2019 Temporary Office Staff	289.37
OFFICE TEAM	42085	04/05/2019 Temporary Office Staff	289.37
OWEN EQUIPMENT COMPANY	42086	04/05/2019 Sweeper Truck Brooms	1,305.30
PHSI PURE HEALTH SOLUTIONS INC.	42087	04/05/2019 City Hall Filtered Water - April 2019	101.09
PUGET SOUND ENERGY	42088	04/05/2019 Traffic Signal Electricity	414.63
PUGET SOUND ENERGY	42088	04/05/2019 Radar Speed Sign Electricity	83.32
PUGET SOUND ENERGY	42088	04/05/2019 Tree Receptacle Electricity	77.52
PUGET SOUND ENERGY	42088	04/05/2019 Parks Electricity	892.47
PUGET SOUND ENERGY	42088	04/05/2019 School/Crosswalk Electricity	71.95
PUGET SOUND ENERGY	42088	04/05/2019 Town Square & Hangar Electricity	557.40
PUGET SOUND ENERGY	42088	04/05/2019 City Hall Gas	986.16
PUGET SOUND ENERGY	42088	04/05/2019 Incubator Gas & Electricity	525.07
PUGET SOUND ENERGY	42088	04/05/2019 Temp. PW Site Electricity	66.03
PUGET SOUND ENERGY	42088	04/05/2019 Town Square & Hangar Gas	255.18
SCORE	42089	04/05/2019 Feb. 2019 Inmate Outside Health Services	15.00
SEATTLE TIMES	42090	04/05/2019 Legal Notices	142.72
SEATTLE TIMES	42090	04/05/2019 Legal Notices	500.22
SEATTLE TIMES	42090	04/05/2019 Legal Notices	66.90
SMS CLEANING, INC.	42091	04/05/2019 Monthly Janitorial Services	3,900.00
SMS CLEANING, INC.	42091	04/05/2019 Monthly Janitorial Services	1,800.00
SOUND PUBLISHING, INC.	42092	04/05/2019 Business Registration Advertisement	425.00
SOUND SAFETY PRODUCTS CO.	42093	04/05/2019 PW Safety Vest	31.42

STAPLES ADVANTAGE	42094	04/05/2019 City Hall & Hangar Maintenance Supplies	77.66
STAPLES ADVANTAGE	42094	04/05/2019 City Hall & Hangar Maintenance Supplies	27.41
STAPLES ADVANTAGE	42094	04/05/2019 City Hall & Hangar Maintenance Supplies	96.63
STAPLES ADVANTAGE	42094	04/05/2019 City Hall & Hangar Maintenance Supplies	96.62
STAPLES ADVANTAGE	42094	04/05/2019 City Hall & Hangar Maintenance Supplies	77.54
STAPLES ADVANTAGE	42094	04/05/2019 City Hall & Hangar Maintenance Supplies	77.54
THE EVP GROUP	42095	04/05/2019 March 2019 Incubator Consultant	4,830.00
T-MOBILE USA, INC.	42096	04/05/2019 Staff Cell Phones & Data Plans	48.75
T-MOBILE USA, INC.	42096	04/05/2019 Staff Cell Phones & Data Plans	49.33
T-MOBILE USA, INC.	42096	04/05/2019 Staff Cell Phones & Data Plans	74.25
T-MOBILE USA, INC.	42096	04/05/2019 Staff Cell Phones & Data Plans	104.99
T-MOBILE USA, INC.	42096	04/05/2019 Staff Cell Phones & Data Plans	193.57
T-MOBILE USA, INC.	42096	04/05/2019 Staff Cell Phones & Data Plans	138.24
WA STATE DEPT OF TRANSPORTATION	42097	04/05/2019 Traffic Signal Maintenance	51.38
WA STATE DEPT OF TRANSPORTATION	42097	04/05/2019 Roadway De-Icer	2,616.06
WA STATE DEPT OF TRANSPORTATION	42098	04/05/2019 W. Sammamish Bridge Consulting	5,404.67
WELWEST CONSTRUCTION INC.	42099	04/05/2019 NE 202nd SRTS Project Retainage	51,715.76
CITY WIDE FENCE COMPANY, INC	42100	04/05/2019 Surface Water Facility Fence Replacement	16,258.00
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000348	03/29/2019 Public Employees Retirement	1,714.65
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000348	03/29/2019 Public Employees Retirement	98.45
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000348	03/29/2019 Public Employees Retirement	112.52
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000349	03/29/2019 Public Employees Retirement	16,637.45
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000349	03/29/2019 Public Employees Retirement	2,435.35
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000349	03/29/2019 Public Employees Retirement	2,809.37
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000350	03/29/2019 Public Employees Retirement	674.93
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000350	03/29/2019 Public Employees Retirement	390.81
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000351	03/29/2019 Public Employees Retirement	169.71
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000352	03/29/2019 Public Employees Retirement	893.75
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000353	03/29/2019 Public Employees Retirement	1,838.40
NAVIA	DFT0000354	03/29/2019 Employee Flexible Spending Account	175.00
NAVIA	DFT0000354	03/29/2019 Employee Flexible Spending Account	136.23
NAVIA	DFT0000354	03/29/2019 Employee Flexible Spending Account	56.92
BANK OF AMERICA 941	DFT0000355	03/29/2019 Federal Taxes	9,996.50
BANK OF AMERICA 941	DFT0000355	03/29/2019 Federal Taxes	3,102.84
BANK OF AMERICA 941	DFT0000355	03/29/2019 Federal Taxes	575.92
BANK OF AMERICA 941	DFT0000355	03/29/2019 Federal Taxes	1,277.74
BANK OF AMERICA 941	DFT0000355	03/29/2019 Federal Taxes	474.60
BANK OF AMERICA 941	DFT0000355	03/29/2019 Federal Taxes	1,206.90
BANK OF AMERICA 941	DFT0000355	03/29/2019 Federal Taxes	515.00
BANK OF AMERICA 941	DFT0000355	03/29/2019 Federal Taxes	133.92
ARNOTT, ANNA	10123	03/29/2019 Payroll Check	418.38
GEIGER, GARY	10124	03/29/2019 Payroll Check	607.23
DO, KIM	10125	03/29/2019 Payroll Check	333.64
LAM, SHIRLEY	10126	03/29/2019 Payroll Check	115.76
PAYROLL		03/29/2019 Direct Deposit	98,615.41
Total			511,304.16



