



CITY OF EDGEWOOD REGULAR COUNCIL MEETING AGENDA

November 13, 2018 – 7:00 pm. ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Pledge of Allegiance, Roll Call, Additions/Deletions

2. PUBLIC HEARINGS

1.  **AB18-048- Hall Street Vacation (Wyoming Avenue)** – Proposed Ordinance No. 18-0534, relating to street vacations, approving that portion of Wyoming Avenue (also known as 115th Avenue E. or 14th Street NE) and 1st Street (also known as 72nd Avenue NE or 1st Street E) within the City of Edgewood, imposing conditions
2.  **AB18-049- Perceived Density Code Amendments** - proposed Ordinance No. 18-0535, relating to Land Use and Zoning, amending density and rounding calculations in SF zones with community on-site systems, amending the standards for Residential Cluster Developments in various zoning districts, and amending EMC Sections 18.50.035, 18.80.040, and 18.090.040
3.  **AB18-050- Accessory Dwelling Units (ADUs) Amendments** - proposed Ordinance No. 18-0536, relating to land use and zoning, adding new requirements for attached Accessory Dwelling Units (ADUs) amending EMC Section 18.90.190
4.  **AB18-051- 2019 Preliminary Budget**
5.  **AB18-052- 2019 Property Tax Ordinance** – proposed Ordinance No. 18-0537, setting the Property Tax Levy for Fiscal Year 2019

3. AUDIENCE COMMENT

4. MAYOR'S REPORT

5.  **CONSENT AGENDA:** *The consent agenda includes items that are routine in nature and are adopted by one motion. Should Council wish to discuss a consent agenda item, the item would be removed from the consent agenda and discussed under Council Business.*

The following items are presented for Council approval:

- A. Regular City Council Meeting Minutes of October 23, 2018,
- B. Study Session Meeting Minutes of October 30, 2018
- C. Study Session Meeting Minutes of November 6, 2018
- D. **AB18-053**, a motion approving November 2018 Budgeted Expenditures as follows: Deferred Compensations Program; Payroll Direct Deposit; Dept. of Retirement Systems; Dept. of Labor and Industry; IRS 941 ACHs; and AWC Employee Benefit Trust in the amount of \$103,924.65; and Vendor Check Numbers 23543 through 23567 with EFT Payments in the amount of \$190,765.11. Total distributions submitted for review & authorization in the amount of \$294,689.76.
- E.  **AB18-0436**, a motion to adopt Resolution No. 18-0436, to segregate original assessments under Local Improvement District (LID) No. 1, pursuant to section 35.44.410 of the Revised Code of Washington (RCW) regarding the Carrera Holdings LID Sewer Assessment

6. COUNCIL BUSINESS

- A.  **AB18-0537**, a motion adopting Ordinance No. 18-0537, setting the Property Tax Levy for Fiscal Year 2019

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (253) 952.3299, 24 hours in advance.

- 7. COUNCIL COMMENTS**
- 8. EXECUTIVE SESSION - RCW 42.30.110(1)(i) - Pending Litigation**
- 9. ADJOURN**



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: PUBLIC HEARING - Hall Street Vacation Proposed vacation of a portion of Wyoming Avenue (115 th Ave. E.) and 1 st Street (1 st Street E.) in the Townsite of Jovita		Agenda Item #: AB18-048	
		For Agenda of: November 13, 2018	
		Prepared by: Carol Morris and Jeremy Metzler	
ATTACHMENTS (list): ☒ Staff Report with Attachments ☒ Notice of Public Hearing ☒ DRAFT Ordinance 18-0534			
Approval of Materials:			
Mayor, Daryl Eidinger	☒	Expenditure Required:	N/A
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	N/A
City Attorney, Carol Morris	☒	Appropriation Required:	N/A
City Clerk, Rachel Pitzel	☒	Timeline: PUBLIC HEARING – 11/13 Council Consideration – 11/27	
Community Development Director, Darren Groth	☒		
Public Works, Jeremy Metzler	☒		
Fiscal Note/Consideration: The petitioners are required to pay all costs relating to the street vacation, including: (1) the provision of public notice; (2) cost of an appraisal to determine the value of the area proposed to be vacated; and (3) compensation to the City for the property sought to be vacated, as per the appraisal. See, EMC Section 12.14.030 and 12.14.070.			
SUMMARY STATEMENT: Here is an outline of the street vacation procedure, as described in chapter 12.14 EMC: 1. The owners of property abutting the street submit a petition to the City for the vacation. 2. The City Council establishes a date for a public hearing on the street vacation which shall not be more than 60 days nor less than 20 days after the date of the passage of the Resolution setting the public hearing. 3. Notice is provided to everyone who owns property abutting the street sought to be vacated, notice is provided to the public as set forth in EMC 12.14.030 (and as described in the Resolution). 4. If 50% of the owners of property abutting the street object to the street vacation, the City is prohibited from proceeding with the vacation. 5. The petitioners are required to pay for an appraisal of the street area. EMC 12.14.030. 6. The City staff will provide the Council with a recommendation regarding the street vacation, which will include a discussion of the factors set forth in EMC 12.14.050(A). 7. At the public hearing, the City Council will consider the factors set forth in EMC 12.14.060. In addition, the Council will decide the compensation that the petitioners will be required to pay the City for the vacated area, as set forth in EMC 12.14.070. 8. If the Council decides to vacate the street, the Council will adopt a street vacation ordinance, which may provide that the City will retain an easement in the vacated area for the construction, repair and maintenance of public utilities and services. 9. A certified copy of the ordinance is sent to the County Auditor. 10. The County Auditor places the vacated area back on the tax rolls.			

