

AGENDA

DES MOINES CITY COUNCIL REGULAR MEETING City Council Chambers 21630 11th Avenue South, Des Moines

March 27, 2014 – 7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CORRESPONDENCE

COMMENTS FROM THE PUBLIC

BOARD AND COMMITTEE REPORTS/COUNCILMEMBER COMMENTS

PRESIDING OFFICER'S REPORT

ADMINISTRATION REPORT

Item 1: ERIKA MELROY, CLEANSCAPES ANNUAL REPORT

CONSENT AGENDA

- Page 1 Item 1: TASK ASSIGNMENT FOR REDONDO PARKING STUDY
Motion is to approve the Task Order Assignment 2014-02 with Parametrix for the Parking Management Plan – Redondo study in the amount of \$99,992.73, authorize a contingency in the amount of \$10,000 and further authorize the City Manager to sign said Task Order substantially in the form as submitted.
- Page 15 Item 2: DES MOINES FARMERS MARKET
Motion is to adopt Draft Resolution No. 14-038 authorizing the Des Moines Farmers Market to conduct the Market at the Des Moines Marina and Marina Center Lot on Saturdays from June through October, 2014, and other market days in concurrence with the City; and to authorize the City Manager to sign the Agreement between the Farmers Market and the City of Des Moines substantially in the form as attached.
- Page 27 Item 3: DRAFT RESOLUTION NO. 14-040 AUTHORIZING DEPOSIT AND WITHDRAWAL OF FUNDS IN THE LOCAL GOVERNMENT INVESTMENT POOL (LGIP), SUPERSEDING RESOLUTION NO. 1143
Motion is to adopt Draft Resolution No. 14-040, authorizing deposit or withdrawal of funds in the Local Government Investment Pool in accordance with the provisions of the Washington Administrative Code for the purpose of investment as stated in the Washington Administrative Code, acknowledging that the City Council and City staff responsible for overseeing or making investment decisions has received, read, and understands the prospectus, and superseding Resolution No. 1143.
- Page 53 Item 4: HUMAN TRAFFICKING AWARENESS DAY
Motion is to approve the Proclamation recognizing annually January 11th as Human Trafficking Awareness Day.

Page 57 Item 5: KING COUNTY PARKS PROPERTY TAX LEVY AGREEMENT
Motion is to authorize entering into the Agreement with King County for the City's proportionate share of funds from the King County Parks Property Tax Levy in years 2014-2019 and to authorize the City Manager to sign the Parks Property Tax Levy Agreement between King County and City of Des Moines substantially in the form as attached.

Page 79 Item 6: APPROVAL OF VOUCHERS
Motion is to approve for payment vouchers and payroll transfers included in the attached list and further described as follows:
Claim Checks: \$476,948.72
Payroll Fund Transfers: \$407,672.57
Total Certified Wire Transfers, Voids, A/P and Payroll Vouchers: \$884,621.29

PUBLIC HEARING/CONTINUED PUBLIC HEARING

Page 81 Item 1: SUPPORT FOR KING COUNTY WIDE TRANSPORTATION DISTRICT PROPOSITION 1
Staff Presentation: Planning, Building and Public Works Director
Dan Brewer

NEW BUSINESS

Page 107 Item 1: MARINA DEVELOPMENT REQUEST FOR QUALIFICATIONS
Staff Presentation: Economic Development Manager Marion Yoshino

NEXT MEETING DATE

April 3, 2014 Regular City Council Meeting

ADJOURNMENT

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Parametrix Task Order
Parking Management Plan – Redondo

ATTACHMENTS:

1. Scope of Work

AGENDA OF: March 27th, 2014

DEPT. OF ORIGIN: Planning, Building & Public Works

DATE SUBMITTED: March 18th, 2014

CLEARANCES:

[X] Legal JS

[X] Finance PL

[] Marina N/A

[] Parks, Recreation & Senior Services N/A

[X] Planning, Building & Public Works DJB

[] Police N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: [Signature]

Purpose and Recommendation:

The purpose of this agenda item is to seek City Council approval of the Task Order Assignment (Attachment 1) with Parametrix for the Parking Management Plan – Redondo study. This assignment will be administered as a task order under the 2014-2015 On-Call Engineering Services Agreement. The following motion will appear on the consent calendar.

Suggested Motion

Motion: “I move to approve the Task Order Assignment 2014-02 with Parametrix for the Parking Management Plan – Redondo study in the amount of \$99,992.73, authorize a contingency in the amount of \$10,000, and further authorize the City Manager to sign said Task Order substantially in the form as submitted.”

Background:

In June of 2012, the City held a City Council meeting in the Redondo/Woodmont area at Woodmont Elementary. Several concerns related to parking were expressed by residents and business owners. Following the Council meeting, coordination with the City Police, South King Fire and Rescue, Parks, Planning, Building and Public Works, and Marina Departments provided the framework for the parking study and the items to be considered.

The City receives numerous citizen comments each year regarding the parking situation in the Redondo Neighborhood and the boat launch area. During peak times, the parking demand exceeds the existing capacity for the area due to competing needs for the following uses:

- Public Boat Launch
- Wooton Park
- Redondo Boardwalk
- Salty's Restaurant
- Highline Community College MaST Facility
- Surrounding Businesses
- Residential needs

As a result, during peak use, overflow parking spills over onto residential streets causing concerns with existing infrastructure, security, and noise.

Engineering consultants are needed in order to supplement and expand the capability of City staff on the analysis and public/stakeholder involvement for the Redondo Parking Management Plan.

Discussion:

The task order with Parametrix will focus on the preparation of a Parking Management Plan for the Redondo area that will provide potential programmatic recommendations for consideration that will aim to alleviate parking concerns. Included in the scope of work will be considerations and discussion concerning the following:

- Parking
 - Residential parking zone program implementation and administration.
 - Restriping parking and streets within the ROW
 - On-street parking restrictions
 - Parking fees (fixed and adjustable pricing)
 - Addition of parking facilities
- Sidewalk
- Street lighting
- Traffic circulation & operations
- Non-motorized and vehicle safety
- City Code amendments/modifications to implement improvements

The Parking Management Plan will also focus on implementation strategy that will identify short, medium, and long term solutions for future CIP investment planning. This will also include financial analysis covering:

- Life-cycle cost analysis

- Operating & maintenance cost
- Capital cost
- Energy cost

The work will include two public outreach meetings as well as individual meetings with Salty's, Highline Community College, and the Redondo Store.

Alternatives:

The City Council could elect not to proceed with the Parking Management Plan – Redondo study and use the funds in another project within the Transportation C.I.P. This is not recommended due to public and citywide support mitigating concerns with the existing Redondo area parking.

Financial Impact:

The City's 2014-2019 Capital Improvement Plan, Transportation C.I.P. fund, includes \$110,000 for completing the Parking Management Plan – Redondo with the assistance of consultant services.

Part of the Redondo Parking Management Plan will provide discussion concerning the potential for increased parking revenue and associated capital investment needs in order to offset infrastructure costs.

This Task Order Assignment under the 2014-2015 On-Call Engineering Services agreement is brought before the City Council for City Manager authorization.

Recommendation/Conclusion:

Staff recommends that Council approve the suggested motion.

Concurrence:

The Planning, Building and Public Works, Finance, and Legal Departments concur.

Formal Task Assignment Document

Task Number 2014-02

The general provisions and clauses of Agreement 2014-2015 ON-CALL shall be in full force and effect for this Task Assignment

Location of Project: REDONDO AREA

Project Title: PARKING MANAGEMENT PLAN - REDONDO

Maximum Amount Payable Per Task Assignment: \$99,992.⁷³

Completion Date: 12-31-2014

Description of Work:

(Note attachments and give brief description)

SEE ATTACHED SCOPE OF WORK

Agency Project Manager Signature: _____ Date: _____

Oral Authorization Date: _____ See Letter Dated: _____

Consultant Signature: _____ Date: _____

Agency Approving Authority: _____ Date: _____

SCOPE OF WORK

City of Des Moines
Parking Management Plan – Redondo
2014-2015 On-Call Engineering Services Agreement
Parametrix

PROJECT OVERVIEW

The City of Des Moines (City) has received numerous citizen comments regarding the parking situation in the Redondo Neighborhood, and at the boat launch area. Simply put, during peak times, the parking demand exceeds the capacity for the area, which is resulting in overflow onto residential streets. This is due to the competing parking needs for the following uses:

- Public boat launch
- Wooton Park
- Redondo Boardwalk
- Salty's Restaurant
- Highline Community College MaST facility
- Other surrounding businesses
- Residential needs

City staff from the Police, Parks, Planning, Building and Public Works, Marina Departments, and South King Fire and Rescue met with Parametrix on August 8, 2012 to discuss particular parking concerns, provide background information and discuss items for study. During this meeting, staff also indicated that an evaluation of the street lighting level is needed, pedestrian facilities (such as sidewalks adjacent to Wooton Park) are desired, and security and noise after hours is a concern as well. Parametrix has taken this information and prepared the following scope of services to provide a comprehensive study of the parking situation.

The scope of services will be administered under the 2014-2015 On-Call Engineering Services contract between Parametrix and the City of Des Moines. This scope of services is anticipated to begin in the spring of 2014 and extend through December 31, 2014.

SCOPE OF SERVICES

This scope contains the following services:

- Project Management to oversee the work, including general coordination of staff, schedule, and budget.
- Site investigation, traffic counts, and GIS mapping.
- Evaluation of parking demands versus capacity.

SCOPE OF WORK (CONTINUED)

- Assessment and recommendations for street lighting.
- Public outreach.
- Preparation of a report detailing possible solution alternatives for parking in terms of short, mid, and long term solutions.
- Basic cost and funding analysis of a preferred solution.

TASK 01 – PROJECT MANAGEMENT

Objective

To provide the tools for tracing the project budget and status of deliverables to meet the project goals. To ensure close coordination of the project with all affected stakeholders.

Approach

Using PM+, Microsoft Project and weekly accounting reports, the Project Manager will keep real-time data on the status of schedule, budget and scope. The Project Manager will maintain an open line of communication with the City Staff and be the main point of contact between the staff and the internal Parametrix team. The Project Manager will review monthly invoices for accuracy and prepare progress letter detailing project status.

Assumptions

- Project duration is 9 months.
- Invoices will be submitted monthly via email with a progress letter, status of budget/schedule and identification of any out of scope items.

Deliverables

- Monthly Progress Reports and invoices.
- General correspondence via email and phone.

TASK 02 – EXISTING CONDITIONS

Objective

To gain a quantitative understanding of factors contributing to the parking overflow issue, light level concerns, and traffic conditions within the Redondo study area.

Approach

SCOPE OF WORK (CONTINUED)

Parametrix will conduct the following:

- Field assessment of existing number of parking spaces; including on-street, off-street, and private (business only) parking lots.
- Parking space occupancy analysis for a weekday and weekend during both traffic data collection efforts. This will include review of City provided parking meter receipt logs to understand actual payment and use trends and any data on parking violation collected by the City.
- License plate survey will be conducted by random questioning of people at select parking areas to determine where people are coming from (zip codes only).
- Existing street light level analysis.
- Traffic counts: turning movement counts at one intersection (on two non-consecutive weekends and once during pm peak hour) and one-week traffic ('tube') counts at three locations on two non-consecutive weekends.
- Pedestrian counts assuming 12 hours of collection at locations recommended by the Consultant and agreed to by the City.
- Parametrix will summarize existing zoning codes for the study area and summarize previous studies provided by the City.
- Field assessment of existing sidewalks and bicycle facilities.
- Review of City codes for parking and light level requirements.
- Interviews with surrounding business owners to obtain their perspective on the parking issues. It is anticipated that there will be at least three separate meetings; one with Salty's, one with Highline Community College, and one with the Redondo store. These meeting may could be concurrent with the staff/consultant meetings.

Assumptions

- The City will provide GIS information to use in assessing field conditions and Parametrix will conceptually draw up solutions for City review, such as parking striping and sidewalk installation. No topographical field survey is required. The City will provide existing reports relevant to this study. The Consultant shall supplement provided City GIS information with aerial orthophotography to aid in conceptual layouts, drawings, and figures.
- Parametrix will coordinate with the City to determine the best use of developable properties in the immediate study area.

SCOPE OF WORK (CONTINUED)

- The City will provide the existing street light inventory information mapped in GIS to assist in determination of the existing light levels. Parametrix will compare this against field conditions, including a site visit after dark to assess any areas of concern.
- The City will provide the recent speed study conducted in the area. During the traffic count data acquisition, speed data will also be acquired from the tube count.
- Daily (24-hour) vehicle tube counts will be conducted for 7 days during 2 non-consecutive weeks. The City and Consultant will determine which 2 weeks are the most appropriate for the analysis (which may include opening of fishing season, a hot week in August, an event at Salty's, etc.). These counts will also include vehicle classification. Up to two traffic count locations will be recommended by the Consultant and agreed to by the City.
- Turning movement counts with pedestrian crossing counts will be conducted on a Saturday between 11 a.m. and 3 p.m. during both non-consecutive hourly road tube count efforts, at the intersection of Redondo Way/Redondo Beach Drive. A weekday PM peak period turning movement count will also be collected.

Deliverables

- Raw traffic count data to be included in the Report under Task 6.
- Draft and final section of the Parking Management Plan - Redondo documenting the existing conditions. This will include a graphic summarizing parking lot and on street parking occupancy.

TASK 03 – ALTERNATIVE ANALYSIS AND PHASING

Objective

To develop a list of viable alternatives to improve parking in the Redondo study area and identify a phased implementation approach (short, medium, and long term) to guide future CIP investments.

Approach

Parametrix will develop a two phase approach for project development: Phase One will include a summary of alternatives to be considered for addressing parking related issues in the study area. These alternatives will be initially classified into short, medium, and long-term implementation categories and include general planning level cost estimates and a high-level summary of effectiveness in meeting the projects objectives. The results of Phase One will be reviewed with the City prior to the first public meeting. Alternatives may include the following measures:

- Parking
 - Residential parking zone program
 - Restriping existing hard surface areas

SCOPE OF WORK (CONTINUED)

- On-street parking
 - Parking fees (fixed and adjustable pricing)
 - Addition of parking facilities on developable properties
- Sidewalks
- Street lighting
- Traffic circulation and operations analysis
- Nonmotorized and vehicle safety
- Identify changes to City Code for preferred alternatives

Phase Two will refine potential short, medium, and long-term solutions based on public input and further staff discussion. Also, measures such as probable costs, regulation, trade-offs, and benefits will be analyzed to help refine the alternatives presented from Phase I.

Assumptions

- This task includes up to four meetings with City staff to develop/refine alternatives (two during the first phase and two during the second phase).
- Development of preliminary probable costs will rely on information reported by neighboring jurisdictions, vendors, or as provided by the City. Additional cost details for the preferred alternative will be completed as part of Task 4.
- Alternatives should account for expansion of existing development, most notably at the espresso shop triangular parcel. The City will provide an anticipated land use for this parcel to be included in the analysis.
- Lighting analysis will be based on AGI32 software analysis, showing average footcandles and minimum/maximum ratios.

Deliverables

- Draft and final section of the Parking Management Plan - Redondo documenting the alternatives analysis.

TASK 04 – ESTIMATE OF PROBABLE COSTS

Objective

To develop conceptual cost estimates for applicable measures selected in Task 03, for installation/implementation costs and for parking meters, operation and maintenance costs.

Approach

SCOPE OF WORK (CONTINUED)

Parametrix will research the construction/installation costs for each applicable measure in Task 03. Cost information will be collected in coordination with City Staff and based on recent cost to construct bid items. It is anticipated that this would a planning-level cost estimate.

Parametrix will work with the City to identify possible funding resources to implement the alternatives. These may include identification of available grants, City sources, and revenue from parking fee recovery for the short-term improvements, and more generic funding sources such as bonds for the mid- and longer term improvements.

Parametrix will provide a life-cycle cost analysis for parking revenue recovery. The estimate of probable cost for the life-cycle cost will be comprised of the following elements:

- **Capital Costs:** Capital cost of purchasing parking meters including modifications to area infrastructure to support parking meters (power supply and communication network).
- **Operating and Maintenance Costs:** Costs to operate and maintain the parking meters; including energy, parts, repair, and labor.
- **Energy Costs:** Sensitivity analysis for energy costs of electricity and solar as an alternative energy source. A high, low, and medium rate structure will be evaluated.

Assumptions

- Construction/Installation costs are based on recent bid items, similar parking systems, or as provided by manufacture(s). All costs will be reflected in 2014 dollars. Where similar cost data is not available, average national conditions will be used.
- Training costs for new technologies will not be included.
- Operation/Maintenance costs assume a life cycle of 20 years. As applicable, these costs will include energy, parts, repair, and labor costs.
- Administration costs will be provided by the City or from nearby jurisdictions.

Deliverable

- Draft and final section of the Parking Management Plan - Redondo documenting the estimates of probable costs. This will include a spreadsheet summarizing cost calculations.
- Funding strategy in terms of short-term, mid-term and long-term improvements.

TASK 05– PUBLIC INVOLVEMENT

Objective

SCOPE OF WORK (CONTINUED)

To meet with stakeholders and residents. To develop clear and concise presentation materials which highlight the project's purpose, need, and findings.

Approach

Parametrix will meet with the stakeholders and residents in two Public Meetings. The first will be held after or during the Alternatives Analysis work under Task 3 to listen to citizen concerns as well as suggested solutions. The second will be after the Draft Parking Management Plan – Redondo to receive citizen feedback on the suggested solutions outlined in the report.

Assumptions

- The meetings will be held at a location to be determined within the City Limits and officially hosted by the City. Two Parametrix staff will attend and be responsible for developing a presentation and up to five poster-size project summary boards.
- Parametrix will provide the content to be included on two post card mailer efforts. The City will be responsible for the mailing effort.
- The City is responsible for notifying the public of the meetings and providing someone to transcribe public comments. For specific public requests/questions which require a response, Parametrix will provide the response and forward to the City for review and distribution to the residents. This will be limited to a maximum of 20 responses, which are envisioned to be a paragraph in length.

Deliverables

- Summary of public comments and responses in tabular format.
- Draft and final section of the Parking Management Plan – Redondo documenting the public involvement.

TASK 06 – PREPARATION OF DRAFT AND FINAL REPORT

Objective

To provide a document that can be used as a tool to prioritize and implement solutions to the parking situation at Redondo. It is anticipated that a phased approach will be illustrated in conjunction with Task 03.

Approach

After presenting the alternatives to the City and receiving the first public meeting feedback, Parametrix will summarize these alternatives in a Draft Parking Management Plan - Redondo. Upon City review and

SCOPE OF WORK (CONTINUED)

comment, and additional comments from the second public meeting, Parametrix will incorporate these comments and prepare a Final report.

Parametrix will work with City staff to develop a project presentation. This presentation is anticipated to be jointly presented by City staff and Parametrix to City Council.

Assumptions

- The report will include all alternatives analysis, cost analysis for each alternative, traffic operations calculations, traffic counts and conceptual sketches of each analysis.
- Preferred alternative and implementation/phasing based on projects. This would include a funding and implementation timeline developed in coordination with City staff.
- Parametrix would present the report at one City Council meeting.

Deliverables

- Draft report will be submitted via electronically (PDF) to the City for distribution.
- Final report will be submittal via electronically (PDF) as well as ten hard copies for the City's distribution and records.

Client: City of Des Moines
 Project: Des Moines 2014-15 On-Call CE
 Project No: 2141792008

Budget Summary/Phase / Task	Direct Salary Cost	DSC * Overhead 194.70	DSC + OH	Fee Amount DSC * 30.00	Total Including Fee	Expenses	Subconsultants	Total
PHASE 02 REDONDO PARKING								
Task:01 Project Management/Expenses:								
Schedule Set Up & Maintenance	486.40	947.02	1,433.42	145.92	1,579.34	0.00	0.00	1,579.34
Monthly Invoices (9)	806.70	1,570.64	2,377.34	242.01	2,619.35	0.00	0.00	2,619.35
Correspondence	486.40	947.02	1,433.42	145.92	1,579.34	0.00	0.00	1,579.34
Expenses	0.00	0.00	0.00	0.00	0.00	247.00	0.00	247.00
Task:02 Existing Conditions								
Field Assessment	545.36	1,061.82	1,607.18	163.61	1,770.79	0.00	0.00	1,770.79
Parking Space Occupancy Analysis	850.48	1,655.88	2,506.36	255.14	2,761.50	0.00	0.00	2,761.50
Street Light Level Analysis	1,006.00	1,958.68	2,964.68	301.80	3,266.48	0.00	0.00	3,266.48
Traffic Counts	212.62	413.97	626.59	63.79	690.38	0.00	0.00	690.38
Pedestrian Counts	212.62	413.97	626.59	63.79	690.38	0.00	0.00	690.38
Review City Reports	212.62	413.97	626.59	63.79	690.38	0.00	0.00	690.38
Review City Code	272.68	530.91	803.59	81.80	885.39	0.00	0.00	885.39
Interview Local Businesses	697.92	1,358.85	2,056.77	209.38	2,266.15	0.00	0.00	2,266.15
Task:03 Alternatives Analysis								
Develop Alternatives Summaries	2,972.96	5,788.35	8,761.31	891.89	9,653.20	0.00	0.00	9,653.20
Prepare Alternatives Packages	2,486.56	4,841.33	7,327.89	745.97	8,073.86	0.00	0.00	8,073.86
Meetings with City (4)	2,119.52	4,126.71	6,246.23	635.86	6,882.09	0.00	0.00	6,882.09
Task:04 Estimate of Probable Costs								
Prepare Costs	3,459.36	6,735.37	10,194.73	1,037.81	11,232.54	0.00	0.00	11,232.54
Identify Funding Alternatives	1,242.16	2,418.49	3,660.65	372.65	4,033.30	0.00	0.00	4,033.30
Task:05 Public Involvement								
Public Meetings (2)	2,843.20	5,535.71	8,378.91	852.96	9,231.87	0.00	0.00	9,231.87
Prepare Mailer Content	545.36	1,061.82	1,607.18	163.61	1,770.79	0.00	0.00	1,770.79
Respond to Public Comment	1,509.28	2,938.57	4,447.85	452.78	4,900.63	0.00	0.00	4,900.63
Council Meeting	514.40	1,001.54	1,515.94	154.32	1,670.26	0.00	0.00	1,670.26
Task:06 Report Preparation								
Prepare Draft Report	2,997.04	5,835.24	8,832.28	899.11	9,731.39	0.00	0.00	9,731.39
Incorporate Comments	1,387.68	2,701.81	4,089.49	416.30	4,505.79	0.00	0.00	4,505.79
Submit Final Report	1,620.12	3,154.37	4,774.49	486.04	5,260.53	0.00	0.00	5,260.53
Task:07 Traffic Count Consultants								
	10,000.00	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
PHASE: 02 REDONDO PARKING	\$29,487,440	\$57,412,046	\$86,899,480	\$8,846,250	\$95,745,730	\$247,000	\$4,000,000	\$99,992,730
Project Totals:	\$29,487,440	\$57,412,046	\$86,899,480	\$8,846,250	\$95,745,730	\$247,000	\$4,000,000	\$99,992,730

Client: City of Des Moines
 Project: Des Moines 2014-15 On-Call CE
 Project No: 2141792008

Phase	Task	Description	Labor Dollars	Cost Rates:	Labor Hours	Cynthia Clark	Ryan J. Abbotts	Brian R. Woodburn	Debra M. Fetherston	Project Controls	Chrissy Pope	Project Accountant
02		Redondo Parking	\$29,487.44		616							
02	01	Project Management/Expenses	\$1,779.50		38	21	201	304	15	9	9	5
		Schedule Set Up & Maintenance	\$486.40		8	8						
		Monthly Invoices (9)	\$806.70		22	5						
		Correspondence	\$486.40		8	8						
		Expenses	\$0.00		0							
02	02	Existing Conditions	\$4,010.30		93	14	17	72				
		Field Assessment	\$545.36		12		4	8				
		Parking Space Occupancy Analysis	\$850.48		20		4	16				
		Street Light Level Analysis	\$1,006.00		24	4		20				
		Traffic Counts	\$212.62		5		1	4				
		Pedestrian Counts	\$212.62		5		1	4				
		Review City Reports	\$212.62		5		1	4				
		Review City Code	\$272.68		6		2	4				
		Interview Local Businesses	\$697.92		16		4	12				
02	03	Alternatives Analysis	\$7,579.04		164	12	48	104				
		Develop Alternatives Summaries	\$2,972.96		64	8	16	40				
		Prepare Alternatives Packages	\$2,486.56		56		16	40				
		Meetings with City (4)	\$2,119.52		44	4	16	24				
02	04	Estimate of Probable Costs	\$4,701.52		97	21	24	52				
		Prepare Costs	\$3,459.36		72	16	16	40				
		Identify Funding Alternatives	\$1,242.16		25	5	8	12				
02	05	Public Involvement	\$5,412.24		106	14	48	44				
		Public Meetings (2)	\$2,843.20		56	8	24	24				
		Prepare Mailer Content	\$545.36		12		4	8				
		Respond to Public Comment	\$1,509.28		28	4	16	8				
		Council Meeting	\$514.40		10	2	4	4				
02	06	Report Preparation	\$6,004.84		118	10	64	32	12			
		Prepare Draft Report	\$2,997.04		60	4	32	16	8			
		Incorporate Comments	\$1,387.68		26	2	16	8				
		Submit Final Report	\$1,620.12		32	4	16	8	4			
02	07	Traffic Count Consultants	\$0.00		0							
Labor Totals:					616	82	201	304	15	9	9	5
					\$16,188.44 \$39,197.01 \$37,647.36 \$1,349.55 \$946.26 \$416.10							

A G E N D A I T E M

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Des Moines Farmers Market

FOR AGENDA OF: March 27, 2014

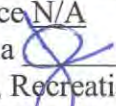
ATTACHMENTS:

DEPT. OF ORIGIN: Marina

1. Draft Resolution No. 14-038
2. Agreement between City of Des Moines
And the Des Moines Farmers Market

DATE SUBMITTED: March 11, 2014

CLEARANCES:

- ☒ Legal 
- ☐ Finance N/A
- ☒ Marina 
- ☐ Parks, Recreation & Senior Services N/A
- ☐ Planning, Building & Public Works N/A
- ☐ Police N/A
- ☐ Courts N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: 

Purpose and Recommendation

The purpose of this presentation is to provide background for Council's consideration of Draft Resolution No. 14-038 which would allow the Des Moines Farmers Market to use City facilities and the Center Lot in the Marina for the operation of the 2014 Des Moines Farmers Market.