City of Kenmore

Vendor Purchasing Report

For Date Range 01/01/2019 - 12/31/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
0002	ACTION ENTERTAINMENT	550.00
0014	AMERICAN PLANNING ASSOCIATION	1,280.00
0022	ASSOCIATION OF WA CITIES	22,400.00
0024	BAKER, DAVID	523.16
0037	BASTYR UNIVERSITY	50,000.00
0050	BRUCE C ALLEN & ASSOC INC	1,500.00
0054	BULGER SAFE & LOCK, INC.	7,207.63
0064	CASCADE PEST CONTROL	429.00
0076	CITY OF BELLEVUE	26,174.25
0081	CITY OF KENMORE	600.00
0083	CITY OF LAKE FOREST PARK	120,373.83
0092	CODE PUBLISHING COMPANY	1,503.77
0109	DAILY JOURNAL OF COMMERCE	1,766.10
0121	REPUBLIC SERVICES	3,276.63
0130	EMPLOYMENT SECURITY DEPT	2,414.44
0134	EVERGREEN PRINT SOLUTIONS	215.06
0137	FERGUSON ENTERPRISES INC #3011	1,147.80
0145	FRUHLING SAND & TOPSOIL	35.00
0151	CALPORTLAND COMPANY	2,700.77
0152	GOVERNMENT FINANCE OFFICERS ASSOC	190.00
0173	HOME DEPOT CREDIT SERVICES	1,282.37
0184	INSLEE, BEST, DOEZIE & RYDER, P.S.	42,857.70
0197	JET CITY PRINTING	829.40
0201	KCDA PURCHASING COOP	2,377.06
0205	KENMORE HERITAGE SOCIETY	50.00
0206	KENMORE MIDDLE SCHOOL	2,500.00
0213	KING COUNTY ANIMAL SVCS	805.00
0216	KING COUNTY REAL ESTATE SVCS	2,500.00
0218	KING COUNTY FINANCE	1,502.05
0219	KING COUNTY FINANCE	86,351.93
0224	SOUND PUBLISHING, INC.	425.00
0229	KING COUNTY OFFICE OF FINANCE	2,067.00
0230	KING COUNTY RADIO COMM SERVICES	300.30
0233	KING COUNTY SHERIFF	19,365.90
0235	KING COUNTY TREASURY	31,017.97
0251	LIGHTHOUSE CONSULTING INC	14,433.39
0260	MEEHAN, NANCY	290.27
0261	PENDLETON CONSULTING LLC	4,046.80
0285	NORTHSHORE FIRE DEPT	780.00
0286	NORTHSHORE SCHOOL DISTRICT	31,719.00
0287	NORTHSHORE SENIOR CENTER	6,250.00
0288	NORTHSHORE UTILITY DIST	20,610.12
0289	NORTHSHORE YMCA	1,625.00
0290	NORTHSHORE YOUTH & FAMILY SERVICES	4,000.00
0292	HONEY BUCKET	430.10
0299	PERSONAL BEST	118.27
0300	OFFICE DEPOT	1,843.28
0304	OLYMPIC ENVIRONMENTAL RESOURCES INC	5,323.70
0310	PACIFIC TOPSOILS	875.90
0327	PUGET SOUND CLEAN AIR AGENCY	18,505.00
0328	PUGET SOUND ENERGY	48,349.35
0329	PUGET SOUND FINANCE OFFICERS ASSOC	50.00