11. The City does not determine how much property each abutting property will receive in the vacated area. The City's adoption of the ordinance removes the public easement for travel and street purposes on the vacated area.

The City has received a petition from adjacent landowners Brian and Faith Hall, Mariya Chmyr and Paige Ropac (the "Hall Vacation Petition") to vacate public right-of-way, as dedicated to the public in the Plat of Jovita in 1910.

As previously discussed, the petition meets the requirements of EMC 12.14.010, and the matter is set for Public Hearing at this meeting in accordance with EMC 12.14.010(D). We are currently at Step 7 in the procedure listed above. Attached herewith is Staff's Report and Recommendation on the proposed vacation (including attachments). EMC 12.14.060 B states the Council shall:

1. Consider the written recommendations of staff, abutters, the public and all testimony provided at the hearing;
2. Determine whether compensation must be paid to the city under the factors set forth in EMC 12.14.070, and the amount of such compensation;
3. Decide whether any conditions should be imposed on the vacation, such as the retention of an easement or the right to exercise and grant easements with respect to the vacated land for the construction, repair and maintenance of public utilities and services; and
4. Determine whether the public interest is served by such vacation.

Following today's hearing, Council will consider the attached draft ordinance at the next study session, which would adopt written findings and conclusions in support of its decision to either grant the vacation, grant it with conditions or deny it. (EMC 12.14.060 C)

COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: N/A

RECOMMENDED ACTION: Hold the public hearing, considering the factors set forth in EMC 12.14.060.

ALTERNATIVES TO RECOMMENDED ACTION: None. The City Council is required by law to hold the public hearing on a street vacation petition.

ORDINANCE NO. 18-0534

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON, RELATING TO STREET VACATIONS, APPROVING THAT PORTION OF WYOMING AVENUE (ALSO KNOWN AS 115TH AVENUE EAST OR 14TH STREET NORTHEAST) AND 1ST STREET (ALSO KNOWN AS 72ND AVENUE NORTHEAST OR 1ST STREET EAST) WITHIN THE CITY OF EDGEWOOD, IMPOSING CONDITIONS, PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City received a petition from Brian T. & Faith D. Hall, Mariya Chyr and Paige A. Ropac, collectively, requesting that a portion of Wyoming Avenue public right-of-way and the 1st Street public right-of-way be vacated, as the same is depicted and legally described in the map labeled Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the vacation petition contains the signatures of the owner(s) of more than two-thirds of the property abutting the portion of right-of-way requested to be vacated; and

WHEREAS, this Ordinance is categorically exempt from SEPA under WAC 197-11-800(2)(i); and

WHEREAS, on October 9, 2018, the City Council passed Resolution No. 18-0432, calling for a public hearing regarding the vacation of the subject right-of-way; and

WHEREAS, the City Clerk performed the public notice requirements in Edgewood Municipal Code (EMC) Section 12.14.010(E); and

WHEREAS, the City did not receive any objections to the proposed street vacation prior to the public hearing from any owners of property abutting the area proposed to be vacated; and

WHEREAS, the City Council held a public hearing during the Council's regular meeting on November 13, 2018, and all persons wishing to be heard on the matter had an opportunity to provide testimony;

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

Section 1. Findings and Conclusions. The City Council makes the following findings and conclusions on the street vacation petition:

A. The petitioners Brian T. & Faith D. Hall, Mariya Chmyr and Paige A Ropac own property abutting a portion of Wyoming Avenue (also known as 115th Avenue East or 14th Street Northeast) and 1st Street (also known as 72 Avenue Northeast or 1st Street East), and have submitted a petition to the City for the vacation of the following right-of-way:

That portion of Wyoming Avenue (also known as 115th Avenue East or 14th Street Northeast) and 1st Street (also known as 72nd Avenue Northeast or 1st Street East) lying south of the Easterly extension of the Northerly line of Lot 11, Block 113 and lying East of the Southerly extension of the Westerly line of Lot 6, Block 113, TOWNSITE OF JOVITA, according to the plat thereof, recorded in Volume 10 of Plats, Page 35, in Pierce County, Washington.