Suggested Motions:

MOTION: "I move to adopt Draft Resolution No. 14-038 authorizing the Des Moines Farmers Market to conduct the Market at the Des Moines Marina and Marina Center Lot on Saturdays from June through October, 2014, and other market days in concurrence with the City; and to authorize the City Manager to sign the Agreement between the Farmers Market and the City of Des Moines substantially in the form as attached."

Background

The Des Moines Farmers Market has operated a seasonal Farmers Market in the Marina for several years. The Market is open every Saturday from 10:00 am to 2:00 pm from June 1 through the last Saturday in October. Two years ago the Market moved from the South Marina Park Parking Lot to the Center Parking Lot north of the Marina office.

Discussion

The Market was formed in 2006 as a non-profit entity requiring all of its farmers to meet a basic set of environmental stewardship principles that ensure that their practice protects the environment and sustains long-term viability of farmland. The Market continues to provide Des Moines and surrounding communities with a variety of vegetables, fruit, honey, cheeses, crafts, flowers, meats, and fish, ready-to-eat foods, education, information, and entertainment. The Market also provides a gathering place and is a positive asset for the City of Des Moines. The Market receives its operating costs from sponsors, donation, grants, and vendor application and stall fees. The attendance and sales have grown consistently since the beginning.

For a typical Saturday, the Farmers Market sets up in the Center Lot of the Marina, with the food court on the south end and the other vendors at the north end of the Center Lot. The Market uses the two compass rose areas and the promenade between them for an outdoor café and entertainment. Market patrons usually park in the North Lot with over-flow parking in the South Lot.

Financial Impact

This year the Farmers Market is proposing a rental fee of \$3,000.00 for the season compared to last year's fee of \$2,000.00. The Market pays for its own garbage and recycling and the Marina provides restroom supplies and clean-up, sink, hot water, and parking for the food vendors, and electricity.

Parking management is the largest City expense. Marina staff must monitor parking in the Office Lot, the Dry Shed Lot, and around M and N Docks to preserve parking for Marina tenants. Staff must also monitor the South Lot to make sure the fire lanes and loading zones are not blocked. If there is an event in the Beach Park, the North Lot needs monitoring as well. Set-up, operation, and clean-up for a typical Market day usually require 6 to 8 hours of staff time. Larger Market days require 12 to 16 staff hours for parking management. Depending on the staff assigned, the cost to the City can range from about \$120 to \$480 per Market day.

The estimated cost for electricity, toilet, and cleaning supplies, signage, etc., is \$40 to \$50 per Market day.

Conclusion

The rental fee schedule lists a \$240.00 rental fee per day, which would be \$5,050 for 21 days compared to the \$3,000.00 fee the Market is proposing. Costs of staff time have increased with the expansion of the Market and its increased popularity since moving from the South Lot, ranging from \$120 to \$480 per Market day.

Recommendation

None.

CITY ATTORNEY'S FIRST DRAFT 03/12/2014

RESOLUTION NO. 14-038

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, authorizing Des Moines Farmers Market, a 501(c)(4) non-profit organization, to conduct the Des Moines Farmers Market at the Des Moines Marina and Marina Center Lot on Saturdays from June through October and other market days throughout the year in concurrence with the City, listing conditions under which such permission is granted and superseding Resolution No. 1180.

WHEREAS, the City Council finds that the Des Moines Farmers Market is a community event that enhances the quality of life for residents of the City of Des Moines, and

WHEREAS, Des Moines Farmers Market wishes to sponsor and conduct the Des Moines Farmers Market as a community event on Saturdays from June through October, and other market days throughout the year in concurrence with the City, and

WHEREAS, the City of Des Moines wishes to permit the Des Moines Farmers Market event and, at the same time, be held harmless from any liability arising from such activity; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

Sec. 1. Permission is granted to Des Moines Farmers Market to conduct the Des Moines Farmers Market on Saturdays from June through October, 2014, and other market days throughout the year in concurrence with the City as to applicable dates, subject to the following conditions:

(1) Des Moines Farmers Market shall defend and hold the City of Des Moines harmless from liability which may result from the conduct of the Des Moines Farmers Market.

(2) Des Moines Farmers Market will pay the City the agreed upon rental amount listed in the written Agreement and will provide, at minimum, financial support for the Des Moines Farmers Market in the amount as proposed in the 2014 Farmers

Resolution No. _____
Page 2 of 4

Market Budget and will pay for expenses such as the Market Manager, portable sanitary facilities, advertising, garbage utility fees, and/or promotional banners associated with the event.

(3) The prime leadership of the Des Moines Farmers Market activities shall be non-City personnel and it shall be clearly understood that assistance by City personnel is advisory to Des Moines Farmers Market.

(4) Des Moines Farmers Market shall provide general liability insurance in the minimum amount of two million dollars (\$2,000,000) aggregate to cover the event. The City of Des Moines shall be named as additional insured. Proof of such insurance must be delivered to the City thirty (30) days prior to the event.

(5) The Des Moines Farmers Market will be permitted to erect such special signage as is appropriate during the thirty (30) days prior to and during the event. All such signage shall be removed within ten (10) days after the event.

(6) An authorized official of Des Moines Farmers Market shall execute a written agreement, on behalf of Des Moines Farmers Market, acknowledging its responsibilities for the conduct of the Des Moines Farmers Market and accepting such limitations as are contained in this resolution in addition to such limitations as may be imposed by the City Council or City Manager, including, but not limited to:

(a) Des Moines Farmers Market agrees to take whatever reasonable measures are necessary to prevent damage to the Marina facility and to be responsible for any damage that may occur as a result of Des Moines Farmers Market or its vendors' actions in the conduct of the Des Moines Farmers Market; and

(b) A Des Moines Police Department command officer and/or the Fire Marshall of South King Fire & Rescue will have the authority to close the Des Moines Farmers Market down at any time should it be necessary, following assessment of any security issue.

Resolution No. _____
Page 3 of 4

Sec. 2. The Des Moines Farmers Market will be allowed to have associated retail sales of food or merchandise.

Sec. 3. Upon execution of a written agreement incorporating all the terms and conditions of this resolution, the City Manager is authorized, at his discretion, to grant permission to the Des Moines Farmers Market to use and occupy, for the purpose of the Des Moines Farmers Market, City facilities and property at the Des Moines Marina and Marina Center Lot.

Sec. 4. The City Manager is authorized, at his discretion, to grant permission to utilize City promotional tools such as the City Currents, Parks, Recreation and Senior Services Brochure, City Web Page and Channel 21 to inform and educate the public about the Des Moines Farmers Market. The Des Moines Farmers Market understands that fees to cover City expenses may be charged for this use.

Sec. 5. Des Moines Farmers Market will be allowed to solicit booth fees, a percentage of sales and/or charge an admission fee to vendors of the Des Moines Farmers Market to recover the cost of the community event. Des Moines Farmers Market shall bear responsibility for all collection, accounting, and reporting of any funds collected. The City grants this privilege based upon the promoter's agreement that any funds collected in amounts greater than the cost of the event including but not limited to costs associated with overhead, staff, promotion, and security will be reinvested in the Des Moines Farmers Market for the benefit of Des Moines residents.

Sec. 6. The City Manager is authorized to provide City assistance to the Des Moines Farmers Market, which may include, without limitation, services by the Police, Public Works, Parks, and Marina departments for the purpose of logistics coordination, downtown and Marina area traffic control, road closures and parking lot management, boater safety, and pedestrian safety. Application Requirements and Market Day Rules for the Des Moines Farmers Market will be created and approved in writing by the City Manager and Des Moines Farmers Market prior to the event. Any City operational costs incurred in the support of the Des Moines Farmers Market will be the responsibility of the Des Moines Farmers Market and must be

Resolution No. _____
 Page 4 of 4

approved by Des Moines Farmers Market Board of Directors in writing before incurred. The City Manager shall provide a report to the City Council on services provided and costs thereof at the end of the 2014 Des Moines Farmers Market season.

Sec 7. The City Manager and the Des Moines Farmer Market Board will determine dates that the Des Moines Farmers Market may operate outside of it usually June - October timeframe. All dates of operation outside the June - October timeframe will be with the consent of the City such that operations in the Marina Center Lot are not disrupted.

ADOPTED BY the City Council of the City of Des Moines, Washington this ____ day of _____, 2014 and signed in authentication thereof this ____ day of _____, 2014.

 M A Y O R

APPROVED AS TO FORM:

 Assistant City Attorney

ATTEST:

 City Clerk

AGREEMENT
between
THE CITY OF DES MOINES
and
DES MOINES FARMERS MARKET
for
2014 DES MOINES FARMERS MARKET

THIS AGREEMENT is entered into by and between the CITY OF DES MOINES, WASHINGTON (hereinafter "City"), a municipal corporation of the State of Washington, and **DES MOINES FARMERS MARKET** (hereinafter "DES MOINES FARMERS MARKET"), a Washington non-profit corporation, regarding the 2014 Des Moines Farmers Market.

WHEREAS, the City Council finds that the Des Moines Farmers Market enhances the quality of life for residents of the City of Des Moines and wishes to permit it to operate at the Des Moines Marina property on Saturdays from June through October, and other market days throughout the year in concurrence with the City, and

WHEREAS, Des Moines Farmers Market, a 501(c)(4) non-profit organization, was created to operate the Des Moines Farmers Market, and

WHEREAS, the City Council wishes to have Des Moines Farmers Market manage the Des Moines Farmers Market pursuant to certain terms and conditions; now therefore,

IN CONSIDERATION of the mutual benefits and conditions listed below, the parties agree as follows:

(1) Des Moines Farmers Market agrees as follows:

(a) Des Moines Farmers Market shall conduct the 2014 Des Moines Farmers Market in compliance with the conditions outlined in City of Des Moines Resolution No. [REDACTED], a copy of which is attached hereto and incorporated by this reference, and will comply with all federal, state, and local statutes, ordinances, and regulations.

(b) The prime leadership of all Des Moines Farmers Market activities shall be non-City personnel and it is clearly understood that assistance by City personnel is advisory to Des Moines Farmers Market.

(c) Des Moines Farmers Market shall defend, indemnify, and hold the City of Des Moines, its officers, officials, employees, and volunteers harmless from any and all claims,

Agreement For 2014 Des Moines Farmers Market
Page 2

injuries, damages, losses, or suits, including attorney fees, arising out of or in connection with the conduct of the event or its associated activities, except for injuries and damages caused by the sole negligence or intentional conduct of the City, its officers, agents, and employees. In the event that any suit based upon such claim, injury, damage, or loss is brought against the City, Des Moines Farmers Market shall defend the same at its sole cost and expense; provided, that the City retains the right to participate in said suit if any principal of governmental or public law is involved; and if final judgment be rendered against the City and its officers, agents, employees, or any of them, or jointly against the City and Des Moines Farmers Market and their respective officers, agents, and employees, or any of them, Des Moines Farmers Market shall satisfy the same.

(d) Des Moines Farmers Market will provide, at minimum, financial support for the Des Moines Farmers Market in the amount as proposed in the 2014 Des Moines Farmers Market Budget and will pay for expenses such as the Market Manager, portable sanitary facilities, advertising and/or promotional banners associated with the event. Des Moines Farmers Market shall provide adequate paid and/or volunteer staff, trained in courteous, efficient service to patrons of the Farmers Market. Des Moines Farmers Market shall ensure that persons handling and vending food and beverage products shall comply with all necessary health regulations.

(e) Des Moines Farmers Market will pay the City the amount of \$3,000.00 for the 2014 season (21 days) for the Market's use of the Des Moines Marina Central Lot. This rental fee entitles the Market to use of the Marina Center Lot, and includes all necessary power and water.

(f) Des Moines Farmers Market will provide and pay for its own garbage utility service.

(g) Des Moines Farmers Market will be allowed to have associated retail sales of food or merchandise as identified in the Des Moines Farmers Market 2014 Application Requirements. Des Moines Farmers Market shall not use the Des Moines Farmers Market premises for any purpose other than herein specifically designated without prior written consent of the City.

(h) Des Moines Farmers Market will require that all vendors obtain a City of Des Moines Business License with the City prior to conducting business at the Farmers Market.

(i) Des Moines Farmers Market shall provide general liability insurance in the minimum amount of two million dollars (\$2,000,000) aggregate to cover the Des Moines Farmers Market. The City of Des Moines shall be named as additional insured. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII. The City shall be furnished with original certificates evidencing the insurance requirements thirty (30) days prior to the event.

Agreement For 2014 Des Moines Farmers Market
Page 3

(j) Des Moines Farmers Market will be permitted to erect such special signage as is appropriate and in compliance with the Des Moines Municipal Code in the thirty (30) days prior to and during the event. All such signage shall be removed within ten (10) days after the event.

(k) Des Moines Farmers Market will be allowed to solicit booth fees, a percentage of sales and/or charge an admission fee to vendors of the Des Moines Farmers Market to recover the cost of the community event. Des Moines Farmers Market shall bear responsibility for all collection, accounting, and reporting of any funds collected. The City grants this privilege based upon the promoter's agreement that any funds collected in amounts greater than the cost of the event, including, but not limited to costs associated with overhead, staff, promotion and security, will be reinvested, as Des Moines Farmers Market deems fit, in the Des Moines Farmers Market for the benefit of the Des Moines community. Des Moines Farmers Market shall maintain an accounting system meeting the City's approval and agrees to permit the City and its agents and representatives at reasonable intervals at any and all times during usual business hours, to inspect all books, records and accounts of the Des Moines Farmers Market showing gross sales and inventories.

(l) Des Moines Farmers Market agrees to take whatever reasonable measures are necessary to prevent damage to the Marina facility and to be responsible for any damage that may occur as a result of Des Moines Farmers Market's or its vendors' action taken in the conduct of the Des Moines Farmers Market.

(m) A Des Moines Police Department command officer and/or the Fire Marshall of South King Fire District will have the authority to close the Des Moines Farmers Market down at any time should it be necessary, following assessment of any security issue.

(2) The CITY agrees as follows:

(a) Upon execution of this Agreement, the City Manager is authorized to grant permission to Des Moines Farmers Market to use and occupy, for the purpose of the Des Moines Farmers Market in 2014, City facilities and property at the Des Moines Marina.

(b) The City Manager is authorized, at his discretion, to grant permission to utilize City promotional tools such as the *City Currents*, Parks, Recreation and Senior Services Brochure, City Web Page and Channel 21 to inform and educate the public about the event. Any City marketing costs will be paid to the City of Des Moines by Des Moines Farmers Market and must be approved by Des Moines Farmers Market's Board of Directors in writing before incurred.

Agreement For 2014 Des Moines Farmers Market
Page 4

(c) The City Manager is authorized to provide City assistance to the Des Moines Farmers Market, which may include all necessary power and water utilities; services by the Police, Public Works, Parks, and Marina departments for the purpose of logistics coordination, Marina area traffic control, parking lot management and pedestrian safety. Any City operational costs will be paid to the City of Des Moines by Des Moines Farmers Market and must be approved by Des Moines Farmers Market's Board of Directors in writing before incurred. The City Manager shall provide a report to the City Council on services provided and costs thereof.

(d) The City retains the right from time to time during the term hereof to change the location or use of areas designated for the Des Moines Farmers Market. If such relocations or adjustments are required, the parties shall cooperate so that such changes shall not unnecessarily interrupt the quality and quantity of services rendered by the Farmers Market.

(3) Independent Accounting. A true accounting of all receipts and disbursements shall be maintained by Des Moines Farmers Market and shall be made available for review and audit by the City at the discretion and expense of the City. Records of gross sales and receipts are to be kept for each revenue source and Des Moines Farmers Market is responsible for submittal of all taxes due in the ordinary course of operating the Des Moines Farmers Market.

(4) Duration of Agreement. The term of this Agreement shall be for one (1) year upon final execution of this Agreement.

(5) Termination. Either party may terminate this Agreement with or without cause with ninety (90) days prior written notice.

The terminating party shall be liable for its share of financial obligations entered into on its behalf prior to termination, including but not limited to, printing costs and media buys.

(6) Discrimination Prohibited. Des Moines Farmers Market shall not discriminate against any employee, applicant, vendor, or any person seeking to participate in the Des Moines Farmers Market on the basis of race, color, religion, creed, sex, national origin, marital status, sexual orientation, or presence of any sensory, mental, or physical handicap.

(7) Assignment. This Agreement may not be assigned by Des Moines Farmers Market except with written approval of the City to another non-profit organization with similar goals and purposes. Des Moines Farmers Market will provide prior written notice to the City of any assignment of this Agreement to another non-profit organization. Upon assignment, the assignee will be bound by the terms and conditions of this Agreement as Des Moines Farmers Market was.

(8) Entire Agreement. This Agreement contains the entire agreement between the parties and no other agreements, oral or otherwise, regarding the subject matter of this

Agreement, shall be deemed to exist or bind any of the parties. Either party may request changes in the Agreement. Proposed changes mutually agreed upon will be incorporated by written amendments to this Agreement.

(9) Governing Law. The existence, validity, construction, and enforcement of this Agreement shall be governed in all respects by the laws of the State of Washington.

(10) Mediation/Arbitration. If a dispute arises from or relates to this Agreement or the breach thereof and if the dispute cannot be resolved through direct discussions, the parties agree to endeavor first to settle the dispute in an amicable manner by mediation administered by a mediator under the American Arbitration Association's Rules before resorting to arbitration. The mediator may be selected by agreement of the parties or through the American Arbitration Association. Following mediation, any unresolved controversy or claim arising from or relating to this Agreement or breach thereof shall be settled through arbitration which shall be conducted under the American Arbitration Association's Arbitration Rules. The arbitrator may be selected by agreement of the parties or through the American Arbitration Association. All fees and expenses for mediation or arbitration shall be borne by the parties equally. However, each party shall bear the expense of its own counsel, experts, witnesses, and preparation and presentation of evidence.

(11) Amendments/Authorization for Additional Services. This Agreement may be modified or amended and additional conditions may be authorized during the term of this Agreement upon the mutual written consent of the parties.

(12) Severability. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated as a result of such decision.

(13) Waiver. The waiver by either party of any breach of any term, condition, or provision of the Agreement shall not be deemed a waiver of such term, condition, or provision or any subsequent breach of the same or any condition or provision of this Agreement.

(14) Captions. The captions used herein are for convenience only and are not a part of this Agreement and do not in any way limit or amplify the terms and provisions hereof.

(15) Time of Essence. Time is of the essence for each and all of the terms, covenants, and conditions of this Agreement.

(16) Concurrent Originals. This Agreement may be signed in counterpart originals.

(17) Ratification and Confirmation. Any acts consistent with the authority and prior to the effective date of this Agreement are hereby ratified and confirmed.

Agreement For 2014 Des Moines Farmers Market
Page 6

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates written below.

CITY OF DES MOINES

**DES MOINES FARMERS
MARKET**

Anthony A. Piasecki
Its City Manager
At the direction of the Des Moines City
Council by Adoption of Resolution No.
It an Open Public Meeting on March 27, 2014

By Wayne Corey
Its President

Date _____

Date _____

APPROVED AS TO FORM:

Assistant City Attorney

A G E N D A I T E M

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Draft Resolution 14- 040 Authorizing Deposit and Withdrawal of Funds in the Local Government Investment Pool (LGIP), Superseding Resolution No. 1143

FOR AGENDA OF: March 27, 2014

DEPT. OF ORIGIN: Finance

DATE SUBMITTED: March 12, 2014

ATTACHMENTS:

1. Draft Resolution No. 14-040
2. Resolution No. 1143
3. State Treasurer February 3, 2014 Memorandum
4. LGIP Prospectus
5. Chapter 210-01 WAC
6. LGIP Transaction Authorization Form

CLEARANCES:

- ☒ Finance ph
☐ Legal PB
☐ Marina _____
☐ Parks, Recreation & Senior Services _____
☐ Planning, Building & Public Works _____
☐ Police _____
☐ Court _____

APPROVED BY CITY MANAGER
FOR SUBMITTAL: AK

Purpose and Recommendation

The purpose of this report is to request Council's adoption of Draft Resolution No. 14-040 that supersedes Resolution No. 1143 authorizing deposit or withdrawal of funds in the Local Government Investment Pool (LGIP). The LGIP has created a new prospectus as a result of the recently amended WACs that provides more clarity as to how the LGIP operates. The updated Draft Resolution No. 14-040 provides an acknowledgment that the City Council and City staff responsible for overseeing or making investment decisions has received, read, and understands the prospectus.

Suggested Motions:

"I move to adopt Draft Resolution No. 14-040, authorizing deposit or withdrawal of funds in the Local Government Investment Pool in accordance with the provisions of the Washington Administrative Code for the purpose of investment as stated in the Washington Administrative Code, acknowledging that the City Council and City staff responsible for overseeing or making investment decisions has received, read, and understands the prospectus, and superseding Resolution No. 1143."

Background

Resolution No. 1143 was adopted by the City Council on January 27, 2011 updating City officials authorized to invest in the Local Government Investment Pool. Due to the creation of a new prospectus for the LGIP, the State Treasurer has requested that Draft Resolution No. 14-040 be adopted by the City Council acknowledging that the City Council and City Staff have received, read, and understand the prospectus.

Chapter 210-01 WAC, Attachment 5, describes the rules and regulations of the local government investment pool.

Recommendation

Staff recommends that the City Council adopt Draft Resolution 14-040.

FINANCE DIRECTOR'S FIRST DRAFT 3/12/14

DRAFT RESOLUTION NO. 14-040

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, authorizing deposit or withdrawal of funds in the Local Government Investment Pool in accordance with the provisions of the Washington Administrative Code for the purpose of investment as stated in the Washington Administrative Code, acknowledging that it has received, read, and understood the Local Government Investment Pool prospectus as provided by the Office of the State Treasurer, and superseding Resolution No. 1143.

WHEREAS, pursuant to chapter 294, Laws of 1986, the Legislature created a trust fund to be known as the public funds investment account (commonly referred to as the Local Government Investment Pool (LGIP) for the deposit and withdrawal of money by an authorized governmental entity for purposes of investment by the Office of the State Treasurer, and

WHEREAS, from time to time it may be advantageous to the authorized governmental entity, the City of Des Moines, the "governmental entity", to deposit funds available for investment in the LGIP, and

WHEREAS, the investment strategy for the LGIP is set forth in its policies and procedures, and

WHEREAS, any deposits or withdrawals to or from the LGIP made on behalf of the City of Des Moines shall be first duly authorized by the City Council of the City of Des Moines, the "governing body" or any designee of the City Council, pursuant to this resolution, or a subsequent resolution, and

WHEREAS, the City of Des Moines will cause to be filed a certified copy of said resolution with the Office of the State Treasurer, and

WHEREAS, the City Council of the City of Des Moines and any designee appointed by the City Council with authority to deposit or withdraw funds of the City of Des Moines has received and read a copy of the prospectus and understands the risks and limitations of investing in the LGIP, and

WHEREAS, the City Council of the City of Des Moines attests by the signature of its members that it is duly authorized and empowered to enter into this agreement, to direct the deposit or withdrawal of City of Des Moines monies, and to

delegate certain authority to make adjustments to the incorporated transactional forms, to the individuals designated herein; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

Sec. 1. The City Council does hereby authorize the deposit and withdrawal of the City of Des Moines's monies in the LGIP in the manner prescribed by law, rule, and prospectus.

Sec. 2. The City Council has approved the Local Government Investment Pool Transaction Form (Form) as completed by the Finance Director and incorporates said form into this resolution by reference and does hereby attest to its accuracy.

Sec. 3. The City Council designates the Finance Director, Paula A. Henderson, the "authorized individual" to authorize all amendments, changes, or alterations to the Form or any other documentation including the designation of other individuals to make deposits and withdrawals on behalf of the City of Des Moines.

Sec. 4. This delegation ends upon the written notice, by any method set forth in the prospectus, of the City Council that the authorized individual has been terminated or that his or her delegation has been revoked. The Office of the State Treasurer will rely solely on the City Council to provide notice of such revocation and is entitled to rely on the authorized individual's instructions until such time as said notice has been provided.

Sec. 5. The Form as incorporated into this resolution or hereafter amended by delegated authority or any other documentation signed or otherwise approved by the authorized individual shall remain in effect after revocation of the authorized individual's delegated authority, except to the extent that the authorized individual whose delegation has been terminated shall not be permitted to make further withdrawals or deposits to the LGIP on behalf of the City of Des Moines. No amendments, changes, or alterations shall be made to the Form or any other documentation until the City Council passes a new resolution naming a new authorized individual.

Sec. 6. The City Council acknowledges that it has received, read, and understood the prospectus as provided by the Office of the State Treasurer. In addition, the City Council agrees that a copy of the prospectus will be provided to any person delegated or otherwise authorized to make deposits or withdrawals into or out of the LGIP and that said individuals

will be required to read the prospectus prior to making any withdrawals or deposits or any further withdrawals or deposits if authorizations are already in place.