XII. A. Total Check #s: 42037 through 42100 in the amount of \$365,786.78...

Vendor Purchasing Report

For Date Range 01/01/2019 - 12/31/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
0345	SEATTLE TIMES	3,183.58
0355	STAPLES ADVANTAGE	2,694.60
0357	STEWART MACNICHOLS HARMELL, INC.	15,000.00
0359	SOUND CITIES ASSOC	15,017.45
0365	TOTAL LANDSCAPE CORP	19,586.35
0371	UNITED STATES POSTMASTER	1,804.50
0385	WA ASSOC OF BUILDING OFFICIALS	125.00
0387	WA CITIES INSURANCE AUTHORITY	290,020.00
0401	WA STATE DEPT OF TRANSPORTATION	3,833.61
0405	WASHINGTON STATE OFFICE CASH MGMT	628.50
0416	WETLANDS & WOODLANDS INC	3,747.70
0424	ICMA RETIREMENT TRUST 457 - 304745	32,662.06
0425	DRS 457	6,453.97
0426	AFLAC	981.30
0428	BANK OF AMERICA 941	114,406.77
0429	AWC EMPLOYEE BENEFITS	168,971.03
0431	DEPARTMENT OF RETIREMENT SYSTEMS	189,434.20
0432	DEPARTMENT OF LABOR AND INDUSTRIES	11,580.94
0434	UNITED WAY OF KING COUNTY	549.50
0436	NATIONAL LIFE OF VERMONT	369.51
0448	UPS STORE	51.71
0450	AURORA RENTS	2,943.79
0484	CITY WIDE FENCE COMPANY, INC	27,896.00
0501	MACLEOD RECKORD	3,605.80
0515	NATIONAL LEAGUE OF CITIES	1,533.67
0610	WA STATE DEPT OF TRANSPORTATION	5,591.58
0617	KING COUNTY FINANCE	750.00
0639	KONICA MINOLTA BUSINESS SOLUTIONS	645.57
0685	PACE ENGINEERS, INC.	20,695.09
0689	DIGITAL REPROGRAPHICS SERVICES INC.	109.90
0690	BUILDERS EXCHANGE OF WASHINGTON INC	593.60
0692	HDR ENGINEERING, INC	80,810.40
0696	AMERICAN GENERAL LIFE GPO-400S	1,365.12
0699	BANNER BANK DB	4,305.51
0743	BANNER BANK NO	868.79
0764	OUSLEY, NANCY	234.54
0781	QUALITY BUSINESS SYSTEMS INC.	3,431.81
0788	CURTIS, DR. MILTON	91.02
0791	NORTHSHORE ROTARY CLUB	204.00
0800	BANNER BANK JG	2,521.10
0817	GRAINGER	5,246.46
0834	BANNER BANK KENMORE	10,470.43
0852	GREGORY, JOANNE	67.28
0858	A+ CONFERENCING	92.43
0864	COLUMBIA FORD	130,979.72
0869	BANNER BANK JGORDON	9,833.85
0892	JACOBS ENGINEERING GROUP	64,629.62
0899	SHRED-IT USA LLC	236.26
0912	ALCALDE & FAY	15,225.60
0937	ZUMAR	10,759.78
0981	COMCAST BUSINESS	8,740.04
0994	GORDON THOMAS HONEYWELL	12,071.53
1003	IWORQ SYSTEMS	2,800.00
1010	TOWN CENTER HARDWARE	978.29
1047	SARAH ROBERTS	34,287.11
1068	WA STATE DEPT OF LABOR & INDUSTRIES	147.20
1114	PHSI PURE HEALTH SOLUTIONS INC.	303.27
1116	FRONTIER	2,153.24

Vendor Purchasing Report

For Date Range 01/01/2019 - 12/31/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
1123	AM TEST, INC	450.00
1140	PAWS	756.00
1148	QUALITY WATER FINANCIAL LLC	197.85
1177	WELLS FARGO FINANCIAL	1,239.46
1192	HOPKINS, CRAIG	233.74
1197	MILLER STEPHENS, MARY	2,500.00
1212	MCALLISTER, TERESA	19.62
1215	STATE OF FLORIDA DISBURSEMENT UNIT	1,925.00
1248	KENMORE AIR	3,037.40
1299	VERIZON WIRELESS	567.46
1304	HAMPSON, BRYAN	70.18
1309	BANNER BANK BAKER	2,227.91
1311	WASHINGTON STATE PATROL	2,152.91
1313	BOTHELL KENMORE CHAMBER OF COMMERCE	2,400.00
1331	KBA INC.	15,057.19
1333	WELWEST CONSTRUCTION INC.	51,715.76
1357	KENMORE COMMERCIAL LLC	13,468.16
1358	ALPHAGRAPHS	190.17
1363	INNOVAC	2,204.13
1372	AAA PRINTING	272.32
1390	UTILITIES UNDERGROUND LOCATION CTR	317.34
1403	OSBORN CONSULTING INC.	11,518.51
1431	BRIEN, GAYLYNN	100.00
1437	VOLGISTICS, INC	540.00
1452	CITY OF KENT	500.00
1459	FLEMINGS HOLIDAY LIGHTING LLC	5,739.02
1478	HERBIG, NIGEL	70.18
1485	WA ASSOC OF PUBLIC RECORDS OFFICERS	175.00
1504	SCORE	99,412.98
1544	METROPOLITAN TRANS. COMMISSION	1,500.00
1550	THE EVP GROUP	17,462.50
1555	LINCOLN NATIONAL LIFE INSURANCE	3,741.58
1581	STARDOM SERVICES, INC.	1,110.00
1584	STUDIO 3 SIGNS	165.15
1596	NW ENVIRONMENTAL TRAINING CENTER	3,225.00
1673	KPFF CONSULTING ENGINEERS	87,516.86
1678	VICENTE, JOHN	2,434.00
1689	MOTT MACDONALD GROUP, INC.	141,168.85
1690	SITTS & HILL ENGINEERS, INC.	5,730.00
1698	WRIGHT, MARCI	1,000.00
1704	BANNER BANK RK	4,117.16
1711	SOFTWAREONE, INC.	10,622.57
1718	RESOURCE EXPLORATION, LLC	20,000.00
1738	MUNIMANAGE, LLC	56,430.00
1774	OWEN EQUIPMENT COMPANY	1,305.30
1787	M M COMFORT SYSTEMS	36.75
1798	OLBRECHTS & ASSOCIATES, PLLC	2,255.50
1814	YSI INCORPORATED, A XYLEM BRAND	1,738.55
1816	NAVIA	10,577.05
1828	QUALITY BUSINESS SYSTEMS - WELLS FARGO	1,351.06
1829	SHI INTERNATIONAL CORP.	882.20
1832	EASTSIDE HOMES, INC.	1,670.10
1835	INC4INC, INC.	7,500.00
1846	AWCPD	100.00
1879	HOLMBERG COMPANY	3,628.70
1889	WILLIAMS, KASTNER & GIBBS PLLC	23,354.54
1900	ASPECT CONSULTING LLC	690.56
1901	NORTH COAST ELECTRIC COMPANY	157.91