The area proposed to be vacated is depicted in the map attached hereto as Exhibit A, which is incorporated herein by this reference.

B. The requisite notice of this public hearing was provided by the City Clerk, and the City received no objections from any owners of property abutting the subject streets.

C. The City Public Works Director, Jeremy Metzler, testified that the proposed vacation area has no public improvements, no public money has been spent on the proposed vacation area and that the proposed vacation will not affect anyone's access. Mr. Metzler also has submitted a recommendation for approval of the petition in his staff report dated November 6, 2018;

D. During the public hearing, the following persons testified and provided the following testimony:

[eliminate this if no one testifies. If there is testimony, it is summarized here]

E. In accordance with State Law and EMC Section 12.14.070, the City Council may determine that as a condition of the vacation, that the petitioners pay an amount equal to the appraised value of the property, and based on the appraisal and other factors cited by the Public Works Director in his recommendation, the Council concludes that the petitioners shall pay \$XXX,XXX as a condition of the Council's approval of the street vacation;

F. The City Council finds that there are no public utilities in the proposed area of the vacation, and that there is no need for the City to reserve an easement for any public facilities in the area;

G. The City Council concludes, based on the above, that the proposed street vacation satisfies all of the criteria for a vacation in EMC Section 12.14.060, and enters these findings in support of approval, as required by EMC Section 12.14.070(C).

Section 2. Condition of Vacation. This vacation is contingent upon payment of compensation to the City by the petitioners in the amount of \$[REDACTED] for the area vacated, and \$[REDACTED] for the City's fees/costs associated with this vacation (including payment of recording costs identified in Section 3). The approval granted by this ordinance shall be null and void if the petitioners fail to make this payment to the City within one year of the date of approval of this ordinance, unless such deadline is extended by the Council by ordinance.

Section 3. Effective Date. This ordinance shall not be published or become effective until all compensation and fees/costs have been paid in full by the petitioner. Once the City Clerk receives such payment she is authorized to: (1) direct publication of this Ordinance, which shall take effect five days after publication of the summary; and (2) record a certified copy of this Ordinance in the records of the County Auditor. Costs of recording shall be the responsibility of the petitioners. This vacation and transfer of title to petitioners shall be effective at such time as this Ordinance is recorded in the Office of the County Auditor.

Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL ON THE 27TH DAY OF NOVEMBER, 2018.

Daryl Eiding, Mayor

ATTEST/AUTHENTICATED:

Rachel Pitzel, City Clerk

APPROVED AS TO FORM:

Carol Morris, City Attorney

Date of Publication:

Effective Date:



City of Edgewood, Washington

2224 104th Avenue East, Edgewood WA 98372-1513
Phone: (253) 952-3299 Fax: (253) 952-3537

Staff Report and Recommendation Hall Street Vacation Petition

To: Edgewood City Council
From: Jeremy Metzler, PE – Public Works Director
Date: November 6, 2018
Subject: Staff Recommendation for Hall Street Vacation Petition for a vacation of a portion of Wyoming Avenue and 1st Street

CITY FILE NUMBER: 18-1268

LOCATION: Adjacent to 21-114th Avenue East, 11416 County Line Road, and 11514 County Line Road

TAX PARCELS: Adjacent to 484500-0111, -0120, -0130, -0140, -0150, and 042003-1059

PETITIONERS: Brian T. & Faith D. Hall, Mariya Chmyr, and Paige A. Ropac

LEGAL DESCRIPTION: That portion of Wyoming Avenue (also known as 115th Avenue East or 14th Street Northeast) and 1st Street (also known as 72nd Avenue Northeast or 1st Street East) lying south of the Easterly extension of the Northerly line of Lot 11, Block 113 and lying East of the Southerly extension of the Westerly line of Lot 6, Block 113, TOWNSITE OF JOVITA, according to the plat thereof, recorded in Volume 10 of Plats, Page 35, in Pierce County, Washington.

ZONING: SF-2 (Single-Family Low)

COMPREHENSIVE PLAN DESIGNATION: Single Family Low

CRITICAL AREAS: There are potential wetland areas mapped near Tax Parcel Nos. 484500-0140 and -0150, in an area occupied by a detached single-family residence.