Sec. 7. This Resolution supersedes Resolution No. 1143.

ADOPTED BY the City Council of the City of Des Moines, Washington this ____ day of _____, 2014 and signed in authentication thereof this ____ day of _____, 2014.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

RESOLUTION NO. 1143

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, authorizing deposit or withdrawal of funds in the Local Government Investment Pool in accordance with the provisions of the Washington Administrative Code for the purpose of investment as stated in the Washington Administrative Code, describing the names and titles of the officials authorized to order deposit or withdrawal of funds, and superseding Resolution No. 775.

WHEREAS, pursuant to chapter 294, Laws of 1986, the Legislature created a trust fund to be known as the public funds investment account (commonly referred to as the Local Government Investment Pool (LGIP) for the deposit of money by an authorized governmental entity for purposes of investment by the state treasurer, and

WHEREAS, from time to time it may be advantageous to the City of Des Moines to deposit funds available for investment in the LGIP, and

WHEREAS, any deposits made on behalf of the City of Des Moines shall be first duly authorized by the City Council, the "governing body" of the City of Des Moines, in this resolution or a subsequent resolution, and a certified copy of said resolution shall be filed with the State Treasurer's Office, and

WHEREAS, the City Council of the City of Des Moines attests by the signature of its members that it is duly authorized and empowered to enter into this agreement, to direct the deposit of City of Des Moines monies, and to delegate certain authority to make adjustments to the incorporated transactional forms, to the individual designated herein; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

Sec. 1. The City of Des Moines does hereby authorize the deposit and withdrawal of the City's monies in the LGIP in the manner prescribed by law, rule, and applicable policies and procedures for the LGIP.

Sec. 2. The City of Des Moines has approved the Local Government Investment Pool Transaction Form (Form) as completed by the Finance Director and incorporates said form into this resolution by reference and does hereby attest to its accuracy.

Sec. 3. The City of Des Moines designates the Finance Director, Paula A. Henderson, the "authorized individual" to authorize all amendments, changes, or alterations to the Form or any other documentation including designating other individuals to make deposits and withdrawals on behalf of the City of Des Moines.

Sec. 4. This delegation ends upon termination of the authorized individual's relationship with the City of Des Moines or further action by the City of Des Moines terminating the delegation. The City of Des Moines is responsible for notifying the State Treasurer's Office immediately when any action has been taken to end this delegation.

Sec. 5. The Form as incorporated into this resolution or hereafter amended by delegated authority or any other documentation signed or otherwise approved by the authorized

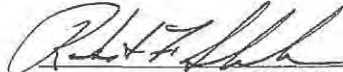
Resolution No. 1143
Page 2 of 2

individual shall remain in effect should the authorized individual's delegated authority be terminated or otherwise end. No amendments, changes, or alterations shall be made to the Form or any other documentation until the City of Des Moines passes a new resolution naming a new authorized individual.

Sec. 6. The City of Des Moines acknowledges that neither the State of Washington nor the state treasurer guarantees any investment made by the City of Des Moines in the LGIP and it is possible to lose money by investing in the LGIP. Therefore, the City of Des Moines agrees to hold the State of Washington, the state treasurer, and the LGIP harmless from any investment losses incurred as a result of investment with the LGIP.

Sec. 7. This Resolution supersedes Resolution No. 775.

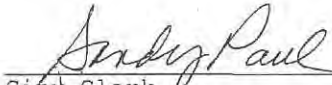
ADOPTED BY the City Council of the City of Des Moines, Washington this 27th day of January, 2011 and signed in authentication thereof this 27th day of January, 2011.


MAYOR

APPROVED AS TO FORM:


City Attorney

ATTEST:


City Clerk

Attachment #3



JAMES L. McINTIRE
State Treasurer

State of Washington
Office of the Treasurer
Local Government Investment Pool

February 3, 2014

TO: LGIP Participants

FROM: Kari Sample
LGIP Administrator

SUBJECT: New Prospectus and Updated Resolution

In an effort to provide more clarity with respect to how the Local Government Investment Pool operates, and as a result of the recently amended WACs, we have created a prospectus and are distributing to all investors in the LGIP.

As a result of the release of this prospectus it is important that each local government investing in the LGIP completes an updated Resolution, which I have attached, that acknowledges that the governmental body responsible for overseeing or making investment decisions has read and understands the prospectus. I have included a revised version of the Resolution that we will need all participants to approve and send back to us as soon as possible. Our goal is to have all resolutions updated by June 30, 2014. If you have submitted one in the last 6 months you will not be required to adopt another. I will be tracking them to make sure that this goal is met.

If we have not received an updated resolution by the deadline and have not made other arrangements with you for an extension, we reserve the right to suspend your participation in the pool.

Link to the Prospectus:

http://www.tre.wa.gov/documents/lqip_MoneyMktFundProspectus.pdf

Link to the Resolution:

<http://www.tre.wa.gov/lqip/forms.shtml>

Should you have further questions please feel free to contact me via email kari.sample@tre.gov or by phone at 800-331-3284.

Kari Sample
LGIP Administrator

ATTACHMENT 3

LOCAL GOVERNMENT
INVESTMENT POOL

Prospectus

January 2014



James L. McIntire

Washington State Treasurer

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I. The LGIP

The Local Government Investment Pool (the "LGIP") is an investment pool of public funds placed in the custody of the Office of the Washington State Treasurer (the "State Treasurer") for investment and reinvestment as defined by RCW 43.250.020. The purpose of the LGIP is to allow eligible governmental entities to participate with the state in the investment of surplus public funds, in a manner that optimizes liquidity and return on such funds. In establishing the LGIP, the legislature recognized that not all eligible governmental entities are able to maximize the return on their temporary surplus funds, and therefore it provided a mechanism whereby they may, at their option, utilize the resources of the State Treasurer to maximize the potential of their surplus funds while ensuring the liquidity of those funds.

The State Treasurer has established a sub-pool within the LGIP whose shares are offered by means of this Prospectus: The LGIP-Money Market Fund (the "LGIP-MMF" or the "Fund"). The State Treasurer has the authority to establish additional sub-pools in the future.

The Fund offered in this Prospectus seeks to provide current income by investing in high-quality, short term money market instruments. These standards are specific to the Fund, as illustrated in the following table. The LGIP-MMF offers daily contributions and withdrawals.

FUND SNAPSHOT

The table below provides a summary comparison of the Fund's investment types and sensitivity to interest rate risk. This current snapshot can be expected to vary over time.

Fund	Investment Types	Maximum Dollar-Weighted Average Maturity for LGIP-MMF
LGIP-Money Market Fund	Cash	60 days
Current Investments (as of November 1, 2013)	Bank Deposits US Treasury bills Repurchase agreements US Government agency obligations	

Fees and Expenses

Administrative Fee. The State Treasurer charges pool participants a fee representing administration and recovery costs associated with the operation of the Fund. The administrative fee accrues daily from pool participants' earnings prior to the earnings being posted to their account. The administrative fee will be paid monthly. In the event that there are no earnings, the administrative fee will be deducted from principal.

The chart below illustrates the operating expenses of the LGIP-MMF for past years, expressed in basis points as a percentage of fund assets.

Local Government Investment Pool-MMF
Operating Expenses by Fiscal Year (in Basis Points)

	2006	2007	2008	2009	2010	2011	2012	2013
<i>Total Operating Expenses</i>	<i>1.12</i>	<i>0.96</i>	<i>0.84</i>	<i>0.88</i>	<i>0.64</i>	<i>0.81</i>	<i>0.68</i>	<i>0.87</i>

(1 basis point = 0.01%)

Because most of the expenses of the LGIP-MMF are fixed costs, the fee (expressed as a percentage of fund assets) will be affected by: (i) the amount of operating expenses; and (ii) the assets of the LGIP-MMF. The table below shows how the fee (expressed as a percentage of fund assets) would change as the fund assets change, assuming an annual fund operating expenses amount of \$800,000.

Fund Assets	\$6.0 bn	\$8.0 bn	\$10.0 bn
Total Operating Expenses (in Basis Points)	1.33	1.0	.80

Portfolio Turnover: The Fund does not pay a commission or fee when it buys or sells securities (or "turns over" its portfolio). However, debt securities often trade with a bid/ask spread. Consequently, a higher portfolio turnover rate may generate higher transaction costs that could affect the Fund's performance.

II. Local Government Investment Pool – Money Market Fund

Investment Objective

The LGIP-MMF will seek to effectively maximize the yield while maintaining liquidity and a stable share price of \$1.

Principal Investment Strategies

The LGIP-MMF will seek to invest primarily in high-quality, short term money market instruments. Typically, at least 55% of the Fund's assets will be invested in US government securities and repurchase agreements collateralized by those securities. The LGIP-MMF means a sub-pool of the LGIP whose investments will primarily be money market instruments. The LGIP-MMF will only invest in eligible investments permitted by state law. The LGIP-MMF will not be an SEC-registered money market fund and will not be required to follow SEC Rule 2a-7. Investments of the LGIP-MMF will conform to the LGIP Investment Policy, the most recent version of which will be posted on the LGIP website and will be available upon request.

Principal Risks of Investing in the LGIP-Money Market Fund

Counterparty Credit Risk. A party to a transaction involving the Fund may fail to meet its obligations. This could cause the Fund to lose the benefit of the transaction or prevent the Fund from selling or buying other securities to implement its investment strategies.

Interest Rate Risk. The LGIP-MMF's income may decline when interest rates fall. Because the Fund's income is based on short-term interest rates, which can fluctuate significantly over short periods, income risk is expected to be high. In addition, interest rate increases can cause the price of a debt security to decrease and even lead to a loss of principal.

Liquidity Risk. Liquidity risk is the risk that the Fund will experience significant net withdrawals of Fund shares at a time when it cannot find willing buyers for its portfolio securities or can only sell its portfolio securities at a material loss.

Management Risk. Poor security selection or an ineffective investment strategy could cause the LGIP-MMF to underperform relevant benchmarks or other funds with a similar investment objective.

Issuer Risk. The LGIP-MMF is subject to the risk that debt issuers and other counterparties may not honor their obligations. Changes in an issuer's credit rating (e.g., a rating downgrade) or the market's perception of an issuer's creditworthiness could also affect the value of the Fund's investment in that issuer. The degree of credit risk depends on both the financial condition of the issuer and the terms of the obligation. Also, a decline in the credit quality of an issuer can cause the price of a money market security to decrease.

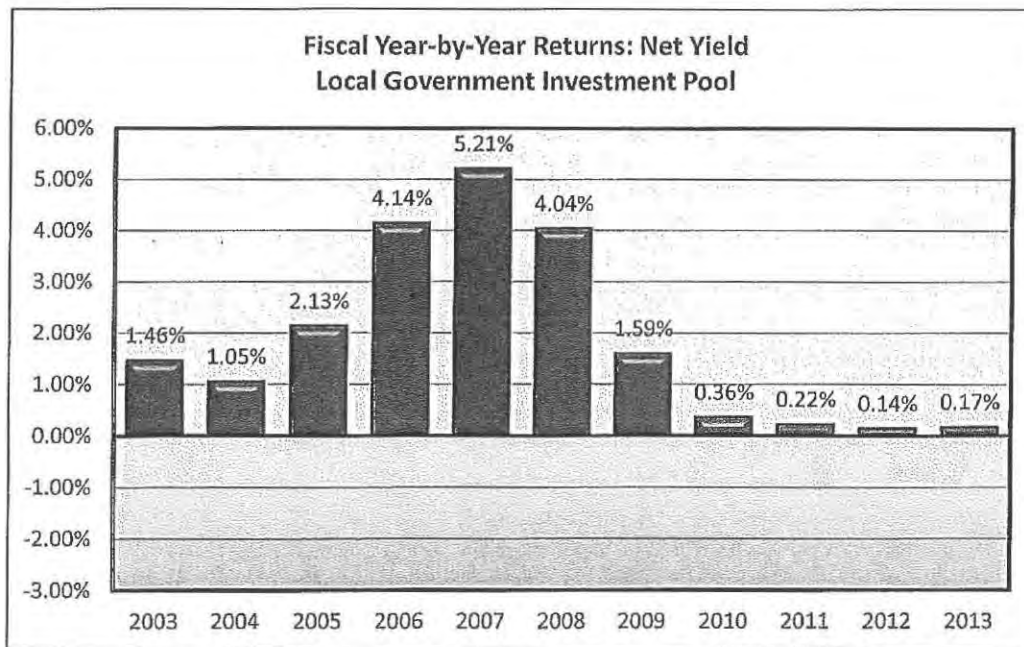
Securities Lending Risk and Reverse Repurchase Agreement Risk. The LGIP-MMF may engage in securities lending or in reverse repurchase agreements. Securities lending and reverse repurchase agreements involve the risk that the Fund may lose money because the borrower of the Fund's securities fails to return the securities in a timely manner or at all or the Fund's lending agent defaults on its obligations to indemnify the Fund, or such obligations prove unenforceable. The Fund could also lose money in the event of a decline in the value of the collateral provided for loaned securities or a decline in the value of any investments made with cash collateral.

Risks Associated with use of Amortized Cost. The use of amortized cost valuation means that the LGIP-MMF's share price may vary from its market value NAV per share. In the unlikely event that the State Treasurer were to determine that the extent of the deviation between the Fund's amortized cost per share and its market-based NAV per share may result in material dilution or other unfair results to shareholders, the State Treasurer may cause the Fund to take such action as it deems appropriate to eliminate or reduce to the extent practicable such dilution or unfair results.

An investment in the LGIP-MMF is not a bank deposit and is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the Fund seeks to preserve the value of investments at \$1 per share, pool participants could lose money by investing in the LGIP-MMF. There is no assurance that the LGIP-MMF will achieve its investment objective.

Performance

The following information is intended to address the risks of investing in the LGIP-MMF. The information illustrates changes in the performance of the LGIP-MMF's shares from year to year. Returns are based on past results and are not an indication of future performance. Updated performance information may be obtained on our website at www.tre.wa.gov or by calling the LGIP toll-free at 800-331-3284.



Local Government Investment Pool-Money Market Fund			
Average Accrued Net Yield			
1 Year	3 years	5 years	10 years
0.17%	0.19%	.52%	1.94%

Transactions: LGIP-MMF

General Information

The minimum transaction size (contributions or withdrawals) for the LGIP-MMF will be five thousand dollars. The State Treasurer may, in its sole discretion, allow for transactions of less than five thousand dollars.

Valuing Shares

The LGIP-MMF will be operated using a net asset value (NAV) calculation based on the amortized cost of all securities held such that the securities will be valued at their acquisition cost, plus accrued income, amortized daily.

The Fund's NAV will be the value of a single share. NAV will normally be calculated as of the close of business of the NYSE, usually 4:00 p.m. Eastern time. If the NYSE is closed on a particular day, the Fund will be priced on the next day the NYSE is open.

NAV will not be calculated and the Fund will not process contributions and withdrawals submitted on days when the Fund is not open for business. The time at which shares are priced and until which contributions and withdrawals are accepted is specified below and may be changed as permitted by the State Treasurer.

To the extent that the LGIP-MMF's assets are traded in other markets on days when the Fund is not open for business, the value of the Fund's assets may be affected on those days. In addition, trading in some of the Fund's assets may not occur on days when the Fund is open for business.

Transaction Limitation

The State Treasurer reserves the right at its sole discretion to set a minimum and/or maximum transaction amount from the LGIP-MMF and to limit the number of transactions, whether contribution, withdrawal, or transfer permitted in a day or any other given period of time.

The State Treasurer also reserves the right at its sole discretion to reject any proposed contribution, and in particular to reject any proposed contribution made by a pool participant engaged in behavior deemed by the State Treasurer to be abusive of the LGIP-MMF.

A pool participant may transfer funds from one LGIP-MMF account to another subject to the same time and contribution limits as set forth in WAC 210.10.060.

Contributions

Pool participants may make contributions to the LGIP-MMF on any business day. All contributions will be effected by electronic funds transfer to the account of the LGIP-MMF designated by the State Treasurer. It is the responsibility of each pool participant to pay any bank charges associated with such electronic transfers to the State Treasurer. Failure to wire funds by a pool participant after notification to the State Treasurer of an intended transfer will result in penalties. Penalties for failure to timely wire will be assessed to the account of the pool participant responsible.

Notice. To ensure same day credit, a pool participant must inform the State Treasurer of any contribution over one million dollars no later than 9 a.m. on the same day the contribution is made. Contributions for one million dollars or less can be requested at any time prior to 10 a.m. on the day of contribution. For all other contributions over one million dollars that are requested prior to 10 a.m., a pool participant may receive same day credit at the sole discretion of the State Treasurer. Contributions that receive same day credit will count, for earnings rate purposes, as of the day in which the contribution was made. Contributions for which no notice is received prior to 10:00 a.m. will be credited as of the following business day.

Notice of contributions may be given by calling the Local Government Investment Pool (800-331-3284) OR by logging on to State Treasurer's Treasury Management System ("TMS"). Please refer to the LGIP-MMF Operations Manual for specific instructions regarding contributions to the LGIP-MMF.

Direct deposits from the State of Washington will be credited on the same business day.

Pricing. Contribution requests received in good order will receive the NAV per unit of the LGIP-MMF next determined after the order is accepted by the State Treasurer on that contribution date.

Withdrawals

Pool participants may withdraw funds from the LGIP-MMF on any business day. Each pool participant shall file with the State Treasurer a letter designating the financial institution at which funds withdrawn from the LGIP-MMF shall be deposited (the "Letter"). This Letter shall contain the name of the financial institution, the location of the financial institution, the account name, and the account number to which funds will be deposited. This Letter shall be signed by local officials authorized to receive and disburse funds, as described in WAC 210-10-020.

Disbursements from the LGIP-MMF will be effected by electronic funds transfer. Failure by the State Treasurer to wire funds to a pool participant after proper notification to the State Treasurer to disburse funds to a pool participant may result in a bank overdraft in the pool participant's bank account. The State Treasurer will reimburse a pool participant for such bank overdraft penalties charged to the pool participant's bank account.

Notice. In order to withdraw funds from the LGIP-MMF, a pool participant must notify the State Treasurer of any withdrawal over one million dollars no later than 9 a.m. on the same day the withdrawal is made. Withdrawals for one million dollars or less can be requested at any time prior to 10 a.m. on the day of withdrawal. For all other withdrawals from the LGIP-MMF over one million dollars that are requested prior to 10 a.m., a pool participant may receive such withdrawal on the same day it is requested at the sole discretion of the State Treasurer. No earnings will be credited on the date of withdrawal for the amounts withdrawn. Notice of withdrawals may be given by calling the Local Government Investment Pool (800-331-3284) OR by logging on to TMS. Please refer to the LGIP-MMF Operations Manual for specific instructions regarding withdrawals from the Fund.

Pricing. Withdrawal requests with respect to the LGIP-MMF received in good order will receive the NAV per unit of the LGIP-MMF next determined after the order is accepted by the State Treasurer on that withdrawal date.

Suspension of Withdrawals. If the State Treasurer has determined that the deviation between the Fund's amortized cost price per share and the current net asset value per share calculated using available market quotations (or an appropriate substitute that reflects current market conditions) may result in material dilution or other unfair results, the State Treasurer may, if it has determined irrevocably to liquidate the Fund, suspend withdrawals and payments of withdrawal proceeds in order to facilitate the permanent termination of the Fund in an orderly manner. The State Treasurer will distribute proceeds in liquidation as soon as practicable, subject to the possibility that certain assets may be illiquid, and subject to subsequent distribution, and the possibility that the State Treasurer may need to hold back a reserve to pay expenses.

The State Treasurer also may suspend redemptions if the New York Stock Exchange suspends trading or closes, if US bond markets are closed, or if the Securities and Exchange Commission declares an emergency. If any of these events were to occur, it would likely result in a delay in the pool participants' redemption proceeds.

The State Treasurer will notify pool participants within five business days of making a determination to suspend withdrawals and/or irrevocably liquidate the fund and the reason for such action.

Earnings and Distribution

LGIP-MMF Daily Factor

The LGIP-MMF daily factor is a net earnings figure that is calculated daily using the investment income earned (excluding realized gains or losses) each day, assuming daily amortization and/or accretion of income of all fixed income securities held by the Fund, less the administrative fee. The daily factor is reported on an annualized 7-day basis, using the daily factors from the previous 7 calendar days. The reporting of a 7-day annualized yield based solely on investment income which excludes realized gains or losses is an industry standard practice that allows for the fair comparison of funds that seek to maintain a constant NAV of \$1.00.

LGIP-MMF Actual Yield Factor

The LGIP-MMF actual yield factor is a net daily earnings figure that is calculated using the total net earnings including realized gains and losses occurring each day, less the administrative fee.

Dividends

The LGIP-MMF's dividends include any net realized capital gains or losses, as well as any other capital changes other than investment income, and are declared daily and distributed monthly.

Distribution

The total net earnings of the LGIP-MMF will be declared daily and paid monthly to each pool participant's account in which the income was earned on a per-share basis. These funds will remain in the pool and earn additional interest unless withdrawn and sent to the pool participant's designated bank account as specified on the Authorization Form. Interest earned will be distributed monthly on the first business day of the following month.

Monthly Statements and Reporting

On the first business day of every calendar month, each pool participant will be sent a monthly statement which includes the pool participant's beginning balance, contributions, withdrawals, transfers, administrative charges, earnings rate, earnings, and ending balance for the preceding calendar month. Also included with the statement will be the monthly enclosure. This report will contain information regarding the maturity structure of the portfolio and balances broken down by security type.

III. Management

The State Treasurer is the manager of the LGIP-MMF and has overall responsibility for the general management and administration of the Fund. The State Treasurer has the authority to offer additional sub-pools within the LGIP at such times as the State Treasurer deems appropriate in its sole discretion.

Administrator and Transfer Agent. The State Treasurer will serve as the administrator and transfer agent for the Fund.

Custodian. A custodian for the Fund will be appointed in accordance with the terms of the LGIP Investment Policy.

IV. Miscellaneous

Limitation of Liability

All persons extending credit to, contracting with or having any claim against the Fund offered in this Prospectus shall look only to the assets of the Fund that such person extended credit to, contracted with or has a claim against, and none of (i) the State Treasurer, (ii) any subsequent sub-pool, (iii) any pool participant, (iv) the LGIP, or (v) the State Treasurer's officers, employees or agents (whether past, present or future), shall be liable therefor. The determination of the State Treasurer that assets, debts, liabilities, obligations, or expenses are allocable to the Fund shall be binding on all pool participants and on any person extending credit to or contracting with or having any claim against the LGIP or the Fund offered in this Prospectus. There is a remote risk that a court may not enforce these limitation of liability provisions.

Amendments

This Prospectus and the attached Investment Policy may be amended from time to time. Pool participants shall receive notice of changes to the Prospectus and the Investment Policy. The amended and restated documents will be posted on the State Treasurer website: www.tre.wa.gov.

Should the State Treasurer deem appropriate to offer additional sub-pools within the LGIP, said sub-pools will be offered by means of an amendment to this prospectus.

LGIP-MMF Contact Information

Internet: www.tre.wa.gov Treasury Management System/TMS

Phone: 1-800-331-3284 (within Washington State)

Mail:

Office of the State Treasurer
Local Government Investment Pool
PO Box 40200
Olympia, Washington 98504
FAX: 360-902-9044

CHAPTER 210-01 WAC LOCAL GOVERNMENT INVESTMENT POOL

WAC

210-01-010	Promulgation.
210-01-020	Definitions.
210-01-030	Local government ordinance or resolution.
210-01-040	Proper adoption and filing of local government ordinance or resolution.
210-01-050	State treasurer's liability.
210-01-060	Deposit and withdrawal of funds.
210-01-070	Transaction limitation.
210-01-080	Deposit procedures.
210-01-090	Withdrawal procedures.
210-01-100	Interest earnings credit.
210-01-110	Reporting requirements.
210-01-120	Administrative fees.
210-01-130	Portfolio management.

WAC 210-01-010 Promulgation.

The state finance committee, after due and proper notice, and pursuant to the provisions of chapter 294, Laws of 1986, hereby adopts and promulgates the following rules and regulations, effective July 1, 1986.

[Statutory Authority: 1986 c 294. 86-14-002 (Resolution No. 639), §210-01-010, filed 6/19/86.]

WAC 210-01-020 Definitions.

Unless the context requires otherwise:

(1) "Local government investment pool" or "pool" means the aggregate of all funds from political subdivisions that are placed in the custody of the state treasurer for investment and reinvestment.

(2) "Pool participant" means any county, city, town, municipal corporation, political subdivision, community and technical college district, the state board for community and technical colleges, or other entities in this state as may be designated by statute.

(3) "Local government official" means any officer or employee of political subdivision who has been designated by statute or by local charter, ordinance, or resolution as the officer having the authority to invest the funds of the political subdivision.

(4) "Financial officer" means the board-appointed treasurer of a community or technical college district or the state board for community and technical colleges.

(5) "Funds" means public funds under the control of or in the custody of any local government official or local funds, as defined by the office of financial management publication "Policies, Regulations and Procedures," under the control of or in the custody of a financial officer by virtue of the official's or financial officer's authority that are not immediately required to meet current demands.

(6) "Financial institution" means a public depository defined in RCW 39.58.010.

[Statutory Authority: Chapter 43.250 RCW and RCW 43.250.090, 98-24-060, § 210-01-020, filed 11/30/98, effective 12/31/98. Statutory Authority: 43.250.090, 43.250.010, [43.250].020 and [43.250].040, 96-18-029, § 210-01-020, filed 8/28/96, effective 9/28/96. Statutory Authority: 1986 c 294. 86-14-002 (Resolution No. 639), § 210-01-020, filed 6/19/86.]