Vendor Purchasing Report

For Date Range 01/01/2019 - 12/31/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
1930	T-MOBILE USA, INC.	2,185.68
1944	OHNO CONSTRUCTION	5,454.03
1948	MULTICARE CENTERS OF OCCUPATIONAL MEDICINE	615.00
1962	BANNER BANK SKROGH	2,034.00
1964	EARTHWORKS	14,167.65
1978	GOVDELIVERY, LLC	13,005.91
1979	MSPT XXII, LLC	10,954.00
1980	HRA VEBa TRUST	15,707.55
1985	CONTRACT LAND STAFF LLC	4,107.27
1993	HYAS GROUP, LLC	7,500.00
1994	LAKE CITY PARTNERS ENDING HOMELESSNESS	2,000.00
1998	JOHNSTON GROUP, LLC	8,745.00
1999	KING COUNTY POLICE CHIEFS ASSOCIATION	50.00
2004	RED BARN ENGINEERING, INC.	4,719.00
2007	HYDROPOINT DATA SYSTEMS, INC.	235.00
2024	DFR LAW GROUP, LLC	300.00
2048	SMS CLEANING, INC.	17,100.00
2063	French Touchup LLC	5,929.00
2064	Bud Clary Dodge/Chevrolet	66,956.52
2081	SHANNON & WILSON, INC.	13,138.25
2095	TRANSP0 GROUP USA INC.	85.00
2113	WA ASSOC. OF SHERIFFS & POLICE CHIEFS	180.00
2114	NC Machinery	109,120.85
2126	SCHWARZWALTER, MARK	54.68
2128	SUNDANCE ENERGY SERVICES	619.27
2129	CHELIN, KELLY	84.87
2132	FUELCARE	660.00
2138	HORVATH, PETER	185.25
2142	ICMA RETIREMENT C/O ALLFIRST BANK - 109964	109,246.31
2144	MODUS TECHNOLOGY, INC.	2,996.58
2147	SOD SPOT LLC	10,950.00
2148	Town and Country Fence Inc.	2,337.51
2157	SOUND SAFETY PRODUCTS CO.	1,286.92
2159	TRAILER BOSS	8,181.90
2160	ALLWEST UNDERGROUND INC.	1,980.60
2161	BENNETT-GOLD, TOBIN	282.17
2162	ESWO, LLC	15,000.00
2163	CORNERSTONE ARCHITECTUAL GROUP	10,460.00
2164	RANKIN, BRUCE	418.95
2166	BARKER MARTIN, P.S.	9,505.50
2167	APWA-WA CHAPTER	1,500.00
2168	FRED PRYOR SEMINARS	149.00
2169	ETC INSTITUTE	13,731.90
2171	BELRED ENERGY SOLUTIONS	329.28
2172	TCF ARCHITECTURE	2,500.00
2173	TRI-COUNTY LAND SURVEYING	3,800.00
2174	TUCKER, NATHAN	300.00
2175	ELECTRONIC BUSINESS MACHINES	108.58
2177	ELYSIUM DEVELOPMENT, LLC	7,500.00
2178	STRIPE-A-LOT	2,822.88
2179	NC CAT RENTAL	3,553.00
2180	BUNTTING INC.	130,557.62
2181	CONNER HOMES AT SOLIRE LLC	179,741.00
2182	CUZ CONCRETE PRODUCTS	909.13
2183	SISKUN POWER EQUIPMENT	4,752.88
2184	DIVERSIFICATION INC.	1,866.70
2185	CRIMINAL JUSTICE TRAINING COMMISSION	1,450.00
2189	OFFICE TEAM	657.94

Vendor Purchasing Report

For Date Range 01/01/2019 - 12/31/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
2190	PACIFIC INDUSTRIAL SUPPLY	984.39
2192	STEWART TITLE	102,731.20
2193	FENCING COMPANY, LLC	1,265.00
2194	CONFLUENCE ENVIRONMENTAL COMPANY	1,685.00
2195	CITY SOURCED	3,600.00
Vendor Set Vendor Set 01 Total:		3,521,656.88

XII. A. Total Check #s: 42037 through 42100 in the amount of \$365,786.78...

**City of Kenmore
City Council Regular Meeting
Minutes
March 25, 2019**

6:20 p.m. CALL SPECIAL MEETING TO ORDER

RECESS TO EXECUTIVE SESSION

The meeting was recessed to executive session to discuss Potential Litigation or Litigation per RCW 42.30.110 (1) (i) for approximately 40 minutes. There will be no action.

RECONVENE BACK TO REGULAR SESSION

The meeting reconvened back to regular session at 6:45 p.m.

The Council took a break from 6:45 to 7:00 p.m.

7:00 p.m. ROLL CALL

Mayor David Baker
Deputy Mayor Nigel Herbig
Councilmember Joe Marshall
Councilmember Milton Curtis
Councilmember Debra Srebnik
Councilmember Stacey Denuski (excused)
Councilmember Brent Smith (excused)

FLAG SALUTE

AGENDA APPROVAL

The agenda was approved with no changes.

PRESENTATION

Bothell Kenmore Chamber of Commerce Update - Brittany Caldwell, Executive Director

Annual Police Services Report - Police Chief Peter Horvath

PROCLAMATION

Sexual Assault Awareness Month - April 2019

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CITIZEN COMMENTS

Todd Prince (submitted a letter into the record)

Mike Vanderlinde
15213 61st Place NE
Kenmore, Washington 98028

Mr. Vanderlinde is a longtime resident. He is concerned about a rental house in his neighborhood that is throwing loud parties.