SEPA: Exempt per WAC 197-11-800(2)(i)

ATTACHMENTS:

1. Vacation Petition

2. Exhibit A – Map
3. Exhibit B – Legal Description
4. Appraisal

I. APPROVAL PROCESS

A petition for street / right-of-way vacation is reviewed by staff for conformance with all applicable laws and regulations. In this report, City staff is submitting written findings and a recommendation to the City Council for approval.

Pursuant to EMC Section 12.14.060(B):

The City Council shall hold a public hearing on the proposed vacation and shall:

1. Consider the written recommendation of staff, and the testimony/objections of abutters, the public and all verbal testimony provided at the hearing;
2. Determine whether compensation must be paid to the City under the factors set forth in Section 12.14.070, and the amount of such compensation;
3. Decide whether any conditions should be imposed on the vacation, such as the retention of an easement or the right to exercise and grant easements with respect to the vacated land for the construction, repair and maintenance of public utilities and services; and
4. Determine whether the public interest is served by such vacation.

Following the public hearing, EMC Section 12.14.060(C) states, “The City Council shall adopt written findings and conclusions in support of its decision to either grant the vacation, grant it with conditions or deny it.”

II. PROJECT ANALYSIS

Staff has determined the subject petition meets the criteria for approval established in Chapter 12.14.050(A) of the Edgewood Municipal Code, as set forth below together with staff’s recommended findings on each:

- 1. The history of private and public use of the area sought to be vacated, including the type of use (pedestrian, vehicular, etc.) and length of time such use has occurred;**

The subject right-of-way was established by dedication upon recording of the plat “TOWNSITE OF JOVITA” in June 1910. There is aerial photographic evidence of private residential use by adjacent property owners since 1990, to varying degrees. There is no evidence of public use within the subject area.

While there are a couple tax parcels adjacent to the subject right-of-way without direct individual access to County Line Road or 114th Avenue East (adjacent

public rights-of-way to remain), these parcels are under contiguous ownership with direct access to County Line Road and/or 114th Avenue East. Also, one of the petitioners currently uses a portion of the subject right-of-way for residential access to County Line Road, and some portion of said right-of-way may be prescriptively conveyed to another adjacent petitioner if vacated.

2. A description of the manner in which the area sought to be vacated was acquired (whether by dedication, public expense, etc.);

The subject right-of-way was established by dedication upon recording of the plat “TOWNSITE OF JOVITA” in June 1910.

3. A physical description of the street or alley area sought to be vacated, whether the right-of-way is improved, whether there are sidewalks, curbs, gutters, etc.

The subject right-of-way area is mostly unimproved, containing no public improvements (sidewalks, curbs, gutters, roadways) or known utilities. There is aerial photographic evidence of private residential use by adjacent property owners since 1990, to varying degrees (vegetation removal, maintained lawn, gravel driveway, fencing, and at least one private residential structure).

4. A description of all utilities or other public services that currently utilize the area sought to be vacated, whether by easement or otherwise;

There are no known utilities or public services that utilize the subject right-of-way area.

5. The staff’s recommendation on the functionality of the area sought to be vacated for public purposes;

The subject right-of-way area is not recommended for any public purpose. The City owns the 100-foot wide former Interurban Railway right-of-way immediately south of the subject right-of-way area, which is for the future expansion of the Interurban Trail.

6. Identification of any references to any planning document, such as the City’s Comprehensive Plan, the Transportation Element of the Comprehensive plan, the 6-Year Road Plan or the Capital Facilities Element of the Comprehensive Plan that mention the area sought to be vacated for any purpose;

There are no references to the subject right-of-way area in City planning documents.

7. **The staff's recommendation whether the area sought to be vacated will be needed in the future as part of the City's transportation system (pedestrian, bicycle or vehicular) or for utility access, and any other matters pertinent to future use;**

Staff does not anticipate a future transportation, utility or other system need for the subject right-of-way area.

8. **The staff's recommendation on the compensation to be paid to the City, considering the factors identified in Section 12.14.070; and**

Pursuant to EMC 12.14.070, as the subject right-of-way has been dedicated for twenty-five years or more, "the City may require the owners of the property abutting the street to compensate the City in an amount that does not exceed the full appraised value of the area vacated." Per the attached appraisal, fair market value is \$223,000. Staff offers the following findings:

- a. the subject right-of-way was dedicated to Pierce County at no cost,
- b. the City of Edgewood accepted said right-of-way from Pierce County during its incorporation at no cost,
- c. there is no evidence of public use since incorporation of the City,
- d. the City has not expended any public funds on the right-of-way during the last 22 years (since incorporation).
- e. the subject area is currently being used and enjoyed exclusively by the adjacent land owners,
- f. there are no public facilities located on the property (such as underground lines), and
- g. the City has no plans to utilize said right-of-way for public purposes.