WAC 210-01-030 Local government ordinance or resolution.

All government entities participating in the local government investment pool will file with the state treasurer a certified copy of an ordinance or resolution containing the following:

(1) Name and address of entity.

(2) A statement that the governmental entity agrees to deposit or withdraw funds in the local government investment pool in accordance with the provisions of the Washington Administrative Code for the purpose of investment as stated therein.

(3) The names and titles of the officials authorized by this ordinance or resolution to order the deposit or withdrawal of funds in the local government investment pool. No more than two signatures are necessary for this purpose.

[Statutory Authority: Chapter 43.250.090, 43.250.010, [43.250].020 and [43.250].040, 96-18-029, § 210-010-030, filed 8/28/96, effective 9/28/96. Statutory Authority: 1986 c 294. 86-14-002 (Resolution No. 639), § 210-01-030, filed 6/19/86.]

WAC 210-01-040 Proper adoption and filing of local government ordinance or resolution.

It shall be the responsibility of local government officials to properly execute and file the resolution or ordinance, described in WAC 210-01-030 with the state treasurer. The state treasurer shall not allow participation in the local government investment pool unless such resolution or ordinance has been filed with the office of state treasurer.

[Statutory Authority: 1986 c 294. 86-14-002 (Resolution No. 639), § 210-01-040, filed 6/19/86.]

WAC 210-01-050 State treasurer's liability.

The state treasurer shall not be liable for any damages resulting from misfeasance, malfeasance, nonfeasance, or defalcation on the part of local government officials.

[Statutory Authority: 1986 c 294. 86-14-002 (Resolution No. 639), § 210-01-050, filed 6/19/86.]

WAC 210-01-060 Deposit and withdrawal of funds.

The minimum transaction size will be at least five thousand dollars.

[Statutory Authority: 1986 c 294. 86-14-002 (Resolution No. 639), § 210-01-060, filed 6/19/86.]

WAC 210-01-070 Transaction limitation.

Each pool participant shall be limited to one transaction per business day. This may be either a deposit to or a withdrawal from the pool.

[Statutory Authority: 1986 c 294. 86-14-002 (Resolution No. 639), § 210-01-070, filed 6/19/86.]

WAC 210-01-080 Deposit procedures.

To ensure same day credit, a pool participant must inform the office of the state treasurer of any deposit over one million dollars no later than 9 a.m. on the same day the deposit is made. Deposits for one million dollars or less can be requested at any time prior to 10 a.m. on the day of deposit.

For all other deposits over one million dollars that are requested prior to 10 a.m., a pool participant may receive same day credit at the discretion of the office of the state treasurer, taking into account when notification is received, the amount of the deposit, or any other factor that may affect the office of the state treasurer's ability to accommodate the requested deposit.

All deposits will be made by electronic funds transfer to an account designated by the state treasurer. It is the responsibility of each pool participant to pay any bank charges associated with such electronic transfers to the office of the state treasurer. Failure to wire funds by a pool participant (after notification to the state treasurer of an intended transfer) will result in a bank overdraft in the state treasurer's bank account. Bank penalties for overdrafts will be assessed to those pool participants responsible for the overdraft.

[Statutory Authority: RCW 43.250.090, 09-14-025, § 210-01-080, filed 6/23/09, effective 7/24/09. Statutory Authority: Chapter 43.250 RCW and RCW 43.250.090, 98-24-060, § 210-01-080, filed 11/30/98, effective 12/31/98. Statutory Authority: 1986 c 294, 86-14-002 (Resolution No. 639), § 210-01-080, filed 6/19/86.]

WAC 210-01-090 Withdrawal procedures.

A pool participant, in order to withdraw funds from the pool, must notify the office of the state treasurer of any withdrawal over one million dollars no later than 9 a.m. on the same day the withdrawal is made. Withdrawals for one million dollars or less can be requested at any time prior to 10 a.m. on the day of withdrawal.

For all other withdrawals over one million dollars that are requested prior to 10 a.m., a pool participant may receive such withdrawal on the same day it is requested at the discretion of the office of the state treasurer, taking into account when the request is received, the amount of the requested withdrawal, or any other factor that may affect the office of the state treasurer's ability to accommodate the requested withdrawal.

Each local government entity participating in the pool shall file with the state treasurer a letter designating the financial institution at which funds withdrawn from the pool shall be deposited. This letter shall contain the name of the financial institution, location of the financial institution, account number to which funds will be deposited and account name. This letter shall be signed by local officials authorized to receive and disburse funds, as described in WAC 210-01-030. Disbursements from the pool will be by electronic funds transfer. Failure of the state treasurer to wire funds to a pool participant (after proper notification to the state treasurer to disburse funds to a pool participant) may result in a bank overdraft in the pool participant's bank account. The state treasurer will reimburse pool participants for such bank overdraft penalties charged to the pool participant's bank account.

[Statutory Authority: RCW 43.250.090, 09-14-025, § 210-01-090, filed 6/23/09, effective 7/24/09. Statutory Authority: Chapter 43.250 RCW and RCW 43.250.090, 98-24-060, § 210-01-090, filed 11/30/98, effective 12/31/98. Statutory Authority: 1986 c 294, 86-14-002 (Resolution No. 639), § 210-01-090, filed 6/19/86.]

WAC 210-01-100 Interest earnings credit.

Interest earnings on funds deposited in the local government investment pool will be credited to each pool participant's account in the pool on the last day of the month in which the interest income was earned. These funds may be left on deposit and earn interest at the discretion of each pool participant.

[Statutory Authority: 1986 c 294, 86-14-002 (Resolution No. 639), § 210-01-100, filed 6/19/86.]

WAC 210-01-110 Reporting requirements.

The state treasurer will provide to each pool participant a statement showing that participant's beginning balance, deposits, withdrawals, administrative charges, earnings rate, earnings and ending balance for the calendar month.

[Statutory Authority: 1986 c 294, 86-14-002 (Resolution No. 639), § 210-01-110, filed 6/19/86.]

WAC 210-01-120 Administrative deductions.

As authorized in RCW 43.250.060, the state treasurer will require reimbursement for the administration and recovery of costs associated with the operation of the local government investment pool. The deduction for the amount to reimburse the office of the state treasurer will be based on the average daily balance of the funds deposited in the pool. Each participant will reimburse based upon its share of the total pool's assets. The deduction will be expressed as a percentage of the average daily funds on deposit in the pool for a specified period. This reimbursement will be deducted from each participants earnings prior to the credit of those earnings. The administrative deduction will be adjusted to reflect actual experience.

[Statutory Authority: Chapter 43.250 RCW and RCW 43.250.090. 00-07-003, § 210-01-120, filed 3/2/00, effective 4/2/00. Statutory Authority: RCW 43.250.090, 43.250.010, [43.250].020 and [43.250].040. 96-18-029, § 210-01-120, filed 8/28/96, effective 9/28/96. Statutory Authority: 1986 c 294, 86-14-002 (Resolution No. 639), § 210-01-120, filed 6/19/86.]

WAC 210-01-130 Portfolio management.

The state treasurer shall have sole responsibility in the setting of investment strategy for the local government investment pool. Any investments made hereunder shall be made with the exercise of that degree of judgment and care, under circumstances then prevailing, which men of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation but for investment, considering the probable income to be derived.

[Statutory Authority: 1986 c 294, 86-14-002 (Resolution No. 639), § 210-01-130, filed 6/19/86.]

LOCAL GOVERNMENT INVESTMENT POOL
TRANSACTION AUTHORIZATION FORM⁵¹

Attachment #6

Please fill out this form completely, including any existing information, as this form will replace the previous form.

Name of Entity: City of Des Moines	Mailing Address:
Fax Number: 206-870-6540	21630 11 th Ave. S.
E-mail Contact: phenderson@desmoineswa.gov	Des Moines, WA 98198

Do you wish to have your monthly LGIP statements faxed to the number listed above?

Please note – if you choose to receive statements via fax, you will not receive another copy via U.S. mail.

☒ **YES**, please fax statements ☐ **No**, please send statements via U.S. mail

Bank account where funds will be wired when a withdrawal is requested.

(Note: Funds will not be transferred to any account other than that listed).

Bank Name: KeyBank of Washington
Branch Location: Des Moines, WA
Bank Routing Number: 125000574
Account Number: 10730031
Account Name: City of Des Moines

Persons authorized to make deposits and withdrawals for the entity listed above.

Name	Title	Signature	Telephone Number
Paula A. Henderson	Finance Director	<i>Paula A. Henderson</i>	206-870-6512
Cecilia Pollock	Finance Operations Manager	<i>Cecilia M. Pollock</i>	206-870-6510
Allan Thompson	Accounting Manager	<i>Allan Thompson</i>	206-870-6514

By signature below, I certify I am authorized to represent the institution/agency for the purpose of this transaction.

<i>Paula A. Henderson</i>	Finance Director	1/24/14
(Authorized Signature)	(Title)	(Date)
Paula A. Henderson	phenderson@desmoineswa.gov	206-870-6512
(Print Authorized Signature)	(E-mail Address)	(Telephone number)

Any changes to these instructions must be submitted in writing to the Office of the State Treasurer. Please mail this form to the address listed below:

OFFICE OF THE STATE TREASURER
LOCAL GOVERNMENT INVESTMENT POOL
PO Box 40200
OLYMPIA, WA 98504-0200
FAX: (360) 902-9044

Date Received: ____ / ____ / ____
Fund Number: _____
(for LGIP use only)



State of Washington)
County of KING) ss.

Signed or attested before me by PAULA A. HENDERSON
Dated this 24 day of JANUARY, 2014. *BM*

SEAL OR STAMP

Signature of Notary city clerk
Bonnie S. Wilkins

Typed or printed name of Notary
Notary Public in and for the State of Wash. 51
My appointment expires: 1-09-2017

ATTACHMENT 6

A G E N D A I T E M

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT:

Human Trafficking Awareness Day

ATTACHMENTS:

1) Proclamation

FOR AGENDA OF: March 27th, 2014DEPT. OF ORIGIN: PoliceDATE SUBMITTED: March 18th, 2014**CLEARANCES:**

- ☐ Legal _____
- ☐ Finance _____
- ☐ Marina N/A
- ☐ Parks, Recreation & Senior Services N/A
- ☐ Planning, Building & Public Works N/A
- ☒ Police CGM
- ☐ Courts _____

 APPROVED BY CITY MANAGER
 FOR SUBMITTAL: [Signature]

Purpose and Recommendation

The purpose of this item is to observe Human Trafficking Awareness Day, which reaffirms the City of Des Moines's zero-tolerance policy for human trafficking, and encourage all to raise awareness about human trafficking and work collaboratively with law enforcement agencies and community organizations to combat this terrible crime.

SUGGESTED MOTION:

"I move to approve the Proclamation recognizing annually January 11th as Human Trafficking Awareness Day."

Background

In 2007 the U.S. Senate designated annually January 11 would be recognized as a National Day of Human Trafficking Awareness in an effort to raise consciousness about this global, national and local issue. January 11th, 2012, Washington State Senate followed, unanimously adopting Senate Resolution 8663, which honors people and organizations that fight against human trafficking and encourages Washingtonians to observe National Slavery and Human Trafficking Prevention month, as well as the National Day of Human Trafficking Awareness.



Proclamation

WHEREAS, human trafficking occurs when someone uses force, fraud or coercion to cause another person to engage in forced labor, involuntary servitude, or a commercial sex act; and

WHEREAS, human trafficking is second only to narcotics trafficking in international crime; and

WHEREAS, the International Labor Organization estimates that there are upwards of 20 million victims of modern day slavery worldwide, with children making up 27 percent of the victims; and

WHEREAS, victims of human trafficking may be young, old, male, female, US citizens, or foreign nationals; and

WHEREAS, aggressively identifying and prosecuting the buyers and sellers of trafficking victims is an effective strategy to end the commission of human trafficking; and

WHEREAS, assisting victims of human trafficking requires a coordinate community response among community groups, social services, schools, and law enforcement; and

WHEREAS, Washington State recognizes a National Day of Human Trafficking Awareness, which is designated annually as January 11th;

NOW, THEREFORE, the City Council of Des Moines, Washington does hereby proclaim January 11th to be

HUMAN TRAFFICKING AWARENESS DAY

in the City of Des Moines, and reaffirm the City of Des Moines' zero-tolerance policy for human trafficking, and encourage all to raise awareness about human trafficking and work collaboratively with law enforcement agencies and community organizations to combat this terrible crime.

In witness thereof, I have hereunto set my hand and cause the Seal of the City of Des Moines to be affixed.

Signed this 27th Day of March, 2014

Dave Kaplan, Mayor

A G E N D A I T E M

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: King Co. Parks Property Tax Levy

FOR AGENDA OF: March 27, 2014

ATTACHMENTS:

1. Parks Property Tax Levy Agreement between King County and the City of Des Moines
2. King County Ordinance No. 17568

DEPT. OF ORIGIN: Parks, Rec, & Sr. Serv.

DATE SUBMITTED: March 17, 2014

CLEARANCES:

- [X] Legal TG
 [X] Finance ph
 [] Marina N/A
 [X] Parks, Recreation & Senior Services shp
 [] Planning, Building & Public Works N/A
 [] Police N/A
 [] Courts N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL AT

Purpose and Recommendation

The purpose of this agenda item is to request Council's approval of the Parks Property Tax Levy Agreement between King County and the City of Des Moines. The Agreement must be executed in order for the County to distribute levy proceeds to Des Moines.

Suggested Motion

MOTION: "I move to authorize entering into the Agreement with King County for the City's proportionate share of funds from the King County Parks Property Tax Levy in years 2014-2019 and to authorize the City Manager to sign the Parks Property Tax Levy Agreement between King County & City of Des Moines substantially in the form as attached."

Background

On August 6, 2013, King County voters overwhelmingly approved a six-year, \$0.1877 parks property tax levy which is expected to generate \$62 million in 2014. The levy requires a portion of these funds be distributed to the cities of King County for local parks and system projects. Given current estimates, the County anticipates distributing \$4.3 million to the cities of King County this year. Other levy purposes include maintaining and operating King County's parks system, improving parks, recreation, and mobility by acquiring open space, expanding park and recreation opportunities, continuing to

develop regional trails, repairing, replacing, and funding environmental educations, maintenance, conservation, and capital programs at the Woodland Park Zoo.

Discussion

The City of Des Moines's preliminary 2014 levy proceeds *estimate* is \$52,380. King County Ordinance No. 17568 (Attachment 2) outlines the eligible expenditures of levy proceeds and the formula used to calculate levy proceeds. The Levy Agreement (Attachment 1) details the terms and conditions for managing and expending levy proceeds, and annual reporting requirements. Each year the County will distribute to the City of Des Moines its proportionate share of the levy proceeds as authorized by Ordinance No. 17568. King County's Finance Management section will oversee automatic quarterly transfers of collected levy proceeds.

The City will use its proceeds only for specific City Projects as defined in the Agreement and the funds may not be used to supplant existing funds.

Alternatives

None provided.

Financial Impact

This Agreement provides about \$52,380 levy proceeds each year for years 2014-2019 for a total of about \$318,280 for City of Des Moines Park Capital Project needs.

Recommendation or Conclusion

The use of the City's share of King County levy proceeds is approved in the 2014-2019 Capital Improvement Plan for Beach Park Picnic Shelter and Restroom projects.

PARKS PROPERTY TAX LEVY AGREEMENT

between

KING COUNTY & (CITY) _____

This Parks Property Tax Levy Agreement (the "Agreement") is made and entered into as of _____, 2014, by and between KING COUNTY, a political subdivision of the state of Washington (the "County") and the City of _____, a State of Washington municipal corporation ("CITY").

RECITALS

- A. The County owns and operates a park system with over twenty-eight thousand (28,000) acres of regional parks and open spaces and over one hundred seventy-five (175) miles of regional trails. In addition, the County is the provider of local parks in the rural area and is the transitional provider of local parks in the urban incorporated areas.
- B. Since 2003, on recommendation of the Metropolitan Parks Task Force and direction from the County Executive and County Council, the County's Parks and Recreation Division has focused on managing a system of regional parks, open spaces and trails and a limited set of regional active recreation assets.
- C. Consistent with its role as a regional and local rural service provider under Countywide Planning Policies and the State Growth Management Act, the County has divested itself of local parks and facilities in urban unincorporated areas as these areas incorporate or annex to cities.
- D. In November 2006, the County Executive created the Parks Futures Task Force to recommend a funding plan for the current County park system, and to examine what steps should be taken, if any, regarding future park system acquisitions.
- E. In June of 2012, the County Executive convened the King County Parks Levy Task Force to recommend a funding plan for the current park system and to examine how to address the parks and recreation needs of King County residents in the future.
- F. The King County Parks Levy Task Force recommended that the County replace the expiring levies and put a ballot measure before the voters in 2013 that requests a six-year inflation adjusted property tax levy lift at a total rate of \$0.1901 per one thousand dollars of assessed value with a percentage of the levy proceeds to be distributed to cities for their local parks system projects.
- G. On April 30, 2013, the King County Council adopted Ordinance 17568 which called for a special election in accordance with RCW 29A.04.321 to authorize an additional 6-year property tax levy for specified park purposes..
- H. On August 6, 2013, King County voters approved Proposition No. 1 Parks Levy that

authorized an additional six year property tax levy at a rate of \$0.1877 in the first year, with subsequent levies adjusted by inflation for the purpose of: maintaining and operating King County's parks system, improving parks, recreation and mobility by acquiring open space, expanding park and recreation opportunities, continuing to develop regional trails; repairing, replacing, and improving local parks and trails in King County's cities; and funding environmental educations, maintenance, conservation, and capital programs at the Woodland Park Zoo.

NOW, THEREFORE, in consideration of the mutual promises and undertakings hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

AGREEMENT

1.1 Definitions. As used in this Agreement, the following terms shall have the following meanings:

- A. "Annual Report" shall mean the annual report prepared by the CITY and provided to the County annually by May 1 beginning in 2015 setting forth a summary of city projects for the preceding year, along with a complete financial accounting for the use of County Levy Proceeds, and a listing of all capital investments made at the CITY funded in whole or in part by County Levy Proceeds, and for the 2015 annual report the CITY shall identify the dollar amount of the CITY's Existing Funds.
- B. "CITY" shall mean the City of _____, State of Washington, and all of its boards, commissions, departments, agencies and other subdivisions.
- C. "CITY Proceeds" shall mean seven percent (7%) of the total County Levy Proceeds collected by King County and any interest earnings on these funds
- D. "CITY Projects" shall mean the City's local park system projects consistent with Ordinance 17568.
- E. "County" shall mean King County, State of Washington, and all of its boards, commissions, departments, agencies and other subdivisions.
- F. "County Council" shall mean the County Council of King County, State of Washington.
- G. "County Levy" means the annual King County property tax levy for park purposes imposed by the King County Council and authorized by Proposition No. 1 Parks Levy that was approved by the County voters on August 6, 2013 that replaced two levies expiring at the end of 2013.
- H. "County Levy Proceeds" shall mean the principal amount of the County Levy collected by the County.

- I. "Executive" shall mean the King County Executive or his or her functional successor.
 - J. "Existing funds" shall have the meaning, as defined by RCW 84.55.050.
 - K. "Regional trail system" shall mean the system-wide non-motorized network of designated off-road, shared-use paths, trails, or greenways for recreation and regional mobility.
2. Term of Agreement. The term of this Agreement (the "Term") shall be for a period commencing on the Effective Date (the "Commencement Date"), and expiring on December 31, 2019 (the "Termination Date").
 3. Receipt of County Levy Proceeds.
 - A. Generally. Each year the County shall distribute the CITY's proportionate share of the CITY Proceeds to the CITY as authorized by Ordinance 17568, subject to Council appropriation.
 - B. Receipt and Distribution of Levy Proceeds.
 1. Payment Schedule. Beginning in 2014 and through 2019, the County shall transfer the CITY Proceeds to the CITY on a monthly basis. The annual amounts transferred shall never exceed the CITY's proportionate share of the CITY Proceeds actually collected and appropriated by King County.
 2. Administrative Fee. The Parties agree that the County has authority to deduct a portion from CITY Proceeds for eligible expenditures related to the administration of the distribution of County Levy Proceeds, consistent with Ordinance 17568.
 4. Use of County Levy Proceeds. The City shall only use the transferred City Proceeds for its City Projects. On or before May 1 of each year throughout the Term of this Agreement, the CITY shall provide the County with a copy of the Annual Report and provide any further documentation showing that the City Proceeds were expended on CITY Projects. The City shall maintain financial records to account separately for the City Proceeds.
 5. Representations and Warranties. The CITY represents and warrants that all CITY Proceeds received by the CITY shall be used only for specific CITY Projects as defined in this Agreement and that such funds shall not be used to supplant Existing Funds. The CITY represents and warrants that all CITY Projects shall be consistent with the requirements in King County Ordinance 17568. The CITY represents and warrants that in addition to the CITY's proportionate share of the CITY's Proceeds, the CITY shall annually expend on CITY Projects an amount equal to the CITY's Existing Funds.
 6. Title to Improvements. All appurtenances, fixtures, improvements, equipment, additions and other property attached to or installed in the City's local parks system during the Term

shall be and remain the properties of CITY and shall not be deemed property of the County under any circumstances.

7. Notices. All notices required to be given hereunder shall be in writing and either delivered personally or sent by certified mail to the appropriate address listed below, or at such other address as shall be provided by written notice. Notice shall be deemed communicated upon actual receipt. For convenience of the parties, copies of notices may also be given by other means; however, neither party may give official or binding notice except by personal delivery or by certified mail.

If to the CITY:

CITY's Contact and Title: _____

City Name: _____

Mailing Address1: _____

Mailing Address2: _____

City, State, Zip Code: _____

If to King County:

Kevin R. Brown, Division Director
King County Parks and Recreation Division
Department of Natural Resources and Parks
201 South Jackson
Mailstop: KSC-NR-0700
Seattle, WA 98104

8. Compliance with Laws. The CITY shall comply and conform with all applicable laws and all governmental regulations, rules and orders.
9. CITY Agreement to Comply with Audit Finding or Repay. The CITY agrees that it is financially responsible for the lawful use of the levy funds distributed under this contract. The City agrees that if the State Auditor makes an audit finding that the levy proceeds have not been spent properly, the City shall comply with the State Auditor's audit finding and correct any improper expenditure or, at the sole discretion of the County, repay any indicated amounts to the County. This duty to comply with the audit finding or repay shall not be diminished or extinguished by the prior termination of the Agreement pursuant to the Duration of Agreement or the Termination Sections.
10. Miscellaneous.
- A. Liability of the County. The County's obligations to the CITY under this Agreement shall be limited to the terms and conditions set forth herein. Notwithstanding any other provision in this Agreement to the contrary, in no event shall the County be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including without limitation lost

profits, arising out of or in connection with this Agreement or the services performed in connection with this Agreement.

- B. Dispute Resolution. In the event of a dispute between the CITY and the County regarding any term of this Agreement, the parties shall attempt to resolve the matter informally through the following mechanism: the CITY (reps.) or their respective designee(s), shall meet with County (reps) or their respective designee(s) to review and discuss the matter(s) in dispute; if the CITY (reps) and County (reps) are unable to reach a mutual resolution, the Executive and the mayor, or their respective designee(s) shall meet to review and discuss the matter(s) in dispute. If such persons are unable to resolve the matter informally, either party may submit the matter to a non-binding, structured mediation procedure fashioned by persons or organizations experienced in alternative dispute resolution ("ADR") procedures. The mediation may be requested by any party and shall be initiated within thirty (30) days from the date of the request unless extended by agreement of both parties. The alternative dispute resolution procedures utilized for the mediation shall include the exchange of written claims and responses, with supporting information, at least seven (7) days prior to the actual mediation. The positions expressed and mediator's recommendations shall not be admissible as evidence in any subsequent ADR or legal proceeding. If the matter is submitted to mediation and the matter is not resolved, an affected party shall be entitled to pursue any legal remedy available. Any disputes involving the lawful expenditure of levy proceeds shall be resolved by King County Superior Court if the parties cannot agree.
- C. No Implied Waiver. No failure by either party hereto to insist upon the strict performance of any obligation of the other party under this Agreement or to exercise any right, power or remedy arising out of a breach thereof, irrespective of the length of time for which such failure continues (except in cases where this Agreement expressly limits the time for exercising rights or remedies arising out of a breach), shall constitute a waiver of such breach or of that party's right to demand strict compliance such term, covenant or condition or operate as a surrender of this Agreement. No waiver of any default or the performance of any provision hereof shall affect any other default or performance, or cover any other period of time, other than the default, performance or period of time specified in such express waiver. One or more written waivers of a default or the performance of any provision hereof shall not be deemed to be a waiver of a subsequent default or performance. The consent of either party hereto given in any instance under the terms of this Agreement shall not relieve the other party of any obligation to secure the consent of the other party in any other or future instance under the terms of this Agreement.
- D. Headings and Subheadings. The captions preceding the articles and sections of this Agreement and in the table of contents have been inserted for convenience of reference and such captions in no way define or limit the scope or intent of any provision of this Agreement.
- E. Successors and Assigns. The terms, covenants and conditions contained in this Agreement shall bind and inure to the benefit of the County and the CITY and, except

as otherwise provided herein, their personal representatives and successors and assigns. There are no third party beneficiaries to this Agreement.