Linda Teri
15213 61st Place NE
Kenmore, Washington 98028

Ms. Teri is Mr. Vanderlinde's wife. She said the parties in the rental house have become terrifying. She urged the Council to do something.

Matt O'Neal
15029 61st Place NE
Kenmore, Washington 98028

Mr. O'Neal also spoke to the Air B & B rental "party" house. He urged the Council to pass an ordinance regulating these rentals.

Paula Huntington
15302 61st Place NE
Kenmore, Washington 98028

Ms. Huntington also spoke to the rental house. She said there is fighting and underage drinking going on at the parties.

Cynthia Gyger
10623 Beardslee Place
Bothell, Washington 98011

Ms. Gyger stated that she was an ally of the LGBTQ community. She said that she was concerned about the recent incident in Rhododendron Park.

Nadia R. Silver
18230 70th Lane NE
Kenmore, Washington 98028

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Ms. Silver thanked the Council for acting so quickly about the incident at Rhododendron Park on behalf of the LGBTQ+ community. She thanked the City for taking it seriously.

Corina Pfeil
(Address on file)

Ms. Pfeil also spoke to the incident at Rhododendron Park. She thanked the City for their action however she feels there still needs to be more done.

Lori Jenson
7301 NE 175th Street
Kenmore, Washington 98028

Ms. Jenson spoke about affordable housing for seniors. She believes there is a crisis and most seniors will be forced to leave their homes if rent increases.

CONSENT AGENDA

MOTION: Deputy Mayor Herbig made a motion to approve the consent agenda, Mayor Baker seconded the motion. The motion passed unanimously.

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Total Check #s 41846 through 41940 in the amount of \$745,318.36.
Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic
Deposits Dated: 3/1/19 in the amount of \$140,449.89.
Payroll Check #s 10120-10121 in the amount of \$2,554.64.

Authorize the City Manager to Execute a Contract with Low Bidder Welwest Construction Inc. for an Amount up to \$548,500 to Construct the NE 181st Street Sidewalk Project

BUSINESS AGENDA

Third Amendment to Amended Interlocal Agreement Concerning the Governing of the Northshore Park and Recreation Service Area by Approving a One-Time Facility Repair Contribution to the Northshore Senior Center - Rob Karlinsey, City Manager and Brooke Knight, Chief Executive Director, Northshore Senior Center

City Manager Karlinsey explained that the Northshore Parks and Recreation Service Area (NPRSA) was established nearly 30 years ago to develop a permanent home for the Northshore Senior Center, ensuring the ability to continue to meet the growing needs of our community's disabled and older adults. NPRSA is a local taxing district that was established

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by the voters in 1988. In 1989, King County, Snohomish County, and the cities of Bothell and Woodinville entered into an Interlocal Agreement in support of a bond issuance.

NPRSA successfully passed a local bond to fund the development of the Bothell Senior Center (opened in 1992) and passed subsequent bonds to fund the development of the Northshore Adult Day Health Center and a pedestrian bridge connecting the two facilities. These bonds were refinanced and consolidated in 2010 and are due to mature in 2021. Both facilities and the connecting pedestrian bridge are owned by the Northshore Parks and Recreation Service Area and are located in Bothell to serve the region. These facilities are near 30 years of age and an increasingly long list of capital repair and replacement needs have been identified by the Northshore Senior Center to ensure the sustainability of the buildings.

In 2001, the ILA was amended to include the City of Kenmore and provide representatives from each entity serve on the NPRSA Board. In 2007, the First Amendment to the Amended Agreement was approved that added more specific language to the Agreement including continuing an aggregated annual contribution not to exceed \$8,000. The interlocal agreement states that the amount is allocated based on population, and the following percentage distribution has been used in recent years:

- King County: 27%
- Snohomish County: 18%
- City of Bothell: 29%
- City of Kenmore: 17%
- City of Woodinville: 9%

These funds are used to finance NPRSA's basic administrative costs. NPRSA has no staff and instead contracts for part-time administrative support. Without staff, NPRSA does not have the ability to perform any analysis, financial planning, or asset replacement evaluations.

In 2017 the Second Amendment to the Amended Agreement was approved by the NPRSA Board, but not the Bothell City Council, that increased the annual aggregated contribution from \$8,000 to \$16,000.

NPRSA contracts with the Northshore Senior Center to operate the Center. A new agreement between the Center and NPRSA was negotiated and finalized last year. NPRSA has the responsibility to properly maintain the buildings and the Center, as the tenant, is responsible for maintenance and repairs related to their use of the facilities.

The Northshore Senior Center is one of the largest senior centers in the Country. They focus on providing holistic services and support to older adults, adults of all ages with disabilities, and their family caregivers. Dedicated volunteers, welcoming facilities and nearly 300 programs create a vibrant "home away from home" for people in our community by meeting their social, emotional, recreational and health needs all in one spot. Each year, nearly 6,000

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people are supported by the center to live full, healthy and inspired lives. In 2017, nearly 500 of the individuals served were veterans.

Previous Actions:

- 1989 Approved NPRSA Interlocal Agreement
- 2001 Approved NPRSA Amended Interlocal Agreement
- 2007 Approved NPRSA First Amendment to Amended Interlocal Agreement

Discussion:

The two buildings owned by the NPRSA and operated by the Northshore Senior Center are aging and in need of significant capital repairs and future improvements. With an annual budget just below \$3M, the Northshore Senior Center is not in a position to fund the significant capital needs faced by the aging building, nor is this a financial obligation expected under the agreement between NPRSA and the Center. NPRSA did not establish an asset replacement fund for the facilities and therefore has no funds available to pay for these identify capital improvements or any other future capital improvements. At this time, NPRSA has a projected operating reserve ending December 2019 of \$28,000.