- F. Agreement made in Washington. This Agreement shall be deemed to be made in and shall be construed in accordance with the laws of the State of Washington. Venue of any action brought by one party against the other to enforce or arising out of this Agreement shall be in King County Superior Court.
- G. Integrated Agreement; Modification. This Agreement contains all the agreements of the parties hereto relating to the subject matter addressed herein, and cannot be amended or modified except by a written agreement approved by the King County Council and mutually executed between each of the parties hereto.
- H. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.
- I. Time of Essence. Time is of the essence of each provision of this Agreement.
- J. Signage. For each capital project funded with County Levy Proceeds, the CITY shall provide a sign including the following language: This project was funded (or as applicable, funded in part) with proceeds from the Proposition No. 1 Parks Levy approved by King County voters in August 2013 under an Agreement with King County Parks and Recreation Division.

DATED this ____ day of _____, 2014.

KING COUNTY, a Washington municipal corporation

CITY OF _____, a Washington municipal corporation

By _____

By _____

Its _____

Its _____

By authority of Ordinance No. 17568



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

April 30, 2013

Ordinance 17568

Proposed No. 2013-0112.3

Sponsors Phillips and McDermott

1 AN ORDINANCE providing for the submission to the
2 qualified electors of King County at a special election to be
3 held in King County on August 6, 2013, of a proposition
4 authorizing a property tax levy in excess of the levy
5 limitation contained in chapter 84.55 RCW for a period of
6 six consecutive years, at a total rate of not more than
7 \$0.1877 per one thousand dollars of assessed valuation in
8 the first year with annual increases by the percentage
9 increase in the consumer price index or the limitation in
10 84.55 RCW, whichever is greater in years two through six,
11 for the purpose of maintaining and operating King County's
12 parks system; improving parks, recreation and mobility by
13 acquiring open space and continuing to develop regional
14 trails; repairing, replacing, and improving local parks and
15 trails in King County's cities; funding environmental
16 education, maintenance, conservation and capital programs
17 at the Woodland Park Zoo.

18 STATEMENT OF FACTS:

19 1. King County owns and operates a system of regional and local parks
20 and trails that consists of twenty six thousand acres of parklands and more
21 than one hundred seventy five miles of regional trails. The county
22 provides regional trails, regional recreational facilities, regional natural
23 area parks, and local rural parks, and is the transitional provider of local
24 parks in the urban unincorporated areas. Examples of regional county
25 parks and trails include Marymoor Park, Cougar Mountain Regional
26 Wildland Park, the Weyerhaeuser King County Aquatic Center and the
27 Sammamish River Trail.

28 2. Public parks, natural areas, and trails contribute to a high quality of life.
29 A robust system of parks and trails provides: physical, social and mental
30 health benefits to individuals; economic opportunity through recreation
31 and tourism; economic growth for private businesses that must attract and
32 retain skilled workers; and environmental benefits and cultural resource
33 protection through open space conservation. King County's parks system
34 provides all these benefits to King County residents and businesses.

35 3. The 2002 Parks Business Transition Plan, which was adopted by the
36 King County council, became the blueprint for establishing the regional
37 parks system we have today. The parks and recreation division of the
38 department of natural resources and parks has successfully focused its
39 lines of business on regional parks and trails, backcountry trails, natural
40 lands, and local parks in unincorporated King County and has been
41 implementing business practices that generate revenue from park system

42 assets by implementing or increasing user fees and establishing corporate
43 and community partnerships that enhance park amenities and leverage
44 public and private dollars to improve parks and increase access to parks.

45 4. Consistent with the recommendations of past parks-related task forces,
46 the county has sought voter-approved levies on two prior occasions: in
47 2003, to provide maintenance and operating funding for the parks and
48 recreation division for the period of 2004-2007; and in 2007, to provide
49 funding for maintenance and operating, as well as funding for open space
50 acquisition and asset maintenance and improvement, for the period of
51 2008-2013. Voters approved the levies on both occasions that they were
52 on the ballot. The voter-approved levies have helped keep the parks
53 system open, clean and safe.

54 5. Approximately seventy percent of the operating budget of the parks
55 and recreation division is provided by the 2008-2013 voter-approved
56 operations and maintenance levy, with approximately seventeen percent
57 generated through business activities and entrepreneurial efforts. King
58 County general fund support to the parks and recreation division was
59 eliminated as of 2011.

60 6. In 2013, the 2008-2013 voter-approved Open Space and Trails Levy
61 will fund approximately seventy-seven percent of the parks and recreation
62 division's asset management budget. Historically, the real estate excise
63 tax funded nearly all of the parks and recreation division's asset

management program; however, the real estate excise tax has declined 83 percent from 2006 to 2012.

7. The effective rate of the combined levies in 2013 is \$0.1331 per one thousand dollars of assessed value. A comparable effective levy rate beginning in 2014 would need to be \$0.1478 per one thousand dollars of assessed value. Due to the loss of general funds and real estate excise tax, a higher levy rate is necessary in the future to achieve the recommendations of all the past parks task forces and the council-approved parks business transition plan.

8. Parks levy citizen oversight committees were established to monitor the expenditures of the proceeds from the 2004-2007 and 2008-2013 levies. In every year of its review, the committee has concluded that the county has complied with all levy requirements.

9. As specified under Motion 12809, the King County executive developed and implemented an annual process to review and recommend for council approval open space projects funded by the Open Space and Trails Levy through coordination with the conservation futures tax program.

10. The King County executive convened the King County parks levy task force in June 2012 to recommend a funding plan for the current park system and how to address the parks and recreation needs of King County residents in the future. The task force, which met from June to October, was comprised of twenty-two individuals representing all geographic areas

87 of the county, as well as business, recreation, community, and
88 environmental interests.

89 11. The task force issued a report in October 2012, recommending that
90 the county replace the expiring levies and put a ballot measure before the
91 voters in 2013 that requests a six-year inflation-adjusted property tax levy
92 lid lift at a total rate of \$0.1901 per one thousand dollars of assessed value.

93 The task force recommended continuing to fund maintenance and
94 operations of King County's parks system, as well as funding critical
95 infrastructure repair and replacement, acquisition and stewardship of open
96 space, as such lands can provide for passive or active recreation
97 opportunities and/or protection of habitat and water quality, and the
98 continued development of regional trail corridors, including strategic
99 connections between trails and transportation hubs to improve mobility.

100 The task force also recommended providing support to King County's
101 cities for local parks and recreation capital purposes and to the Woodland
102 Park Zoological Society for education and conservation programs,
103 horticulture and maintenance, and capital improvements.

104 12. The King County executive supports the findings and
105 recommendations of the task force and has put forth a funding proposal
106 that is consistent with the goals and priorities of the task force, decreasing
107 the rate recommended by the task force by utilizing updated forecasts for
108 real estate excise tax, which enabled adjustments to be made to the overall
109 funding assumptions.

110 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

111 SECTION 1. Definitions. The definitions in this section apply throughout this
112 ordinance unless the context clearly requires otherwise.

113 A. "Conservation futures tax program" means the program defined in K.C.C.
114 chapter 26.12.

115 B. "Levy" means the levy of regular property taxes, for the specific purpose and
116 term provided in this ordinance and authorized by the electorate in accordance with state
117 law.

118 C. "Levy proceeds" means the principal amount of funds raised by the levy, any
119 interest earnings on the funds and the proceeds of any interim financing following
120 authorization of the levy.

121 D. "Limit factor" means the ratio of the most recent June Consumer Price Index
122 to the immediately previous June Consumer Price Index, which is the final published
123 CPI-W Seattle-Tacoma-Bremerton, as calculated by the United States Bureau of Labor
124 Statistics, or its successor, expressed as a multiple of one hundred percent to achieve the
125 result of one hundred percent plus inflation, or the limitation contained in chapter 84.55
126 RCW, whichever is greater.

127 E. "Parks system" means any building or other structure, park, open space,
128 natural area, resource or ecological land, trail, or other property owned or otherwise
129 under the jurisdiction of the parks and recreation division of the department of natural
130 resources and parks.

131 F. "Recreation grant program" means the community partnerships and grants
132 program through which King County provides funds to recreation-oriented groups, sports

Ordinance 17568

133 associations and community-based organizations to undertake any combination of
134 developing, operating or maintaining a public park or recreation facility or program in
135 King County for public benefit.

136 SECTION 2. Levy submittal to voters. To provide necessary funds for the
137 purposes identified in section 4 of this ordinance, the King County council shall submit to
138 the qualified electors of the county a proposition authorizing a regular property tax levy
139 in excess of the levy limitation contained in chapter 84.55 RCW for six consecutive
140 years, with collection commencing in 2014, at a rate not to exceed \$0.1877 per one
141 thousand dollars of assessed value in the first year of the levy period. In accordance with
142 RCW 84.55.050, this levy shall be a regular property tax levy subject to the limit factor.

143 SECTION 3. Deposit of levy proceeds. The levy proceeds shall be deposited
144 into a dedicated subfund of the parks and recreation fund, or its successor.

145 SECTION 4. Eligible expenditures. If approved by the qualified electors of the
146 county, levy proceeds shall be used for the following purposes:

147 A. Forty-seven percent for maintenance and operations of King County's parks
148 system, of which no more than one and three tenths percent of total levy proceeds is for
149 the recreation grant program:

150 B. Thirty-nine percent for:

151 1. Acquisition, conservation and stewardship of additional open space lands,
152 natural areas, resource or ecological lands;

153 2. Acquisition and development of rights of ways for regional trails;

154 3. Major maintenance repair, replacement and improvement of parks system
155 infrastructure; and

156 4. Development of trailhead facilities to increase access to parks and trails:

157 C. If the county council, in its sole discretion, finds that annual revenues from the

158 real estate excise tax 1 and real estate excise tax 2 from the real estate excise taxes

159 imposed under K.C.C. 4A.51.100 and 4A.510.120 have increased sufficiently that the

160 levy amount needed for the purposes identified in subsection B. of this section should be

161 reduced, it may reduce the annual dollar amount levied for the parks levy based on this

162 finding and the entire dollar amount of the reduction in the levy proceeds for that year

163 shall be allocated solely to the distribution of levy proceeds for the purposes set forth in

164 subsection B. of this section. Such annual reduction shall not limit the authority of the

165 council to levy in any future year without such reduction or to modify the distribution of

166 levy proceeds levied in any future year:

167 D. Seven percent for distribution to cities in King County for their local parks

168 system projects, of which amount fifty percent shall be distributed based on city

169 population and fifty percent shall be distributed based on the assessed value of parcels

170 within a city:

171 E. Seven percent for distribution to the Woodland Park Zoological Society for:

172 environmental education with emphasis on accessibility to traditionally underserved

173 populations throughout the county; horticulture and maintenance of buildings and

174 grounds; conservation and animal care for rare, threatened or endangered Pacific

175 Northwest species; and board-approved capital projects/campaigns in existence as of

176 December 31, 2012; and

177 F. Of the proceeds designated for distribution to King County cities and the

178 Woodland Park Zoological Society, a portion shall be retained by the county to be used

179 for expenditures related to administration of the distribution of levy proceeds. Eligible
180 administrative expenditures shall include all costs and charges to the parks and recreation
181 division or the county associated with or attributable to the purposes listed in subsections
182 D. and E. of this section of this ordinance. Consistent with RCW 84.55.050, as it may be
183 amended, levy proceeds may not supplant existing funding.

184 SECTION 5. Call for special election. In accordance with RCW 29A.04.321,
185 the King County council hereby calls for a special election to be held in conjunction with
186 the primary election on August 6, 2013, to consider a proposition authorizing a regular
187 property tax levy for the purposes described in this ordinance. The King County director
188 of elections shall cause notice to be given of this ordinance in accordance with the state
189 constitution and general law and to submit to the qualified electors of the county, at the
190 said special county election, the proposition hereinafter set forth. The clerk of the council
191 shall certify that proposition to the King County director of elections in substantially the
192 following form:

193 The King County council has passed Ordinance ____ concerning funding for
194 parks, trails, recreational facilities and open space. This proposition would replace two
195 expiring levies and fund maintenance and operations of the King County parks system;
196 trails and open space for recreation, habitat and water quality; city parks; and zoo
197 programs, all subject to citizen oversight. This proposition authorizes an additional
198 property tax of \$0.1877 per \$1,000 of assessed value for collection in 2014 and
199 authorizes increases by the annual percentage change in the CPI or the limitation in 84.55
200 RCW, whichever is greater, for five succeeding years. Should this proposition be:
201 Approved?

202 Rejected? __

203 SECTION 6. Distributions. Each distribution of levy proceeds to a King County
204 city or to the Woodland Park Zoological Society, or its successor, for the eligible
205 purposes identified in section 4 of this ordinance shall be subject to the execution of a
206 contract between the county and each entity for the same project. Distribution of levy
207 proceeds to King County for open space acquisition purposes shall be in accordance with
208 the annual conservation futures tax process for the development, review and
209 recommendation to the King County council as set forth in the open space and natural
210 lands acquisition process, which is included as Attachment A to this ordinance.

211 SECTION 7. Parks levy citizen oversight board established.

212 A. If the proposition in section 5 of this ordinance is approved by the qualified
213 electors of King County, a parks levy citizen oversight board shall be appointed by the
214 executive. The board shall consist of nine members. Each councilmember shall
215 nominate a candidate for the board from the councilmember's district no later than ninety
216 days from the start of the first year of collections. If the executive does not appoint
217 within sixty days of the nominations a person who has been nominated by a
218 councilmember, the executive must request that the councilmember should within thirty
219 days of the request nominate another candidate for appointment. Members shall be
220 confirmed by the council. Members shall be residents of King County and may not be
221 elected or appointed officials of any unit of government, except that citizens serving in a
222 civic capacity on a local board or commission would be eligible to serve on the parks
223 levy citizen oversight board.

224 B. The board shall review the allocation of levy proceeds and progress on
225 achieving the purposes of this proposition. The report shall include information on the
226 status of addressing maintenance needs and controlling noxious weeds in King County's
227 parks system. On or before December 31, 2015, the board shall review and report to the
228 King County executive, the King County council and the regional policy committee on
229 the expenditure of levy proceeds for 2014. Thereafter, the board shall review and report
230 to the King County executive, the King County council and the regional policy
231 committee annually. Any report to the King County council under this section shall be
232 made in the form of a paper original and an electronic copy with the clerk of the council,
233 who shall retain the original and provide an electronic copy to all councilmembers. The
234 parks and recreation division shall provide the board with all reports on division activities
235 that the division transmits to the King County council in accordance with K.C.C.
236 7.08.090. The board expires December 31, 2020.

237 SECTION 8. Ratification. Certification of the proposition by the clerk of the
238 King County council to the director of elections in accordance with law before the
239 election on August 6, 2013, and any other acts consistent with the authority and before
240 the effective date of this ordinance are hereby ratified and confirmed.

241 SECTION 9. Severability. If any provision of this ordinance is held invalid, the

Ordinance 17568

242 remainder of the ordinance or the application of the provision to other persons or
 243 circumstances is not affected.
 244

Ordinance 17568 was introduced on 2/25/2013 and passed as amended by the
 Metropolitan King County Council on 4/29/2013, by the following vote:

Yes: 7 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
 Ms. Patterson, Mr. McDermott and Mr. Dembowski
 No: 2 - Ms. Lambert and Mr. Dunn
 Excused: 0

KING COUNTY COUNCIL
 KING COUNTY, WASHINGTON


 Larry Gossett, Chair

ATTEST:


 Anne Noris, Clerk of the Council

APPROVED this 1 day of May, 2013.


 Dow Constantine, County Executive

RECEIVED
 2013 MAY -1 PM 2:09
 KING COUNTY COUNCIL
 CLERK

Attachments: A. Open Space and Natural Lands Acquisition

17568

OPEN SPACE AND NATURAL LANDS ACQUISITION

The overall approach for funding allocation and coordination with the Conservation Futures Tax (CFT) program for the acquisition of open space and natural lands through the countywide parks levy is proposed as follows:

1. Early each calendar year, the Department of Natural Resources and Parks (DNRP) will set a proposed allocation for open space from levy funds for the following fiscal year.
2. Staff will generate proposals for the use of these funds, taking into account opportunities to leverage resources with funding from Conservation Futures, as well as from other local, state, and federal funding sources.
3. An overall proposal allocating the open space funds to specific projects will be developed and discussed with the Citizens Oversight Committee (COC) that is responsible for developing CFT funding recommendations. These discussions are expected to occur in the spring, during the same time frame during which the COC annually reviews CFT project proposals. This will create an opportunity for the COC to provide an advisory recommendation regarding allocation of these parks levy funds.
4. Taking the COC's recommendations into account, DNRP will develop a proposed budget for these parks levy funds.
5. The DNRP proposed budget for parks levy funding will be reviewed by the County Executive, and ultimately County Council, as part of the overall budget process for the following year.

CITY OF DES MOINES
Voucher Certification Approval

27-Mar-14

Auditing Officer Certification

Vouchers and Payroll transfers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing, which has been made available to the City Council.

As of **March 27, 2014** the Des Moines City Council, by unanimous vote, does approve for payment those vouchers and payroll transfers included in the attached list and further described as follows:

The vouchers below have been reviewed and certified by individual departments and the City of Des Moines Auditing Officer.

Claims Vouchers:		Numbers					Amounts
Total A/P Checks/Vouchers		138889	-	139001		113	478,830.53
Electronic Wire Transfers		WA DEPT LIC/FIREARMS, DEPT OF REVENUE, BOA VISA					0.00
Subtotal for this Council Packet							478,830.53
Voided Claim Checks this check run:							0.00
Voided Claim Checks from previous check runs							138832
							1
Total Claims/Wire Transfers/Voids							476,948.72
Payroll Vouchers:		DISBURSED 03/20/14					Amounts
Payroll Checks		18443	-	18449	=	7	8,955.69
Direct Deposit		120001	-	120141	=	141	259,354.51
Payroll Taxes							54,476.16
Wage/Garnishments							1,066.91
Voids						0	0.00
Electronic Wire Transfers							83,819.30
ICMA 401 Forfeitures							0.00
Total Claims							407,672.57
Total certified Wire Transfers,Voids, A/P & Payroll vouchers for March 27, 2014							884,621.29

A G E N D A I T E M

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Public Hearing for Draft Resolution 14-037, Supporting King County Transportation District Proposition No. 1 for Sales and Use Tax and Vehicle Fee for Transportation Improvements

ATTACHMENTS:

1. Draft Resolution 14-037
2. King County Transportation District Resolution
3. King County TD Fact Sheet
4. FAQ's
5. Distribution Summary

FOR AGENDA OF: March 27, 2014

DEPT. OF ORIGIN: Economic Development

DATE SUBMITTED: March 14, 2014

CLEARANCES:

- ☒ Legal N/A
☐ Finance N/A
☐ Marina N/A
☐ Parks, Recreation & Senior Services N/A
☒ Planning, Building & Public Works DJB
☐ Police N/A
☐ Economic Development Manager _____

**APPROVED BY CITY MANAGER
FOR SUBMITTAL:** AS

Purpose and Recommendation

The purpose of this agenda item is for City Council to consider Draft Resolution 14-037 (Attachment 1), supporting King County Transportation District Proposition No. 1 for Sales and Use Tax and Vehicle Fee for Transportation Improvements. Should the City Council decide to support King County's Proposition No. 1, they can do so by passing the following motion:

Suggested Motion

Motion 1: "I move to adopt Draft Resolution No. 14-037 in support of King County Transportation District Proposition No. 1 for Sales and Use Tax and Vehicle Fee for Transportation Improvements."

Background

In 2012, at the request of King County Metro the State legislature authorized a \$20.00 congestion reduction change for all vehicles in King County in order for King County Metro to minimize reductions in the level of service at that time. The \$20.00 congestion reduction change expires in June, 2014.

King County Metro claims that without additional revenue, they will be forced to make cuts to the level of transit service by at least 17%. The level of transit service within the City of Des Moines, and many other communities in South King County, has already been reduced many times over in recent years and is already at unacceptable low levels. Several of the routes currently serving Des Moines have been identified for reduced frequency if the cuts are implemented.

On February 10, 2014, the King County Council formed the King County Transportation District, as authorized by Washington's transportation benefit district law (Chapter 36.73 RCW). Transportation benefit districts have the authority to ask voters to approve funding for transit, roads, and other transportation purposes.

The King County Council members make up the board of the King County Transportation District. On February 24, 2014, the board approved a resolution (refer to Attachment 2) to put a funding measure up for a public vote on April 22, 2014. The District Board has also issued a Fact Sheet which is provided as Attachment 3.

The King County Transportation District is proposing a \$60 annual vehicle fee and a one-tenth-of-a-cent increase in the sales tax; both would sunset after 10 years. According to King County, based on current financial forecasts these sources would generate about \$130 million annually.

Sixty percent of these funds would be distributed to King County and would be used first to fill Metro Transit's funding gap and preserve Metro's current level of service. Once current services are funded, any revenue from the 60% share would be equally distributed for Metro and for unincorporated area road purposes.

The remaining forty percent of the funds would be distributed on the basis of population to the 39 cities in King County and to the King County road fund for the unincorporated area of the county. These funds would be used for roads and other transportation improvements.

A list of frequently asked questions about the proposed transportation funding and metro fare change proposal is included as Attachment 4.

Discussion

The City of Des Moines formed a Transportation Benefit District (TBD) on November 20th, 2008. The City of Des Moines was the second City in Washington State to form a TBD. Under Washington's transportation benefit district law (Chapter 36.73 RCW), the Des Moines TBD had the Councilmanic authority to impose a \$20.00 per vehicle fee for transportation purposes within the District. The current Des Moines TBD generates approximately \$415,000, which is used for road maintenance purposes on the City's arterial streets.

Financial Impact

The 40 percent distribution from the King County Transportation District is estimated to provide approximately \$783,300 annually to the City of Des Moines (refer to Attachment 5). It is staff's understanding (per the RCW governing TBD's) that these funds must also be used for transportation projects or maintenance activities on arterial roadways (roadways with congestion). Should King County Transportation District Proposition No 1 pass, staff would recommend that the City's share of the distribution be dedicated to paving of arterial roadways.

According to King County, based on estimates of the average household in King County, the estimated household impact would be approximately \$11 per month for the \$60 vehicle fee and 0.1% sale tax combined.

Alternatives

The City Council may:

1. Adopt the proposed Draft Resolution.
2. Adopt the Draft Resolution with amendments.
3. Decline to adopt the Draft Resolution.

Recommendation or Conclusion

Staff recommends that the City Council adopt Draft Resolution 14- 037 as written.

CITY ATTORNEY'S FIRST DRAFT, 03/07/2014**DRAFT RESOLUTION NO. 14-037**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, supporting King County Transportation District Proposition No. 1 for Sales and Use Tax and Vehicle Fee for Transportation Improvements.

WHEREAS, RCW 36.73 authorizes a county to form a transportation benefit district to fund transportation improvements, and

WHEREAS, on February 10, 2014, King County Council unanimously approved the formation of a transportation benefit district, which is a separate taxing district that has the authority, with voter approval, to generate revenue for transit, roads, and other transportation projects, effective February 20, 2014, and

WHEREAS, King County Transportation District's Proposition 1 presents to the qualified electors a King County Transportation District fee in the amount of \$60.00 which replaces its expiring \$20.00 congestion reduction charge, and a 0.1% sales tax increase to help preserve transit service, fix roads, and protect our economy and quality of life, and would expire in ten years, and

WHEREAS, if passed by the qualified electors, forty percent of the revenue collected by the King County Transportation District would be used for county and city street improvements, with allocations to each city and unincorporated King County based on population, and

WHEREAS, based on estimates of the average household in King County, the estimated household impact would be approximately \$11 per month for the \$60.00 vehicle fee and 0.1% sales tax combined, and

WHEREAS, funds collected from the King County Transportation District will address local and regional transportation needs, and

Resolution No. ____
 Page 2 of 2

WHEREAS, the City Council and members of the public have been afforded equal opportunity for expression of opposing views, and

WHEREAS, the City of Des Moines strongly supports King County Transportation District Proposition 1 for Sales and Use Tax and Vehicle Fee for Transportation Improvements; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

The Des Moines City Council calls upon the citizens of the Des Moines community to support passage of King County Transportation District's Proposition No. 1 for Sales and Use Tax and Vehicle Fee for Transportation Improvements on the April 22, 2014 special election ballot.

ADOPTED BY the City Council of the City of Des Moines, Washington this ____ day of _____. 2014 and signed in authentication thereof this ____ day of _____, 2014.

 M A Y O R

APPROVED AS TO FORM:

 Assistant City Attorney

ATTEST:

 City Clerk



KING COUNTY
Signature Report

1200 King County Courthouse
 516 Third Avenue
 Seattle, WA 98104

February 25, 2014

TD Resolution TD2014-03

Proposed No. TD2014-03.1

Sponsors

1 A RESOLUTION of the King County transportation
 2 district relating to financing transportation improvements;
 3 submitting a ballot measure regarding transportation
 4 funding to the qualified electors of the King County
 5 transportation district at a special election to be held on
 6 April 22, 2014, and submitting a proposition to district
 7 voters to authorize the district to fix and impose a one-tenth
 8 of one percent sales and use tax within the district and a
 9 sixty dollar vehicle fee on all vehicles within the district to
 10 finance transportation improvements; requesting that the
 11 King County prosecutor prepare a ballot title for the
 12 proposition; and appointing committees to prepare the pro
 13 and con statements for the local voters' pamphlet.

14 WHEREAS, in the last several years, new transportation challenges have emerged
 15 affecting the funding of transportation improvements for King County Metro transit and
 16 all King County cities and unincorporated King County, including a prolonged recession,
 17 and declined gas-tax, property tax, and sales tax revenues, and

18 WHEREAS, chapter 36.73 RCW, provides for the establishment of transportation
 19 benefit districts by cities and counties and authorizes those districts to levy and impose

20 various taxes and fees to generate revenues to support transportation improvements that
21 benefit the district and that are consistent with state, regional or local transportation plans
22 and necessitated by existing or reasonably foreseeable congestion levels, and

23 WHEREAS, King County Ordinance 17746 established the King County
24 transportation district with the authority to fund, acquire, construct, operate, improve,
25 provide, maintain and preserve transportation improvements authorized by chapter 36.73
26 RCW, and

27 WHEREAS, the King County transportation district intends to fund transportation
28 improvements authorized by chapter 36.73 RCW and that local jurisdictions receiving
29 funding will directly acquire, construct, operate, maintain, preserve or otherwise provide
30 any transportation improvement authorized by chapter 36.73 RCW and consistent with
31 this resolution, and

32 WHEREAS, the King County Transportation District has the legal authority to fix
33 and impose up to a one hundred dollar vehicle fee under RCW 82.80.140 with approval
34 of a majority of district voters, and

35 WHEREAS, the King County Transportation District has the legal authority to fix
36 and impose up to a two-tenths of one percent sales and use tax within the district under
37 RCW 82.14.0455 with approval of a majority of district voters, and

38 WHEREAS, a voter-approved vehicle fee imposed by the King County
39 transportation district does not affect the authority of city-established transportation

40 benefit districts to impose up to a twenty dollar councilmanic vehicle fee under RCW
41 82.80.140, and

42 WHEREAS, the King County Transportation District cannot impose a voter
43 approved sales and use tax that exceeds a period of ten years, unless extended by an
44 affirmative public vote in accordance with RCW 82.14.0455;

45 BE IT RESOLVED BY THE KING COUNTY TRANSPORTATION
46 DISTRICT:

47 SECTION 1. Fee and tax submittal to voters. To provide necessary funding for
48 the transportation improvements identified in section 3 of this resolution, the King
49 County transportation district shall submit to the qualified electors of the district a
50 proposition authorizing the district to fix and impose, for ten years, a sixty-dollar vehicle
51 fee to be added to any existing fees and to fix and impose, for ten years, an additional
52 one-tenth of one percent sales and use tax.

53 SECTION 2. Distribution of revenues. The district sales and use tax and
54 vehicle fee revenues shall first pay any administrative costs to the state Department of
55 Licensing and state Department of Revenue, the administrative costs of the district and
56 the cost of the license fee low-income rebate program in section 4 of this resolution. The
57 remaining combined revenue will be distributed pursuant to interlocal agreements for use
58 for transportation improvements consistent with this resolution in the following manner:

59 A. Sixty percent distributed to King County. On a biennial basis, the Board shall
60 determine and allocate for Metro transit purposes the amount of the sixty percent

61 distribution necessary to fund the operation, maintenance and capital needs of the Metro
62 transit system. In making this determination and allocation the Board shall be guided by
63 the following criteria:

64 1. Preserving Metro transit service at levels comparable to the 2014 Metro transit
65 system;

66 2. Covering the costs of administering any low income fare program and the
67 amount of the reduction in fare revenue resulting from a \$1.50 low-income fare; and

68 3. Adjusting for any changes in the amount of other Metro transit revenues
69 above the revenues estimated in the adopted King County 2013-2014 biennial budget.

70 If as a result of this determination and allocation, there are remaining revenues from the
71 sixty percent distribution, these will be distributed fifty percent for Metro transit purposes
72 and fifty percent for unincorporated area road purposes. Attachment A titled Estimated
73 Distributions of King County Transportation District Revenues to this resolution
74 illustrates estimated distributions using these criteria, based on currently projected
75 revenues and expenditures; and

76 B. Forty percent distributed to the cities within King County and to King County
77 for city transportation improvement purposes and for county unincorporated area road
78 purposes, respectively, in amounts shared pro rata based on each jurisdiction's percentage
79 of the total population of jurisdictions entering into interlocal agreements with the district
80 for the distribution of revenues.

81 **SECTION 3. Use of revenues and description of transportation**

82 **improvements.**

83 A. The sales and use tax and vehicle fee revenues, less the administrative and
84 rebate program costs identified in Section 2 of this resolution, shall be used by the district
85 consistent with RCW chapter 36.73 and this resolution to fund transportation
86 improvements permitted by RCW chapter 36.73, including but not limited to, the
87 acquisition, construction, operation, improvement, provision, maintenance, and
88 preservation of public transportation facilities, services and programs, and roads.

89 B. Specifically, the transportation improvements carried out with the sales and
90 use tax and vehicle fee revenues must be projects or programs contained in the
91 transportation plan of the Puget Sound Regional Council, King County or a city within
92 King County that are:

- 93 1. The provision of Metro transit public transportation services;
- 94 2. The service planning and public engagement for the provision of Metro
95 transit public transportation services;
- 96 3. The operation, maintenance and repair of Metro transit vehicles, equipment
97 and facilities;
- 98 4. The acquisition and replacement of Metro transit vehicles and equipment and
99 the planning, design, construction and implementation of Metro transit capital
100 improvements;
- 101 5. The implementation of transportation demand management programs;
-

102 6. The planning, design, construction and implementation of capital
103 improvement, preservation and restoration projects for road facilities such as streets,
104 roads, bridges, signals, guardrails, drainage systems, pedestrian and bicycle pathways and
105 related facilities and improvements;

106 7. The operation, maintenance and repair of road facilities such as streets, roads,
107 bridges, signals, guardrails, drainage systems, bicycle pathways and related facilities and
108 improvements;

109 8. The provision of emergency responses to protect road facilities and public
110 health and safety; or

111 9. The planning, design, installation and management of intelligent
112 transportation systems including traffic cameras, control equipment and new technologies
113 to optimize the existing transportation system.

114 C. Consistent with RCW 36.73.020, the transportation improvements carried out
115 with the sales and use tax and vehicle fee revenues shall be needed by existing or
116 reasonably foreseeable congestion levels; and selection of the transportation
117 improvements shall, to the extent practicable, consider the following criteria:

118 1. Reduced risk of transportation facility failure and improved safety;

119 2. Improved travel time;

120 3. Improved air quality;

121 4. Increases in daily and peak period trip capacity;

- 122 5. Improved modal connectivity;
- 123 6. Improved freight mobility;
- 124 7. Cost-effectiveness of the investment;
- 125 8. Optimal performance of the system through time;
- 126 9. Improved accessibility for, or other benefits to, persons with special
- 127 transportation needs.

128 SECTION 4. The vehicle fee shall be subject to a rebate program consistent with

129 chapter 36.73 RCW under which low-income individuals will be eligible, upon

130 application, to receive a twenty-dollar rebate for each vehicle for which an individual

131 pays the full vehicle fee.

132 SECTION 5. On an annual basis, the board of the district shall review the

133 identification of projects and programs carried out by King County and the cities within

134 King County with the sales and use tax and vehicle fee revenues for consistency with this

135 resolution. Additionally, the district shall issue an annual report to the public, indicating

136 the status of transportation improvement costs, transportation improvement expenditures,

137 revenues, and construction schedules.

138 SECTION 6. If the Washington state legislature enacts legislation that grants new

139 authorization for county transportation revenues and King County imposes and collects

140 revenues under such legislation, the board shall consider whether to, and may, reduce or

141 eliminate the continued imposition and collection of the sales and use tax and vehicle fee
142 authorized by this resolution.

143 SECTION 7. For the purposes of defining a transportation plan under chapter
144 36.73 RCW and section 3 of this resolution:

145 A. The transportation plan of King County includes, as adopted and updated, the
146 Transportation Element of the King County Comprehensive Plan, the King County Metro
147 Transit Strategic Plan for Public Transportation, the King County Metro Transit Service
148 Guidelines, the annual King County Metro Transit Service Guidelines Report, the King
149 County Department of Transportation Strategic Plan for Road Services, the
150 Transportation Needs Report, and the King County Roads Services CIP.

151 B. The transportation plan of a city is its transportation program adopted and
152 annually revised and extended as required by RCW 35.77.010.

153 C. The transportation plan of the Puget Sound Regional Council is its
154 transportation improvement program developed and updated as required by RCW
155 47.80.023.

156 SECTION 8. For the purposes of this resolution, "city" means city or
157 incorporated town.

158 SECTION 9. Call for special election. The district hereby requests that the King
159 County director of elections call a special election on April 22, 2014, to consider a
160 proposition authorizing the district to fix and impose, for ten years, a vehicle fee in the
161 amount of sixty dollars and to fix and impose, for a term of ten years, a sales and use tax

TD Resolution TD2014-03

162 in the amount of one-tenth of one percent for the purposes described in this resolution.
163 The King County director of elections shall cause notice to be given of this resolution in
164 accordance with the state constitution and general law and to submit to the qualified
165 electors of the district, at the said special county election, the proposition hereinafter set
166 forth, in the form of a ballot title substantially as follows:

167 KING COUNTY TRANSPORTATION DISTRICT

168 PROPOSITION NO. ____

169 The Board of the King County Transportation District passed Resolution No. TD2014-03
170 concerning funding for Metro transit, roads and other transportation improvements. If
171 approved, this proposition would fund, among other things, bus service, road safety and
172 maintenance and other transportation improvements in King County cities and the
173 unincorporated area. It would authorize the district to impose a sales and use tax for a
174 term of ten years of 0.1% under RCW 82.14.0455, and an annual vehicle fee of sixty
175 dollars (\$60) per registered vehicle under RCW 82.80.140 with a twenty dollar (\$20)
176 rebate for low-income individuals.

177 Should this sales and use tax and vehicle fee be approved?

178 Yes

179 No

180 SECTION 10. The King County director of elections is hereby requested to
181 prepare and distribute a local voters' pamphlet, in accordance with K.C.C. 1.10.010, for

182 the special election called for in this resolution, the cost of the pamphlet to be included as
 183 part of the cost of the special election.

184 SECTION 11. RCW 29A.32.280 provides that for each measure from a
 185 jurisdiction that is included in a local voters' pamphlet, the legislative authority of that
 186 jurisdiction shall formally appoint a committee to prepare arguments advocating voter
 187 approval of the measure and a committee to prepare arguments advocating voter rejection
 188 of the measure.

189 SECTION 12. As authorized by RCW 29A.32.280, the following individuals are
 190 appointed to serve on the voters' pamphlet committees, each committee to write a
 191 statement for or against the proposed measure.

192	FOR	AGAINST
193	1. Denis Hayes	1. Will Knedlik
194	2. Estela Ortega	2. Dick Paylor
195	3. John Marchione	3. Jerry Galland

196 SECTION 13. Ratification. Certification of the proposition by the clerk of the
 197 district to the King County director of elections in accordance with law before the
 198 election on April 22, 2014, and any other act consistent with the authority and before the
 199 effective date of this resolution are hereby ratified and confirmed.

200 SECTION 14. Severability. If any provision of this resolution or its application
 201 to

TD Resolution TD2014-03

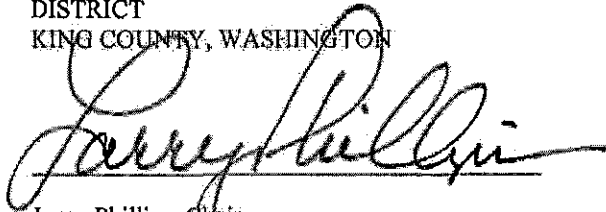
203 any person or circumstance is held invalid, the remainder of the resolution or the
204 application of the provision to other persons or circumstances is not affected.

205

TD Resolution TD2014-03 was introduced on and passed as amended by the King
County Transportation District on 2/24/2014, by the following vote:

Yes: 9 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
Ms. Lambert, Mr. Dunn, Mr. McDermott, Mr. Dembowski and Mr.
Upthegrove
No: 0
Excused: 0

KING COUNTY TRANSPORTATION
DISTRICT
KING COUNTY, WASHINGTON


Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Board

Attachments: A, Estimated Distributions of King County Transportation District Revenues 2-24-14

Estimated Distributions of King County Transportation District Revenues **February 24, 2014**

Attachment A
TD2014-03

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Forecasted KCTD Revenues										
Sales Tax	\$53,411,514	\$56,439,059	\$59,301,800	\$61,502,449	\$64,807,180	\$67,354,570	\$70,181,504	\$73,014,605	\$75,883,728	\$79,073,598 (Forecasted Growth Rates)
Vehicle Fee	\$81,622,728	\$82,438,955	\$83,283,345	\$84,065,978	\$84,806,938	\$85,361,623	\$85,788,431	\$86,217,373	\$86,648,460	\$87,081,702 (Yrs 1-5:1%, 6-10:0.5%)
	\$135,034,342	\$138,878,014	\$142,585,144	\$145,568,428	\$149,544,118	\$152,716,193	\$155,949,934	\$159,231,978	\$162,532,188	\$166,155,291
Estimated KCTD Expenses										
Administration	\$1,012,758	\$1,041,585	\$1,069,237	\$1,094,988	\$1,121,581	\$1,145,371	\$1,169,525	\$1,194,240	\$1,219,741	\$1,246,165
Rebate Cost	\$5,479,820	\$5,534,820	\$5,589,960	\$5,645,960	\$5,702,320	\$5,730,840	\$5,759,500	\$5,788,300	\$5,817,240	\$5,846,320
Rebate Administration	\$821,973	\$830,193	\$838,484	\$846,879	\$855,346	\$863,828	\$872,325	\$880,845	\$889,386	\$897,946
	\$7,314,551	\$7,406,598	\$7,487,681	\$7,587,727	\$7,679,249	\$7,735,037	\$7,792,050	\$7,850,785	\$7,909,567	\$7,969,433
Net Estimated Revenue for Distribution	\$127,719,791	\$131,471,516	\$135,097,263	\$138,410,700	\$141,864,869	\$144,980,366	\$148,158,885	\$151,381,194	\$154,622,620	\$158,186,859
Cities and Unincorporated King County Distribution										
King County distribution	\$51,087,916	\$52,588,646	\$54,028,901	\$55,384,280	\$56,745,948	\$57,992,142	\$59,282,754	\$60,552,477	\$61,888,048	\$63,274,343
	\$76,631,875	\$78,682,370	\$81,040,352	\$83,046,420	\$85,116,921	\$86,988,213	\$88,894,131	\$90,828,716	\$92,833,572	\$94,911,515
Estimated distribution of 40% to Unincorporated King County For Road Purposes	\$6,079,462	\$6,258,049	\$6,429,201	\$6,588,349	\$6,752,768	\$6,901,055	\$7,052,269	\$7,205,745	\$7,364,797	\$7,529,647 (11.9% of Population)
Transit Financial Gap										
Estimated Transit Service Costs (600,000 hours)	\$60,000,000	\$62,040,000	\$64,149,390	\$66,330,438	\$68,585,673	\$70,917,566	\$73,328,784	\$75,821,963	\$78,398,909	\$81,065,506
Estimated Transit Capital Costs	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000
Forecasted Additional Sales Tax Over Forecast*	\$15,588,307	\$17,474,864	\$17,237,240	\$15,588,719	\$13,991,278	\$11,820,572	\$8,264,381	\$5,507,570	\$2,487,188	(\$793,514)
Low Income Fare Program Costs (\$1.50)	\$7,400,000	\$7,622,000	\$7,850,000	\$8,086,180	\$8,328,765	\$8,576,528	\$8,835,987	\$9,101,067	\$9,374,099	\$9,655,322
Net Estimated Transit Financial Gap	\$68,831,693	\$67,187,396	\$68,782,780	\$73,828,899	\$77,923,180	\$82,952,542	\$88,900,390	\$94,415,460	\$100,278,910	\$106,804,342
* Sales Tax Forecasts Based on August 2013 over August 2012 forecasts by the King County Office of Economic and Financial Analysis										
Unincorporated Area Roads Financial Gap**										
Estimated Financial Gap to maximize the lifecycle of the existing unincorporated area roadway system	\$130,000,000	\$133,900,000	\$137,917,000	\$142,084,510	\$146,316,146	\$150,706,630	\$155,226,799	\$159,883,603	\$164,680,111	\$169,620,514
**Based on Strategic Plan for Road Services and the 2013-2014 adopted budget										

Estimated Distribution of KCTD Revenues to King County for Metro Transit and Unincorporated Area Road Purposes

	2016	2018	2017	2018	2019	2020	2021	2022	2023	2024
Estimated KCTD Distribution of 50%										
Net of Estimated Transit Financial Gap	\$9,900,182	\$11,695,574	\$11,277,572	\$9,219,521	\$7,185,761	\$3,895,572	\$0	\$0	\$0	\$0
50% Transit	\$4,900,091	\$5,847,787	\$5,638,786	\$4,609,761	\$3,597,861	\$1,997,786	\$0	\$0	\$0	\$0
50% Roads	\$4,900,091	\$5,847,787	\$5,638,786	\$4,609,761	\$3,597,861	\$1,997,786	\$0	\$0	\$0	\$0
Net estimated total distribution for King County Metro Transit	\$71,731,784	\$73,035,183	\$75,401,656	\$78,436,660	\$81,521,041	\$84,990,428	\$88,894,131	\$90,828,716	\$92,833,572	\$94,911,515
Net estimated total distribution for Unincorporated Area Roads	\$10,979,553	\$12,105,636	\$12,067,987	\$11,198,110	\$10,350,648	\$8,898,851	\$7,052,268	\$7,205,745	\$7,364,797	\$7,529,647
Percentage of estimated Unincorporated Area Roads Financial Gap	8.4%	9.0%	8.8%	7.9%	7.1%	5.9%	4.5%	4.5%	4.5%	4.4%

KING COUNTY TRANSPORTATION DISTRICT

In February, the King County Council formed the King County Transportation District (KCTD), a separate government with countywide transportation taxing authority.

Why was the KCTD created?

King County and cities in King County have identified that funding is needed to maintain current levels of bus service, maintain county roads in their current condition, and implement transportation improvements:

- Metro Transit receives about half of its operating funds from sales taxes, and due to the economic downturn, sales tax revenues fell significantly in recent years. In the County's most recently adopted budget, funding for 600,000 annual service hours was cut in order to balance the Metro transit budget. Without new revenue, Metro will begin implementing these cuts this year. 74 routes are being considered for elimination and an additional 107 routes for changes.
- King County Road Services is supported by property taxes, the gas tax and grant funding, which have dropped by one-third since 2009. King County's transportation plan identifies that to maintain the 1,350 miles of county roads in their current condition, \$200 million is needed annually. Currently Road Services receives \$90 million each year.
- Cities in King County maintain 5,500 miles of streets plus bridges, sidewalks, drainage systems, traffic signals and trails. The cities have identified in their transportation plans, a funding need of \$4 billion for mobility projects over the next six years.

Why was the Transportation Benefit District considered?

The state Legislature grants revenue authority to all cities, counties and other jurisdictions in Washington. Without additional action by the state Legislature the creation of a Transportation Benefit District was an available option that could raise roads, transit and other transportation improvement revenues, under a single voter decision, to stop the currently approved cut in funding for 600,000 hours in Metro bus service, and to provide funds for city transportation improvements and unincorporated area road purposes.

Questions:

John Resha, Interim Director
King County Transportation District
(206) 477-0889
KingCountyTransportationDistrict.org

KCTD Proposition 1

On February 24, the KCTD Board unanimously sent to voters Proposition 1, a proposal to raise revenue that would provide funding for Metro Transit bus service and County and city transportation projects, including road safety and maintenance improvements.

If adopted, what would KCTD Proposition 1 do?

- Increase the King County sales tax by 0.1% and establish a \$60 vehicle fee (both for 10 years), exclusively to fund transportation improvements; and
- Establish a low-income rebate program that rebates \$20 of the vehicle fee paid for vehicle owners whose household income is less than 45% of the county's median household income.

How much would the average household in King County pay if KCTD Proposition 1 is approved?

The estimated total household impact is approximately \$11 per month (\$8 from the vehicle fee and \$3 from the additional sales tax).

How will the funds raised by KCTD Proposition 1 be used?

All funds can only be spent on transportation projects, programs and services identified in each City's, the County's and the Puget Sound Regional Council's approved transportation plans.

- 60% would be distributed to King County to be allocated by the KCTD Board toward preserving Metro service to levels comparable to 2014 levels. Once such allocation is made, any remaining revenue from the 60% share would be equally distributed for Metro and for unincorporated area road purposes.
- 40% would be distributed based on population to the 39 cities in King County for their transportation improvements and to King County for unincorporated area road purposes.

Who would be responsible for administering distribution of the proceeds raised?

Cities would make decisions about roads and transportation projects within their jurisdictions and King County would make decisions about Metro Transit and about roads in the unincorporated area (areas outside of cities).

What is the low-income rebate program and how would it work?

KCTD Proposition 1 includes a program that would offer rebates of \$20 of the vehicle fee paid by people who have low incomes. People whose incomes are at or below 45% of King County's median household income, adjusted for household size, would be eligible. Currently the county's median household income is approximately \$69,000; 45% of this amount is approximately \$31,500.

What about the new Metro low-income fare program?

If Proposition 1 passes, then revenues generated by its passage will be allocated by the KCTD toward paying for the Metro low income fare program; and for the first two years the low income fare would be set at \$1.25. If Proposition 1 does not pass, the low income fare will be set at \$1.50 and the cost of the program will be paid out of other Metro revenue sources.

Frequently asked questions about proposed transportation funding and Metro fare change proposal

Why was the King County Transportation District formed?

Why did the King County Transportation District propose a vehicle fee and sales tax increase instead of other revenue sources to fund transportation?

Would the vehicle fee be assessed in addition to the \$20 congestion reduction charge?

Which cities in King County have transportation benefit districts?

Do any cities use the sales tax for their TBD?

Would the proposed \$60 vehicle fee be added on top of an existing city TBD \$20 vehicle fee?

What would the sales tax increase bring the overall sales tax rate to in King County?

If the King County Transportation District funding measure passes, will this avert the proposed Metro service reductions?

How would some of the revenue be divided among the county and cities?

Why was the King County Transportation District formed?

Without additional revenue, Metro will have to reduce up to 17 percent of its service beginning this year. The amount of funding available for the county road system in 2014 is \$85 million, while the annual investment necessary to maintain the road system in its current condition is about \$200 million. The TBD is a transportation funding mechanism available now under state law.

Why did the King County Transportation District propose a vehicle fee and sales tax increase instead of other revenue sources to fund transportation?

The vehicle fee is a direct user fee to fund transportation programs, and sales tax is a funding source used for Metro Transit. These sources raise more revenue than other available TBD options and can be implemented quickly within the existing state government structure.

Other TBD options were considered but not proposed:

Tolling – requires state authorization

Property tax – for one year only, or multi-year for debt retirement

Development impact fees – would generate limited revenue from new development.

Many other non-TBD revenue options were also considered, but these options are already in use or are not being proposed. These options are:

Transit fare increases – have increased 80 percent since 2008 and an additional increase is proposed

Discounted bulk passes – already using

General property tax increase – legally limited by statute
 Fuel taxes – by state law, can be used only for the construction, maintenance and operation of roads--not for transit service; limited revenue potential
 Property tax lid lift (non-TBD related) – due to statutory limits, an increase could impede the County's capacity to fund other traditional General Fund services, and could suppress funding for overlapping junior districts
 Street maintenance utility fee – not authorized by legislature
 Employee tax – costly to administer; Seattle implemented and rescinded in the past. Counties cannot collect business taxes.
 Vehicle miles traveled tax – not authorized by legislature
 Parking taxes – County cannot impose in cities where already implemented; limited revenue
 Land value capture/tax increment financing – not authorized by legislature
 Transit station rent – currently using; limited revenue.
 Selling transit station air rights for development – currently using; limited revenue
 Park-and-ride user fees – under consideration through regional discussions; limited revenue potential
 Advertising – currently using; limited revenue

Would the vehicle fee be assessed in addition to the \$20 congestion reduction charge?

The congestion reduction charge (CRC) expires in June, so the vehicle fee would not be stacked on top of it.

Which cities in King County have transportation benefit districts?

Burien – \$10 vehicle fee
 Covington – established TBD, but voters did not approve funding provision.
 Des Moines – \$20 vehicle fee
 Enumclaw – passed TBD, but has not passed funding provision
 Kenmore – \$20 vehicle fee
 Lake Forest Park – \$20 vehicle fee
 Maple Valley – \$20 vehicle fee
 North Bend – 0.2 cents sales tax passed
 Seattle – \$20 vehicle fee
 Shoreline – \$20 vehicle fee
 Snoqualmie – \$20 vehicle fee

Do any cities use the sales tax for their TBD?

Yes. The City of North Bend has a 0.2% sales tax. The proposed County 0.1% sales tax would be added to North Bend's tax.

Would the proposed \$60 vehicle fee be added on top of an existing city TBD \$20 vehicle fee?

Yes, the statute provides authority for this countywide TBD to have a voter approved vehicle fee up to \$100. City TBDs continue to have authority to impose their separate \$20 councilmanic fee and to go to their voters for approval of a vehicle fee for their city TBD up to a maximum of \$100.

What would the sales tax increase bring the overall sales tax rate to in King County?

The current total sales tax rate in King County within the Sound Transit district is 9.5%. Outside of the Sound Transit district, the rate is 8.6% (except for North Bend, which is 8.8%). This proposal would bring the rates to 9.6% and 8.7% respectively (8.9% in North Bend)

If the King County Transportation District funding measure passes, will this avert the proposed Metro service reductions?

Yes. The proposed funding would enable Metro to preserve the current level of service. If the ballot measure is approved, Metro's proposal to reduce service by up to 600,000 hours would no longer be necessary and Metro would withdraw it.

How would some of the revenue be divided among the county and cities?

Forty percent of the revenue collected from the King County Transportation District would be used for road improvements and other transportation purposes in the 39 cities in King County and in the county's unincorporated area. This portion of the revenue would be allocated on the basis of the population in each city and in the unincorporated area.