The Senior Center is at risk of immediate closure for health and safety reasons and regulatory fines if the following three repairs are not completed totaling \$39,092:

- Replacement of the fire monitoring alarm system: This system is 26 years old with an expected asset life of 20 years. Original parts are no longer available, so it must be replaced to continue functioning correctly. This will cost \$17,242.
- Replacement of roller service door: One of three in the building must be replaced immediately due to it being a fire hazard. This will cost \$5,000.
- Bioswale improvements to comply with Stormwater regulations estimated at \$16,850.

The Center has not budgeted for these significant repairs but did pay for a few life and safety repairs last year that were required to keep the facility open. The Center reached out to NPRSA, as the property owner, to request funding for these emergency repairs. Since NPRSA has no asset replacement fund nor an adequate GF reserve, funds need to be provided by member agencies. At the February 6 NPRSA Board meeting, the Board voted to have the member agencies return to their respective Councils and request the funding.

For the City of Kenmore, this amount totals \$6,646.00 (using the percent allocations listed above). If approved funds would be allocated from the City's General Fund Reserve and appropriated by the City Council in the next budget amendment ordinance.

The City Managers of Bothell, Kenmore and Woodinville are collaborating to identify next steps for both funding options for the capital facility needs and future of NPRSA. The City of Bothell is leading the effort and has agreed to recruit a graduate intern from the UW Evans School to work with NPRSA members, the Center, and NPRSA's pro bono attorney to analyze funding options, both operating and capital for NPRSA. At their February 6 Board meeting, the Board approved a \$5,000 expenditure for the graduate intern. Since NPRSA is

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not set up to hire staff, the City of Bothell will hire the graduate intern and invoice NPRSA for their time. The City of Woodinville is leading a facilities assessment Request for Qualifications process.

MOTION: **Councilmember Curtis made a motion to authorize the City Manager to Sign the Third Amendment to Amended Interlocal Agreement Concerning the Governing of the Northshore Park and Recreation Service Area by Approving a One-Time Facility Repair Contribution to the Northshore Senior Center, Deputy Mayor Herbig seconded the motion. The motion passed 4-0-0 with Councilmember Marshall recusing himself due to his affiliation with the senior center.**

PUBLIC HEARING

Ordinance 19-0481 Relating to the City's Manufactured Housing Communities/Kenmore Municipal Code Amendments - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner

Director Bent and Planner Anderson explained that on March 11, 2019, the City Council considered the draft Municipal Code amendments related to the City's existing manufactured housing communities.

Also, on March 11, Council asked whether or not a requirement restricting rent increases in the manufactured housing communities could be imposed if a landowner chose to take advantage of the transfer of density credit (TDR) opportunity. As drafted in the current amendments, a preservation covenant would be required if the TDR option was exercised; however, this covenant would not address rent increases. The City Attorney is looking into this question and staff will present his findings as soon as available.

After holding this public hearing, the Council may take action on the amendments that would rezone the City's existing manufactured housing communities to MHC and make other related changes. Changes to the ordinance may be necessary if the City Attorney determines that it is possible to control rent increases through TDR and if the Council so chooses.

A companion resolution related to future upzoning for the manufactured housing communities north of SR-522 is also on the agenda tonight as is an ordinance extending the existing redevelopment moratorium, if needed. The current moratorium expires on April 8, 2019.

Mayor Baker opened the public hearing at 8:09 p.m.

A letter from a resident in Lakewood Villa was entered into the record.

Stacey Valenzuela

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Lakewood Villa

Ms. Valenzuela stated that she wants to be part of the solution on the mobile home parks.

Mark Lamb
Bothell, Washington

Mr. Lamb spoke against the ordinance. He believes this is a one-size fits all approach which doesn't work with all the parks. He urged the Council to continue the moratorium for another 6 months and come up with a development agreement rather than a single policy.

Mayor Baker closed the public hearing at 8:18 p.m.

BUSINESS AGENDA

Ordinance 19-0481 Relating to the City's Manufactured Housing Communities Municipal Code Amendments - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner

MOTION: Councilmember Srebnik made a motion to approve Ordinance 19-0481 Relating to the City's Manufactured Housing Communities Municipal Code Amendments, Councilmember Curtis seconded the motion.

Council and staff engaged in a discussion.

Deputy Mayor Herbig stated that he believes the full Council should be present for this vote.

MOTION: Councilmember Marshall made a motion to table the motion until all Councilmembers are present at the April 15, 2019 Council Meeting, Deputy Mayor Herbig seconded the motion. The motion passed 3-2-0 with Councilmember Curtis and Councilmember Srebnik voting no.

Resolution 19-319 Directing the Planning Commission to Consider Future Zoning for Four Existing Manufactured Housing Communities - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner

MOTION: Deputy Mayor Herbig made a motion to table the Resolution 19-319 Directing the Planning Commission to Consider Future Zoning for Four Existing Manufactured Housing Communities to the April 15, 2019 Council Meeting, Councilmember Marshall seconded the motion. The motion passed 4-1-0 with Councilmember Srebnik voting no.

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PUBLIC HEARING

Ordinance 19-0482 (Possible) Continuation of the Mobile Home Park Redevelopment Moratorium - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner

Director Bent and Planner Anderson explained that on November 13, 2017, the City Council adopted Ordinance 17-0453 establishing a moratorium that prohibits the filing and acceptance of applications for development permits relating to mobile home parks.