King County Executive's Proposed Countywide Transportation Benefit District (TBD) 2015 Countywide Distribution Estimates

Updated 1/21/2014

Major Assumptions

TBD revenue is based on the adoption of a \$60 license fee and 0.1% countywide sales tax. The table below shows the estimated distribution among jurisdictions, assuming 40% of total TBD revenue is allocated to cities and the unincorporated area based on population.

**Allocation to Local Jurisdictions (40%)
\$52,218,600**

Jurisdiction	Population Estimate (2013) ¹	Population Percentage	2015 TBD Distribution
Algona	3,075	0.2%	\$81,000
Auburn (KC portion)	64,320	3.2%	\$1,694,700
Beaux Arts	290	0.0%	\$7,600
Bellevue	132,100	6.7%	\$3,480,500
Black Diamond	4,170	0.2%	\$109,900
Bothell (K.C. portion)	23,440	1.2%	\$617,600
Burien	48,030	2.4%	\$1,265,500
Carnation	1,785	0.1%	\$47,000
Clyde Hill	2,980	0.2%	\$78,500
Covington	18,100	0.9%	\$476,900
Des Moines	29,730	1.5%	\$783,300
Duvall	7,120	0.4%	\$187,600
Enumclaw	11,100	0.6%	\$292,500
Federal Way	89,720	4.5%	\$2,363,900
Hunts Point	395	0.0%	\$10,400
Issaquah	43,249	2.2%	\$1,139,500
Kenmore	21,170	1.1%	\$557,800
Kent	120,500	6.1%	\$3,174,900
Kirkland	81,730	4.1%	\$2,153,400
Lake Forest Park	12,680	0.6%	\$334,100
Maple Valley	23,910	1.2%	\$630,000
Medina	3,000	0.2%	\$79,000
Mercer Island	22,720	1.1%	\$598,600
Milton (K.C. portion)	840	0.0%	\$22,100
Newcastle	10,640	0.5%	\$280,300
Normandy Park	6,350	0.3%	\$167,300
North Bend	6,020	0.3%	\$158,600
Pacific	6,675	0.3%	\$175,900
Redmond	55,840	2.8%	\$1,471,300
Renton	95,540	4.8%	\$2,517,300
Sammamish	48,060	2.4%	\$1,266,300
SeaTac	27,310	1.4%	\$719,600
Seattle	626,600	31.6%	\$16,509,500
Shoreline	53,670	2.7%	\$1,414,100
Skykomish	195	0.0%	\$5,100
Snoqualmie	11,700	0.6%	\$308,300
Tukwila	19,160	1.0%	\$504,800
Woodinville	10,990	0.6%	\$289,600
Yarrow Point	1,015	0.1%	\$26,700
Cities Total:	1,745,919		
Uninc. King County:	235,981	11.9%	\$6,217,600
King County	1,981,900		

¹ Source: Washington State Office of Financial Management, 2013 estimate, adjusted for annexations.

A G E N D A I T E M

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Marina Development Request for Qualifications

ATTACHMENTS:

1. "Des Moines Marina Floor Development"
Good Fit Development /Westlead Capital
Wittman Estes/GLS

FOR AGENDA OF: March 27, 2014

DEPT. OF ORIGIN: Economic Development

DATE SUBMITTED: March 20, 2014

CLEARANCES:

- ☐ Legal N/A
- ☐ Finance N/A
- ☐ Marina N/A
- ☐ Parks, Recreation & Senior Services N/A
- ☒ Planning, Building & Public Works DB
- ☐ Police N/A
- ☒ Economic Development WJ

APPROVED BY CITY MANAGER
FOR SUBMITTAL: AA

Purpose and Recommendation

The purpose of this agenda item is for Good Fit Development and Westlead Capital to present their proposal for development at the Des Moines Marina, and to seek Direction from the City Council on potential next steps. The Municipal Facilities Committee/Marina Development Review Panel has recommended that the City Council move forward with negotiations with Good Fit Development et al to create a development agreement for a long term ground lease. The Council can do so by passing the following motions:

Suggested Motions

Motion 1 "I move to authorize staff to begin negotiations with Good Fit Development et al to create a development agreement and a ground lease contract for the Des Moines Marina."

And;

Motion 2 "I move to direct staff to retain representation to advise the City on contractual aspects of a ground lease and development agreement for the Des Moines Marina."

Background

In early 2012, the Des Moines City Council began a public process to consider the feasibility of development at the Des Moines Marina. The Council formed a Citizens Advisory Committee with thirteen stakeholder representatives, which met over a period of eight months. The stakeholders reviewed suggestions for uses and project configurations to determine what type of Marina floor development would best serve public and Marina stakeholder interests. Among the various uses considered were restaurant, retail, hotel, office, and residential. The Committee's work resulted in a final recommendation that 'blended' two proposed use configurations, with restaurant, retail, and possibly hotel development as preferred options.

In May 2013 the City issued a Request for Qualifications for developers, and received four submittals. Two proposals received lengthy consideration.

The Review Panel, which included the Municipal Facilities Council members as well as stakeholder committee representatives, held extensive deliberations - many months of meetings and discussion - regarding both the proposals and the readiness of the City to proceed with a development project. There were many questions about the positive and negative impacts of the project and a variety of alternatives considered.

The group narrowed the field to one proposal which remains under consideration, which represents a merger of two developer groups: Westlead Capital Inc., which has experience in hotel development and has secured a source of capital for the project; and Good Fit Development Inc. The latter firm's principal Steve Monkewicz approached the City in 2012 with a proposal for a 'gourmet market' which would build on the success of the Waterfront Farmer's Market.

Discussion

Des Moines has the opportunity to recreate the Marina as a destination that attracts thousands of visitors, particularly by drawing on nearby Sea-Tac Airport. By creating an appealing indoor venue for the winter and off-season months, the attraction could be extended year-round.

But because the space available for development on the Marina floor is extremely limited, a development plan needs careful and thoughtful consideration with long-term impacts in mind. Adequate parking is the obvious main concern, particularly on busy summer weekends when multiple uses converge. A parking garage is a key piece of infrastructure that may present financing challenges for the developer and the City.

Seattle Southside Visitor Services (SSVS) is a professional destination marketing organization that has a proven track record in successfully promoting area tourism-related businesses such as the Museum of Flight, Southcenter Mall, and local hotels and restaurants. Their website now draws 31,000 unique hits per month. SSVS can be a helpful partner in creating a development project at the Marina that has maximum appeal for both residents and visitors.

"Specialty foods and food tourism" is an economic sector that has experienced rapid growth in the last decade, particularly in Washington State. Wineries and craft breweries are leading the sector, but items such as premium chocolate, artisan cheeses, and organic meats and produce are attracting more and

more consumer discretionary spending. Gourmet food venues are a popular recreational destination for visitors.

Because the Waterfront Farmers Market enjoys strong support from area residents, it makes sense to continue that growth. An indoor area could be complementary adjunct space that could take several forms, varying from restaurant and retail spaces, to a cluster of eateries like a food pavilion.

Financial Impact

If development projects are able to move forward, the impact is positive.

Alternatives

The Council may choose to make the suggested motions or not.

Recommendation or Conclusion

Staff recommends that the City continue to work with Good Fit Development et al to create a visitor destination for the Des Moines Marina.



Good Fit Development /Westlead Capital Wittman Estes/GLS

Des Moines Marina Floor Development



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- a. Summary
- b. Team
- c. City Planning
- d. Marina Floor Master Planning
- e. Marina Floor Phase One:
Culinary Market (Epicureum)
- f. Marina Floor Phase Two:
Hotel and Parking
- g. Financing
- h. Schedule

Community Identity

One could argue that the marina in Des Moines, WA, offers one of the most beautiful vistas in the Puget Sound. It also provides the only public access full service boat marina between Tacoma and Seattle with the infrastructure designed by acclaimed architect, Omer Mithun.

Civic leaders understand the current use of the waterfront site as predominantly storage facilities and surface parking minimizes the potential for community enjoyment and attracting visitors, including the approximate 34M annual travelers that pass through nearby SeaTac International airport. A thoughtful approach can benefit the community immensely.

An extensive public planning process was launched as one of the City's top initiatives to create a new vision for the site. As noted in site analysis produced by the City,

"The primary objective is to:

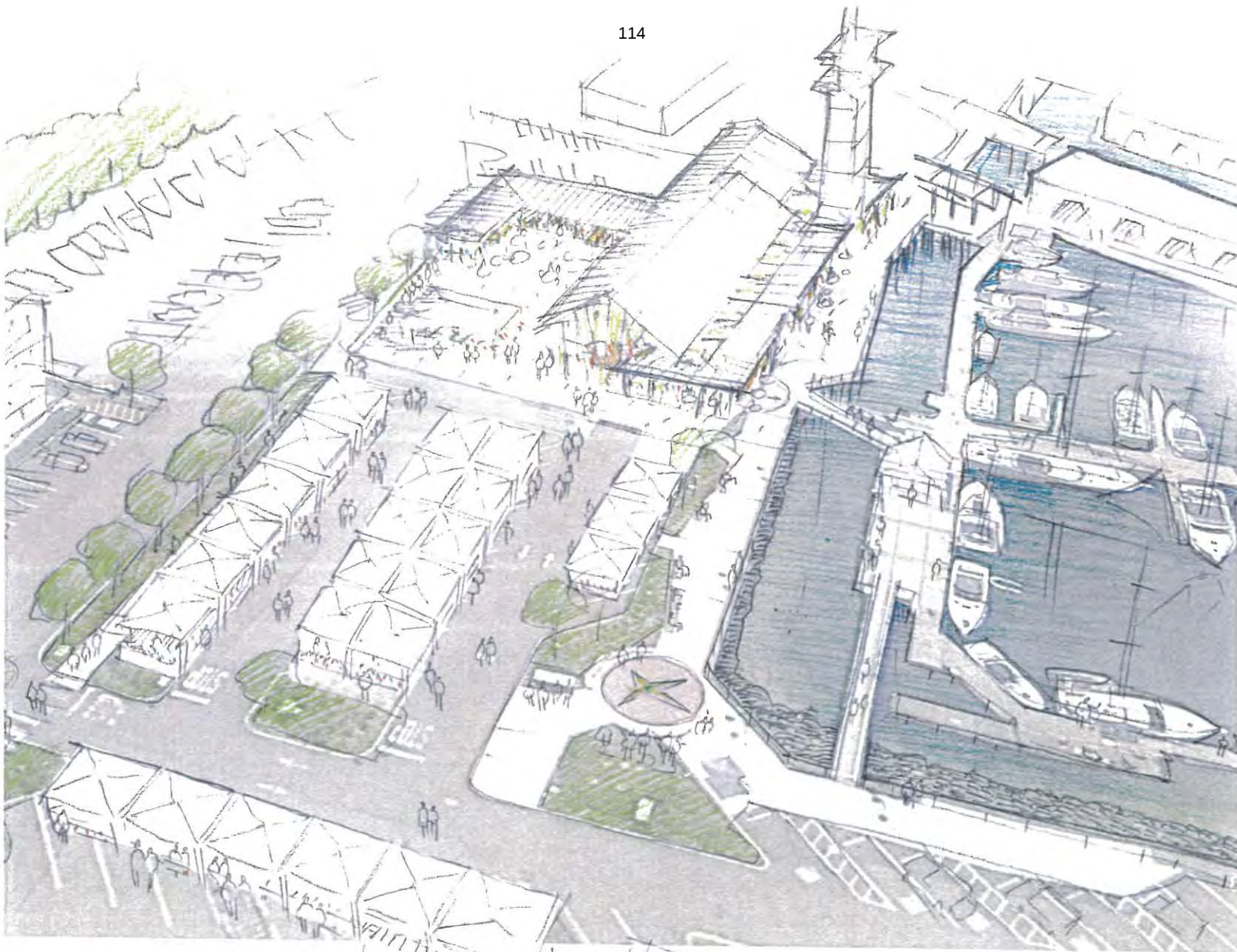
- Revitalize the City's Waterfront
- Attracts Both Local Citizens and Tourists
- Generates Economic Activity in an Underused Area
- Enriches Surrounding Area With an Attractive and Vibrant District
- Enhances City Revenues

This proposal addresses each of these objectives and takes it a step further. It recognizes that when one considers the stunning vistas of nearby islands, snow capped Olympic mountain peaks, orca whales flirting in Poverty Bay, or sails of a regatta reflecting the sunset, there is even more opportunity.

In recent years, the Des Moines Farmer's Market (DMFM) sensed this opportunity and located the community market to the waterfront, which immediately yielded an explosion of attendance. The brilliance of aligning the energy of the marina waterfront with other natural resources of the regional bounty including independent food, beverage and artisan vendors within the Puget Sound Area proved to be an easy slam dunk. As this example suggests, the key to developing the marina floor is recognizing local opportunities and aligning those in a way that meets the needs of the citizens. Invariably, with the depth of the assets that are available by virtue of proximity to the Puget Sound, these offerings will attract visitors from beyond the local community as well.

There is obvious economic opportunity. More importantly, it is an opportunity for the community to crystallize its identity.





Philosophy and Vision

Good Fit Development, LLC (GFD) and WestLead Capital, Inc., (WLC) submitted a proposal in response to a solicitation issued by the City of Des Moines, WA, issued in May 2013, for ideas and qualifications towards the commercial development of the waterfront marina. The development philosophy was created in consultation with Wittman-Estes Architecture, the recommendations of the City Advisory Committee from the BERK analysis commissioned by the City and builds upon the existing infrastructure of the marina. The plan identifies existing areas of energy confluence that people naturally gravitate towards and offers a trajectory to create additional momentum. This approach simultaneously promotes high-quality development and mitigates risk through continued community collaboration.

Other than boat activity, nothing attracts more visitors than the farmers market, which generates thousands of visitors weekly when in session. This proposal expands this momentum and provides a venue for a collection of full time food & beverage (F&B) vendors and ability to increase the farmer's market frequency. The facility will have a butcher-paper type approach with an emphasis on quality. Prominent features include a common area with coffee-house openness, and a wood burning oven creating a cozy environment for evenings and colder months.

Resurrecting and building marine opportunities is also part of the vision. Re-thinking dormant industries such as commercial fishing, but on a more local scale (similar to the DMFM) by partnering with vehicles such as Community Sustainable Fishing (localcatch.org) that aligns independent fisherman, offers tremendous potential to this community. CSFs have been organized throughout the west coast and there is an opportunity to be the first in the Puget Sound. Other opportunities such as sailing lessons can easily be resurrected and new ones such as culinary sailing tours offers a unique attraction consistent with culinary trends, taking advantage of cultural opportunities of the Puget Sound.

Phase Two is a 95 room luxury hotel and a parking facility with ground floor office and retail providing for relocation of the Harbor Master's offices. Hotel rooms will have varying sizes that meet the needs of both the short term visitor and the longer term business traveler including the amenities to meet the requirements of executive professionals. At the same time, the hotel will possess the luxury and warmth to attract vacation seekers.

Team - Community and Collaboration

The core proposal team consists of Good Fit Development (GFD), Westlead Capital (WLC) and Wittman-Estes Architecture + Landscape.

GFD and WLC combined their initial submissions to the City solicitation, achieving a more robust submission overall. Wittman-Estes Architecture also combined with GLS Landscape Architecture for additional strategic advisor services.

The remaining advisory and consultant services identified have been contacted with potential for future alignment, pending arrangement details.

Strategic Organic Local Collaborative

Building on our assets,
crystallizing identity.



City Connections

The plan enhances existing roads and paths to create a fluid vehicular circulation connecting Marine View Drive to 227th corridor through east end of the marina floor up to Cliff Drive connecting to 223rd Corridor.

Along the 227th and 223rd corridors, provide banners and/or other signage (i.e. attached to lamp posts) announcing the marina with iconic imagery and colors. Along the 223rd corridor, expand the sidewalk to include bulb outs and accessible ramps as needed (i.e. 6th Avenue) and develop an iconic entry way at the Cliff View Municipal Park, amplifying the point of entry to the Marina.

The University of Washington performed an analysis in 2008, with virtually the same conclusion. Thus, it seems to reinforce this design as a natural evolution for the City to foster. The UW recommendation that the City supports development of a public art display for each of the corridors involving sculptures or some forms of display is supported with this proposal. Enhancing the pedestrian accessibility creating a more pleasant walk for people is also suggested.



SEE SECTION

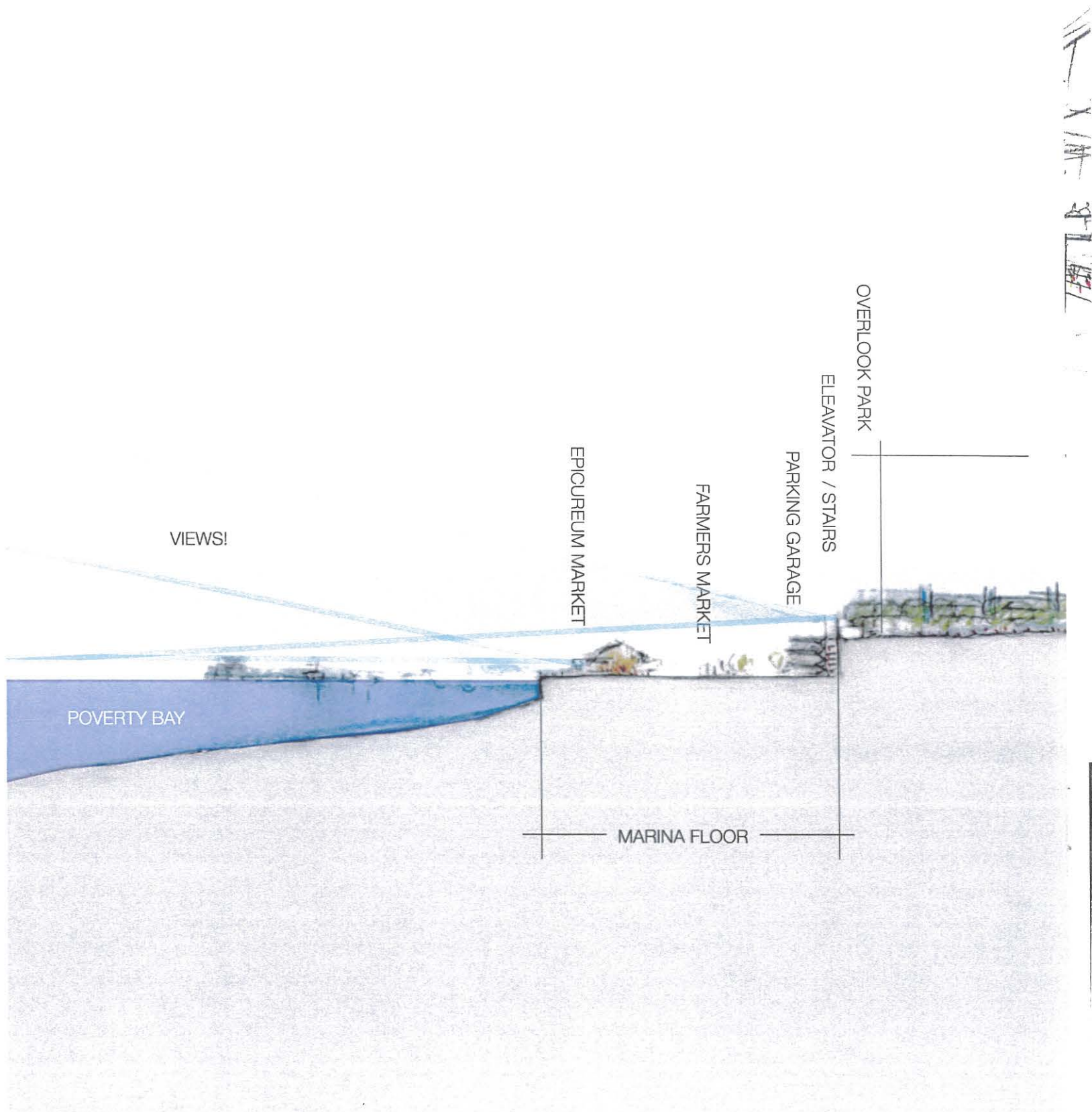
OVERLOOK PARK STAIRS/ELEVATOR

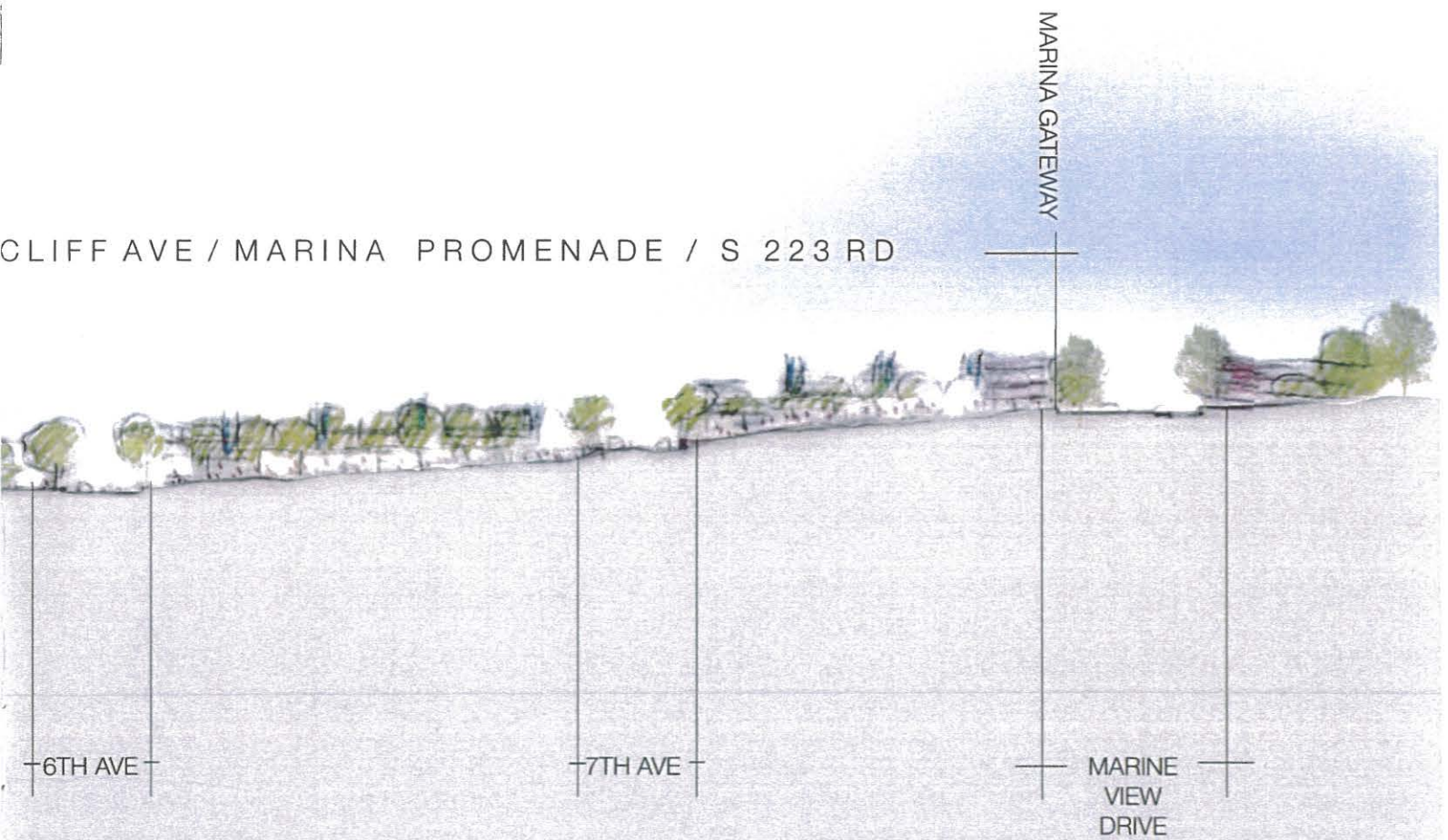


Our proposal includes the addition of a pedestrian elevator and stairwell at the Overlook Park connecting the 223rd Street corridor to the marina floor. A parking and potential mixed use office structure will be constructed at the base of the site on the marina floor providing more prominence and visibility. Landscaping will be trimmed to open up sight lines creating dramatic westward bay views as one approaches the point of entry either by foot or vehicle.

MARINA GATEWAY

Cliff Avenue / Marina Promenade





Within the Marina floor, streamlining vehicular traffic by emphasizing east end routing to clear two way traffic flow and minimizing or eliminating water front traffic from 227th and north of that access point. In addition, expanding the pedestrian waterway passage and enhancing this path through improvements such as lighting, seating, signage, and accessible paving is also suggested.

The Master Plan allows for gradual, methodic growth and cultivates organic development that builds from existing assets (location and farmers market), leveraging under utilized resources to crystallize the identity of Des Moines and facilitates community development.

Epicureum Phase 1

Parking Garage

Hotel - Phase 2

Master Plan

The site is a total of 3.06 acres with Phase One located at the site of the current Harbor Master's office. Phase Two accommodates for adjustments to some marina functionality and allows time to further study parking and access needs as well location of marina functions, such as boat repair.

The design embraces sustainability principles and promotes the greatest asset, which is the west facing promenade directly on the Puget Sound overlooking the Olympics mountain range. All development will orient itself to maximize the relationship between the building, people, views and exposure to the marina. The site layout will enhance the pedestrian flow along the waterfront walk way and create lines for a pathway on the south perimeter.

Marine services: Marina functionality is a top priority. The Harbor Master's office functionality will be maintained by relocating to a new facility that includes additional parking space or other space the City may want to consider. Boat repair operations will remain on the marina floor and boat storage facilities would be relocated to either a portion of the marina floor farther south or to underutilized lots along the perimeter of the marina floor. The Harbor Master's office would be relocated to a structure to be developed as part of the new parking structure. The south end of the marina floor would remain in its present use as a surface lot for marine services and activities.

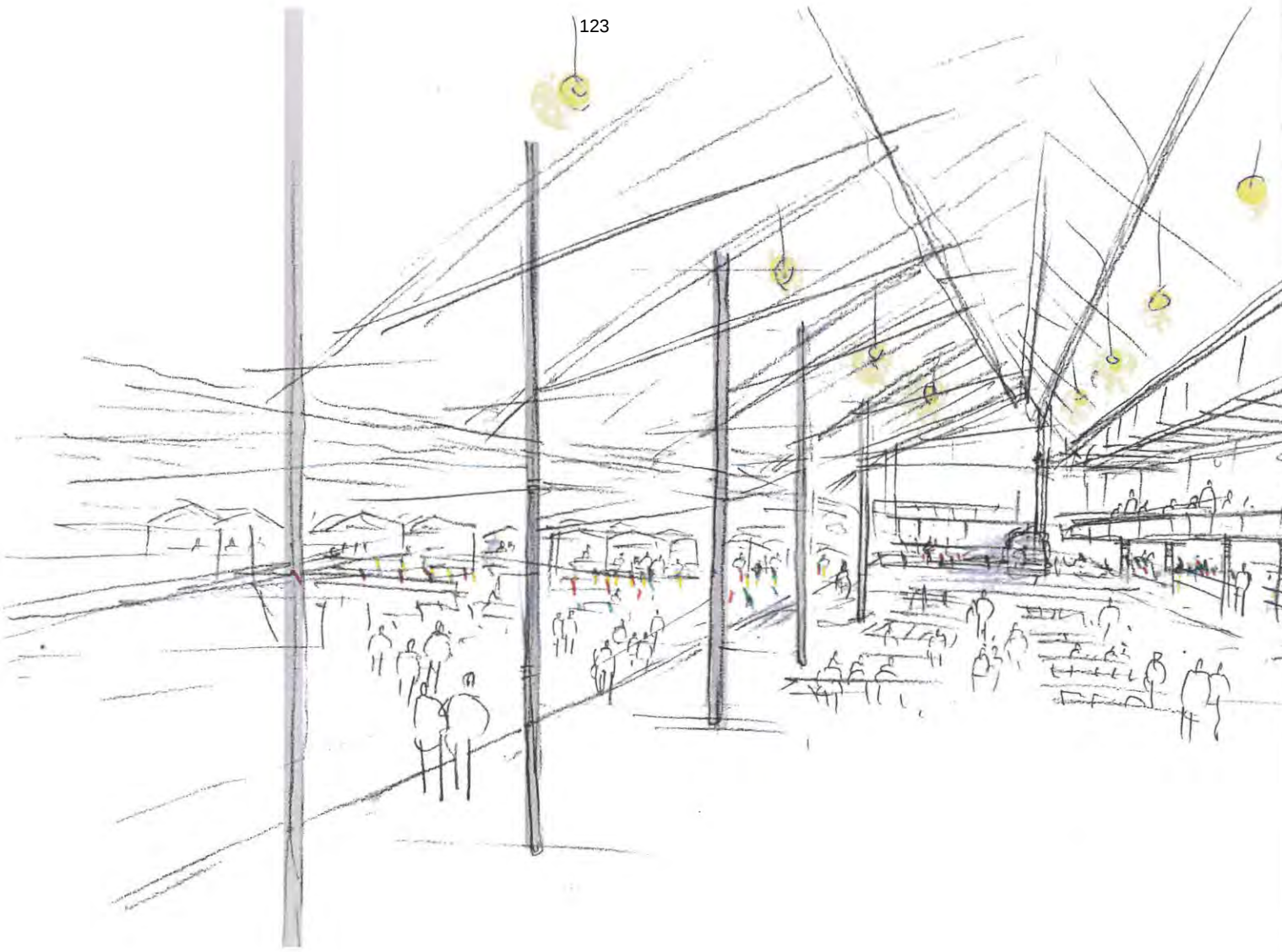
Public plaza: Adding public spaces and enhancing existing public access and enjoyment spaces is also a priority. One area of public space to enhance is the Cliff View Municipal Park. By virtue of adding a pedestrian elevator, stairwell and providing landscaping adjustments, this will significantly enhance an existing area that remains practically by both increasing functionality and visibility overall. This is addressed further below.

The Phase One market will provide a permanent structure leveraging the capacity of the farmer's market and a year round space for both vendors and the public to visit and gather. Within the market will be a coffee house type gathering area where patrons are welcomed to sit and enjoy the marina atmosphere at a leisurely, unmonitored pace. This will provide indoor space and an opportunity to enjoy the marina during the evenings and colder weather months; an opportunity very limited otherwise.

Longer term, the private property residence adjacent to the beach park will serve as an ideal location for a prime event venue leveraging the stunning proximity to the bay and adjacent Beach Park event facilities.

Organic Growth: Pearl Necklace





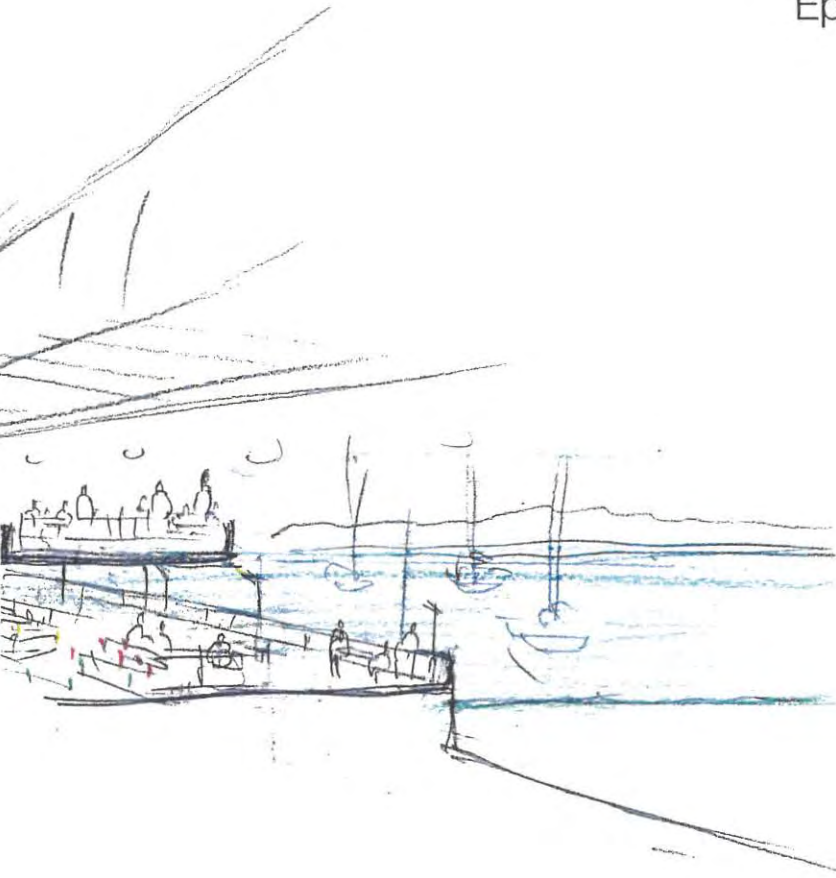
Epicureum is conceived as a premier venue establishing the infrastructure to promote a collection of food & beverage vendors. It will be a simple, high quality, market with a butcher paper type approach along with an understated accent promoting marina and Puget Sound lifestyle. The goals of Epicureum PB are:

- Build off the momentum of the farmer's market and provide it the opportunity to expand
- Create a national identity for Des Moines promoting tourism and increasing draw to the marina
- Business development for the community including an "incubator" for vendors
- Continue momentum towards Phase 2 of the marina floor development plan

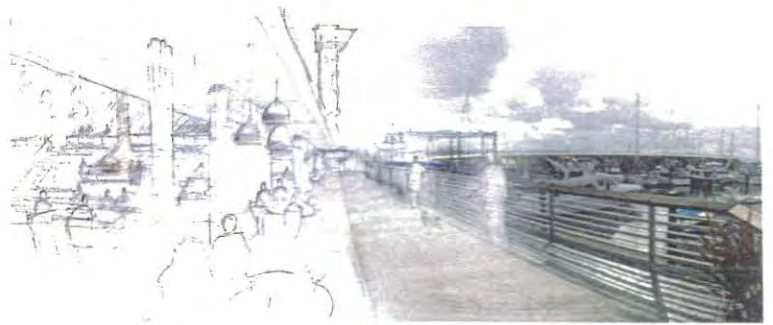
Epicureum is anticipated to be 13,500 square feet, and a potential partial adaptive reuse of the existing Harbor Master's facility with an addition constructed to the north on the available lot. All development will orient itself to maximize the relationship between the marina, people, westward views and provide synergies with the farmers market.

MARKET PROGRAM	Square Footage
Restaurants / Market Bakery, Raw bar/fish monger, Fish & Chips, Ice cream	3,500
Common Space seating, wood burning oven	1,500
Event Space Rentable rooms	800
Retail Wine shop, grocer	2,500
Beverage Incubator	2,500
Subtotal	10,800
Grossing Factor (25%)	2,700
Total SF	13,500

Epicureum Food Market Phase 1



Aerial View of Market



Epicureum at Marina



Oyster Mushrooms



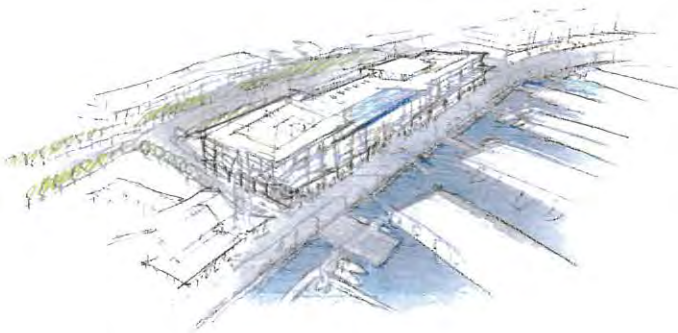
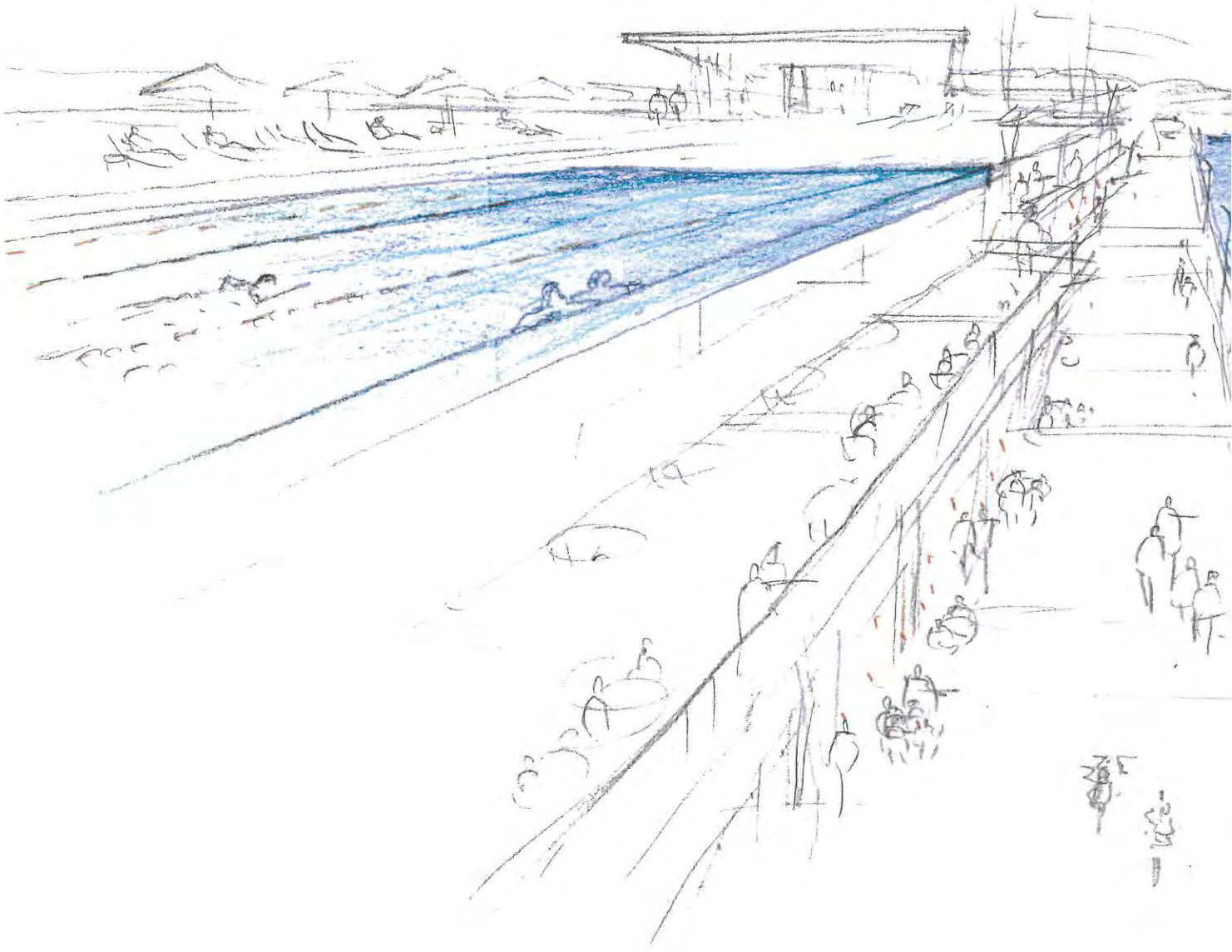
Fresh Goods from Puget Sound



Ferry Terminal in San Francisco



124
Local Eateries

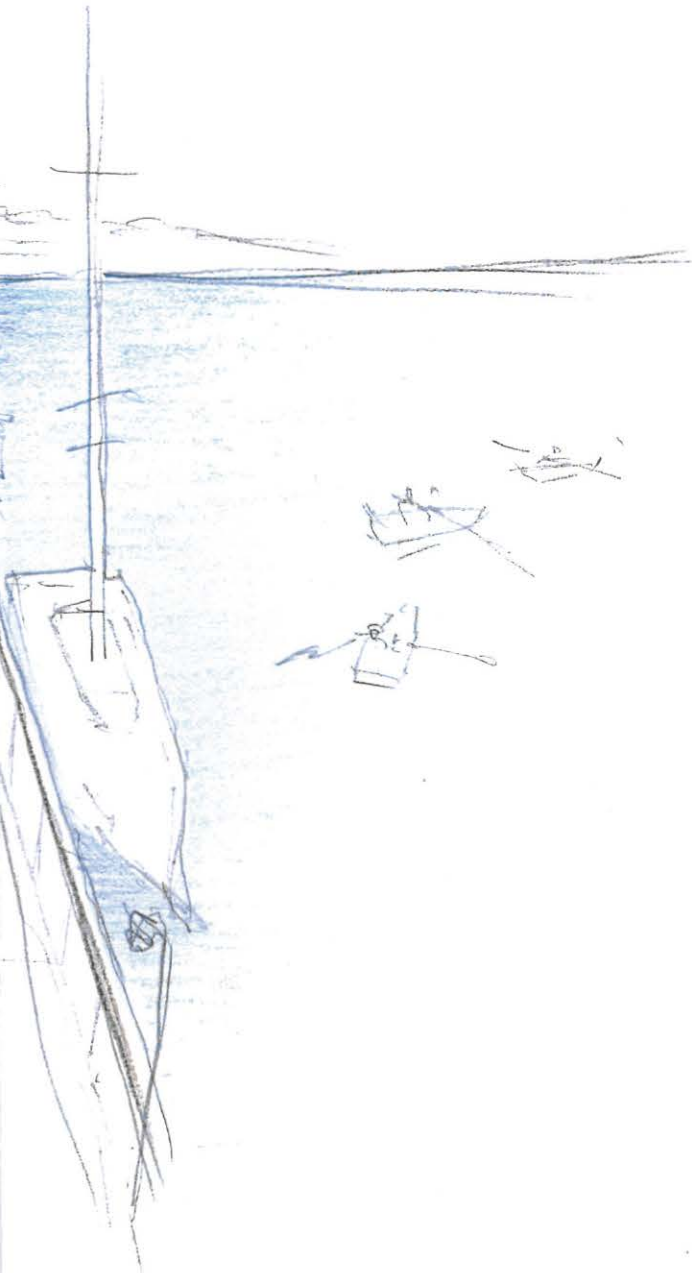


The Hotel is conceived as a premier venue enticing tourists and business people to stay in Des Moines. The hotel is located just south of the Farmers Market, enhancing the pedestrian flow along the waterfront. All development will orient itself to maximize the relationship between the building, people, views and exposure to the marina as well as provide for synergies with the farmer's market.

Materials will feel native to the place and a marina and beach setting: weathered, friendly, simple and low-tech combining elements of cape-cod and maritime aesthetic. The views from the piers back toward the building are important, including the orientation of the facility along the sidewalk edge. It will be a vacation destination, unique and iconic.

HOTEL PROGRAM	Square Footage
Guest Rooms 125 beds / 95 rooms	28,000
Common Space Lobby, Foyer	2,500
Amenities Spa, Fitness Center	8,600
Event Space Rentable rooms, boardrooms	9,270
Dining Restaurant, Cafe	4,000
Retail Shop, small boat rental	2,500
Subtotal	54,870
Grossing Factor (25%)	15,970
Total SF	70,840

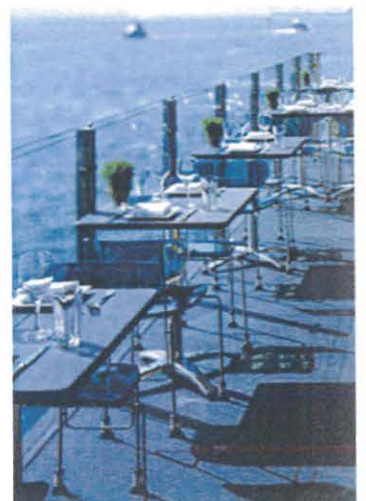
Hotel Phase 2



Marina Views



Bellwether Hotel, Bellingham



Rooftop Views at the Edgewater Hotel, Seattle

Financing

Financing options need consideration to the land acquisition options. The duration of land lease significantly impacts ability to attract conventional financing sources. Project financing is anticipated by federally approved EB-5 financing, a federal government sponsored investment vehicle promoting community and job development. A letter from a globally leading EB-5 broker indicating support of such financing is provided. Construction financing during Phase One development will likely require private financing as EB-5 is processed. Land lease structures become critical for arranging the initial construction financing and maintain long term financing. GFD-WLC remain open and collaborative to exploring options with the City.

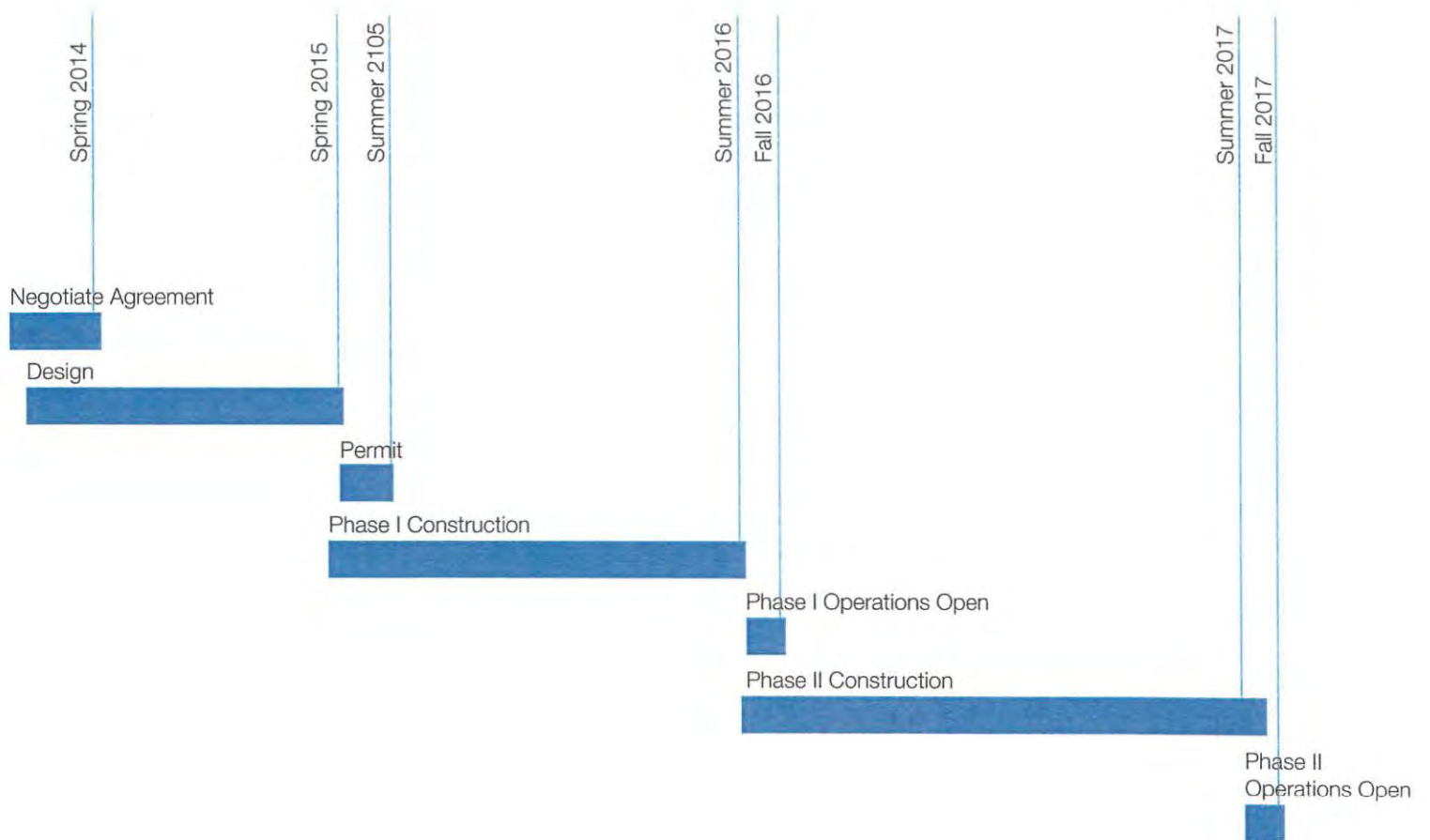
Financial data information is still in development as design alternative and financing is finalized. Preliminary budget and proforma information are inserted as a point of reference.

Schedule

The schedule provides for Phase One to have a 9-12 month design period and 12 month construction.

Phase two provides for a 12 month design and 24 month construction. Long term funding is anticipated through the federally approved EB-5 program with interim financing. Phase One construction financing anticipated through private investment.

Schedule



BIOGRAPHIES

Westlead Capital- Edward Young

The principal manager of Westlead Capital, Inc. and the local partner have extensive experience of real estate development, financing, sales and property management

The local partner in the Seattle area for the project is Edward Young. With a degree in architecture, Ed has more than 30 years of extensive real estate development and construction management experience in the Puget Sound area of Seattle. Project experience includes hotel, multifamily, condominium, residential, mixed used and golf course community master planning development projects.

The principal manager is Raymond Ku, who owns controlling interest. The operations are based in Taipei with four branch offices in mainland China. For more than 10 years, Mr. Ku and his company have been coordinating the obtaining of capital investments in US real estate and business ventures through the EB-5 visa program.

Good Fit Development - Stephen D. Monkewicz, LEED AP

Steve has a unique combination of 20+ years in private and public sector development experience including approximately 10 years in large scale commercial real estate acquisition and development for the federal government and 10 years of private sector experience with a boutique hospitality company. In addition to countless real estate transactions and a specialization in large and complex projects, Steve's commercial real estate experience includes portfolio management and leading efforts in strategic development for the U.S. General Services Administration's Office of Lease Acquisition (the largest commercial real estate portfolio in the world) as well as public private partnerships strategies.

He also spent nearly a decade in Manhattan with an upscale restaurant and bakery company as a member of the business, conceptual and property development team working with some of the top restaurateurs, architects, marketers, chefs and minds in the industry. While there, Steve learned food and beverage operations at all levels ranging from casual to formal including training in culinary technique and beverage program development. Steve rounded out his hospitality experience with Hyatt Hotels International as part of the resort F&B management team.

Steve earned a MBA from Columbia Business School with a focus on real estate finance and development and also took courses from the Graduate School of Architecture in responsible development. He has extensively toured historical facilities throughout Europe for adaptive reuse studies in food and beverage operations and is a U.S. Green Building Council LEED Accredited Professional.

Raised in Indiana, Steve also has a BA from Purdue University. In addition to having lived in NYC, he lived in Micronesia and San Francisco before moving to Seattle to finally settle down in the Puget Sound area.



Wittman Estes Architecture+Landscape - Matt Wittman

Originally from the Pacific Northwest, Matt Wittman studied and worked in landscape architecture and planning before receiving his Master of Architecture in 2003 from UC Berkeley, where he was awarded the Gerson Prize for Design Excellence.

Working in California and Latin America, Matt was inspired by the clean simplicity of courtyard houses, where abundant windows and open floor plans expand interior spaces and bring the outdoors in. His work continues the modernist tradition of integration with nature and doing more with less.

Prior to founding Wittman Estes, Matt worked with some of the world's top landscape firms, and was an architect with the acclaimed office of Bohlin Cywinski Jackson where he was a designer for landscapes, houses, apartments, student residences, and the chair for the Strategic Planning Initiative for R+D and Design.

Matt is currently a visiting critic at the University of Oregon and University of Washington Departments of Architecture.

He is a licensed architect in the State of Washington, and a LEED accredited professional.