The moratorium was adopted for a 6-month period from the November 13, 2017 effective date of the Ordinance through May 11, 2018. The moratorium was extended for 6 months on April 23, 2018 through Ordinance 18-0462, for an additional 6 months through Ordinance 18-0470, and now automatically expires on April 8, 2019 unless it is repealed, modified or extended after a public hearing and entry of findings. The Ordinance preserves the integrity of the City's development regulations while the City Council, and staff are reviewing, analyzing, and enacting the policies described in the Housing Strategy Plan related to preserving existing affordable housing in the mobile home parks.

The Planning Commission reviewed the issues surrounding mobile home park preservation beginning in October 2017 and held a public hearing on options for treatment on May 15 and 16, 2018. The Commission provided their recommendations to the City Council on July 9, 2018. The City Council has considered the recommendations at several meetings, most recently on March 11, when Council considered draft Municipal Code amendments for the project. Given that new regulations may not be finalized before the current expiration deadline of the moratorium, an extension is recommended.

Proposed Ordinance 19-0482 would authorize this extension to June 30, 2019.

Mayor Baker opened the public hearing at 8:30 p.m.

Stacey Valenzuela
Lakewood Villa

Ms. Valenzuela spoke to how important it is to protect the mobile home parks and urged the Council to vote yes on the moratorium.

Mark Lamb
Bothell, Washington

Mr. Lamb stated that she is in favor of the moratorium. He believes it will give time to have a dialogue about a development agreement.

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BUSINESS AGENDA

(If needed) Ordinance 19-0482 to Extend the Moratorium Prohibiting the Filing and Acceptance of Applications for Development Permits Relating to Mobile Home Parks to and through June 30, 2019 - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner

MOTION: Councilmember Srebnik made a motion to Approve Ordinance 19-0482 to Extend the Moratorium Prohibiting the Filing and Acceptance of Applications for Development Permits Relating to Mobile Home Parks to and through June 30, 2019, Deputy Mayor Herbig seconded the motion. The motion passed unanimously.

Receive and File the December 2018 Financial Report for the City of Kenmore, Washington - Joanne Gregory, Finance and Administration Director

Finance Director Gregory explained that the December 2018 monthly financial report is presented for Council review. This provides the opportunity for the City Council and the community to receive information on the City of Kenmore's biennium to date revenues and expenditures in comparison to the City's 2017-2018 adopted biennial budget. The budget was adopted on December 12, 2016 and amended July 24, 2017 and November 27, 2017. A final budget amendment was adopted on November 26, 2018 and those amendments are reflected in the December financial report.

December is the final month of the 2017-2018 biennium. As of December, revenues for the biennium exceeded expenditures in the General Fund by \$1,066,814. Also, revenues were 98.9% of the biennial budget and expenditures were 94.7%. Not all interfund transfers have been recorded as of this date and additional revenue is expected to the General Fund for overhead charged to capital projects. Also, of the \$854,150 budget for startup costs for the new public works operation, only \$43,000 was spent and the balance will need to be carried over to 2019.

MOTION: Councilmember Curtis made a motion to receive and file the December 2018 Financial Report for the City of Kenmore, Washington, Mayor Baker seconded the motion. The motion passed unanimously.

COUNCILMEMBER REPORTS & COMMENTS & INITIATIVES

Council discussed the concerns about the rental house brought up earlier and Air B & Bs. A management intern will research the issue and bring back a policy paper.

ADJOURNMENT

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The meeting adjourned at 8:59 p.m.

David Baker, Mayor

ATTEST:

Kelly M. Chelin, City Clerk

XII. C. Authorize the City Manager to Execute Agreement 19-C1978 with Ol...



**City Council Business Agenda Item
City of Kenmore, WA**

Subject/Topic: Pre-Authorization to Award
2019 Crack Sealing Project Contract

For Council Meeting Agenda of: April 22, 2019

Department: Public Works / Engineering

Prepared by: Tobin Bennett-Gold

Proposed Council Action/Motion:

Authorize the City Manager to execute a contract with the Responsible at Low Bid Contractor for the 2019 Crack Sealing Project for an amount up to \$300,000.

Approved by Department Head:

Approved by City Attorney:

Approved by Finance Director:

Approved by City Manager:

Initial & Date

[Signature]

[Signature]

[Signature] 4-18-19

[Signature]

Exhibits/Attachments: None

INFORMATION/BACKGROUND:

As part of the City's 2019/2020 pavement preservation plan, the City plans to slurry seal an estimated 220,000 square yards of pavement. In preparation for slurry sealing, pavement cracks must be cleaned and sealed and allowed time to cure. The City seeks a contractor to seal new cracks as well as touch-up crack sealing in areas previously treated in 2018.

Over 44,000 linear feet of road will receive new crack sealing or crack sealing touch-up in preparation for slurry sealing. The work will be completed in time to allow the crack sealing to cure for 6 weeks before beginning slurry sealing in the late summer. Slurry sealing must be done on dry pavement during warm weather; delaying crack sealing would result in a delay to the slurry sealing project, which increases the risk of further delay due to unfavorable fall and winter weather conditions

Traffic Impacts:

Crack sealing crews will be limited almost entirely to local residential streets and will have a mobile traffic control set-up composed of flaggers ahead and behind the operation. Uniformed police officers may be used during brief periods when work is in close proximity to a signalized intersection. Work will be done during normal business hours and every attempt will be made to reduce impacts to local residents.

Public Outreach:

Residents in neighborhoods receiving crack sealing will be notified by postcard that work will be done on nearby streets, the approximate dates when work crews will be present, and that disruption to normal traffic operations should be minimal.

Recommendation: Staff recommends that City Council authorize the City Manager to execute a contract with the Responsible Low Bid Contractor for the 2019 Crack Sealing Project in an amount up to \$300,000.

FISCAL CONSIDERATION:

Funds for this project are budgeted in the Street Fund.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

1. Focus and emphasize multimodal transportation safety in the City of Kenmore with a specific focus on pedestrian, bicycle, and other means of travel.



City Council Business Agenda Item
City of Kenmore, WA

<p>Subject/Topic:</p> <p>Provide Direction to Staff on Notification of Rent Increases</p> <p>Proposed Council Action/Motion:</p> <p>Consider options and provide direction to staff on an ordinance that would address notification of rent increases.</p>	<p>For Council Meeting Agenda of: 4/22/19</p> <p>Department: <u>Community Development</u></p> <p>Prepared by: <u>Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner</u></p> <p>Initial & Date</p> <p>Approved by Department Head: <u>DWS 4/4/19</u></p> <p>Approved by City Attorney: <u>NK</u></p> <p>Approved by Finance Director: <u>me 4-9-19</u></p> <p>Approved by City Manager: <u>NK 11 APR 2019</u></p> <p>Exhibits/Attachments:</p>
<p>INFORMATION/BACKGROUND:</p> <p>A staff report on options for an increased notification period for rent increases was provided to Council last year and, at a subsequent meeting, the Council asked that the issue be brought back for consideration of an ordinance that would put in place a 90-day notice of rent increase for month-to-month tenants whose rent is proposed to increase by more than 10%. (The City Attorney has cautioned that a notification beyond 60 days could be subject to legal challenge.)</p> <p>The Washington State legislature currently is considering a bill that would require a 60-day notice of rent increase for all tenants—regardless of the size of the increase. ESHB 1440 passed the House on March 5, 62 to 36, and the bill has been scheduled for a second reading in the Senate. If passed and signed by the Governor, this bill would amend the Residential Landlord-Tenant Act and education and enforcement issues would fall to the State.</p> <p>The City's Municipal Code presently contains no standards addressing rental housing or the relationship between landlords and tenants. A new Municipal Code chapter would need to be prepared. The primary outstanding policy issues before preparation of a local ordinance relate to (1) code enforcement and (2) requirements for tenant education about the new rule.</p> <p><u>Code enforcement</u></p> <p>Earlier research showed that there are two general approaches to enforcement of a rent increase notification requirement:</p> <p><i>Enforcement by the City.</i> This approach is used in the cities of Seattle and Tacoma. In Seattle, code enforcement officers take the tenant's complaint. The landlord is called and given a warning. Typically, the landlord delays the rent increase as a result. According to City of Seattle staff, this type of code enforcement very rarely goes to a notice of violation. Tacoma's rules just went into effect in February of this year so although enforcement regulations are included in the Tacoma Municipal Code, the track record for experience with enforcement is not yet available.</p> <p><i>Independent legal action.</i> In all other jurisdictions surveyed (City of Vancouver, State of Oregon and State of California), enforcement is handled through an independent legal action between the tenant and landlord. In Vancouver, a rent increase that isn't properly noticed is unenforceable and no late fees may be charged or eviction actions taken.</p> <p>If the City wishes to use the code enforcement approach, the Code will need to so state. If independent legal action is the approach to be taken, Code amendments related to enforcement will not be necessary, but a provision similar to Vancouver's that prohibits the imposition of late fees or eviction action may be desirable.</p>	

I:/City Clerk/Agenda Items/Templates

Education of Tenants

Education of tenants about the new notification rules is another policy issue. In Tacoma, it is the landlord's responsibility to provide information to tenants. In fact, the landlord must get the tenant's signature, documenting that they have received the information.

If the City wishes to require tenant education of the rent notification standard, a Municipal Code requirement for landlords could be added to the ordinance. Alternatively, the City could not take regulatory action, but could provide information on the website, for example.

BACKGROUND

Rent control is illegal in Washington State (RCW 35.21.830), allowing landlords to raise the rent without restriction as long as they comply with the appropriate notice periods and are not discriminating or retaliating against the tenant.

For leased property, a landlord cannot change the terms during the lease period except by mutual agreement. This means that rent is fixed for the life of the lease.

For month-to-month rentals, the landlord currently must give 30 days written notice of a rent increase to the tenant (RCW 59.18.140). The increase can go into effect at the beginning of the first full month following the notice.

Mobile home tenants (renting the mobile home pad) have different protections (RCW 59.20.090). Unless otherwise agreed, rental agreements must be for the term of one year. A landlord seeking to increase the rent upon expiration of the agreement must notify the tenant in writing three months prior to the effective date of any increase in rent.

Standards from other cities/states also were reviewed:

- City of Seattle: Requires 60 days prior written notice for an increase 10% or more in a 12-month period (SMC 7.24.030).
- City of Tacoma: Requires 60 days prior written notice for all increases (TMC 1.95).
- City of Vancouver, Washington: Requires a 45-day notification before the end of the rental term for an increase of 10% or more in a 12-month period (VMC 8.46).
- State of Oregon: In a month-to-month tenancy, the landlord may not increase rent during the first year of tenancy. After that, 90 days' written notice of increase is required. The rent increase may begin any time during a month.
- State of California: Advance notice of a rent increase expands from 30 days to 60 days if the increase amounts to more than 10% of the rent during the previous 12 months.

FISCAL CONSIDERATION:

None at this time.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Council Goal 3: Increase and preserve the options for affordable housing stock.