Therefore, staff recommends that the vacation be granted for a reduced value of \$150,000.

9. **A statement that the street vacation is exempt from SEPA under WAC 197-11-800(2)(i).**

Right of Way Vacations are Categorically Exempt from SEPA Threshold determinations per WAC 197-11-800(2)(i).

10. **If the area proposed to be vacated abuts a body of fresh or salt water, the procedures in Section 12.14.080 shall be followed.**

Not Applicable

III. STAFF RECOMMENDATION

Based on the information above and materials provided in the file, the City of Edgewood staff has determined that the vacation petition meets the applicable requirements for approval. Therefore, the City staff recommends the City Council adopt the findings in this report and **APPROVE** the Hall Street Vacation Petition, File Number 18-1268, subject to compensation for the area being vacated in the amount of \$150,000.

VACATION PETITION

**TO THE CITY OF EDGEWOOD CITY COUNCIL
PIERCE COUNTY, WASHINGTON**

To Whom It May Concern:

We, the undersigned freeholders of the City of Edgewood, Pierce County, state of Washington, do hereby respectfully petition for the vacation of the following described property:

WYOMING AV (115TH AVE) AND 1ST ST (1ST STE) AS SHOWN
ON THE TOWNSITE OF JOVITA, SITUATED EAST OF
WISCONSIN AV (114TH AVE).

The Petitioners herein pray that this right-of-way be vacated for up to the appraised value of the area vacated as prescribed in RCW 35.79.030

Reserving, however, to the City of Edgewood and such utility companies duly franchised in the City of Edgewood, perpetual easements under or over the above-described property for the installation, operation, and maintenance of such utility facilities as they may exist at the time of this vacation.

The area to be vacated contains.....	31,850	sq. ft
The assessed value.....	TBD	per sq. ft.
Total value of land to be vacated that shall be due if the vacation is approved.....	TBD	

Notice to all parties signatory hereto:

Please print your name beneath your signature and clearly print your address to assure notice of forthcoming public hearings.

PRINCIPAL PETITIONER

ADDRESS

BRIAN T. HALL

(SEE BELOW)

253 606 0164

**ADDITIONAL PETITIONERS
INCLUDING ADJOINING OWNERS**

**PARCEL NO. OF
PROPERTY OWNER**

**COMPLETE
ADDRESS**

- | | | | |
|----|------------------------------------|-------------------|-----------------------------|
| 1. | <u>Brian T. Hall</u>
Signature | <u>4845008/20</u> | <u>11416 County Line Rd</u> |
| | <u>BRIAN T. HALL</u>
Print Name | <u>130</u> | <u>Edgewood, Wa. 98372</u> |
| | | <u>140</u> | |
| 2. | <u>Farth D. Hall</u>
Signature | | |
| | <u>Farth D. Hall</u>
Print Name | | <u>11</u> |

WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes a false statement, shall be guilty of a misdemeanor

**ADDITIONAL PETITIONERS
INCLUDING ADJOINING OWNERS**

**PARCEL NO. OF
PROPERTY OWNER**

**COMPLETE
ADDRESS**

3. [Signature]
Signature
Mariya Chung
Print Name
11514 County Rd
Edgewood, WA 98372
4. [Signature]
Signature
Fuge Ropac
Print Name
21 114th Ave E.
Edgewood WA 98372
5. _____
Signature

Print Name
6. _____
Signature

Print Name
7. _____
Signature

Print Name

Said Petitioners believe that the above-described right-of-way is not useful as part of the City Road System, the public will be benefited by the Vacation; and, therefore, pray for the Vacation of said right-of-way as provided by law and assume responsibility for all aforementioned fees and/ or costs as per RCW Chapter 35.79.

Respectfully submitted this 19 day of July, 2018.

Note: Notice of the Vacation Hearing shall be mailed to the person designated a Principal Petitioner.
Note: Application Fee: \$3565 + \$0.10 per square foot

STATEMENT OF UNDERSTANDING

In signing this Petition, the Principal Petitioner certifies that he/ she has read and agrees to the following:

1. City of Edgewood does not warrant title to any vacated lands. Such title as does pass by virtue of the process will vest according to law.
2. Petitioners understand that abutting property owners may be required to compensate the City in an amount prescribed by RCW 35.79.030 for the area so vacated in order for the vacation to become effective.

WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes a false statement, shall be guilty of a misdemeanor

For reference only, not for re-sale.

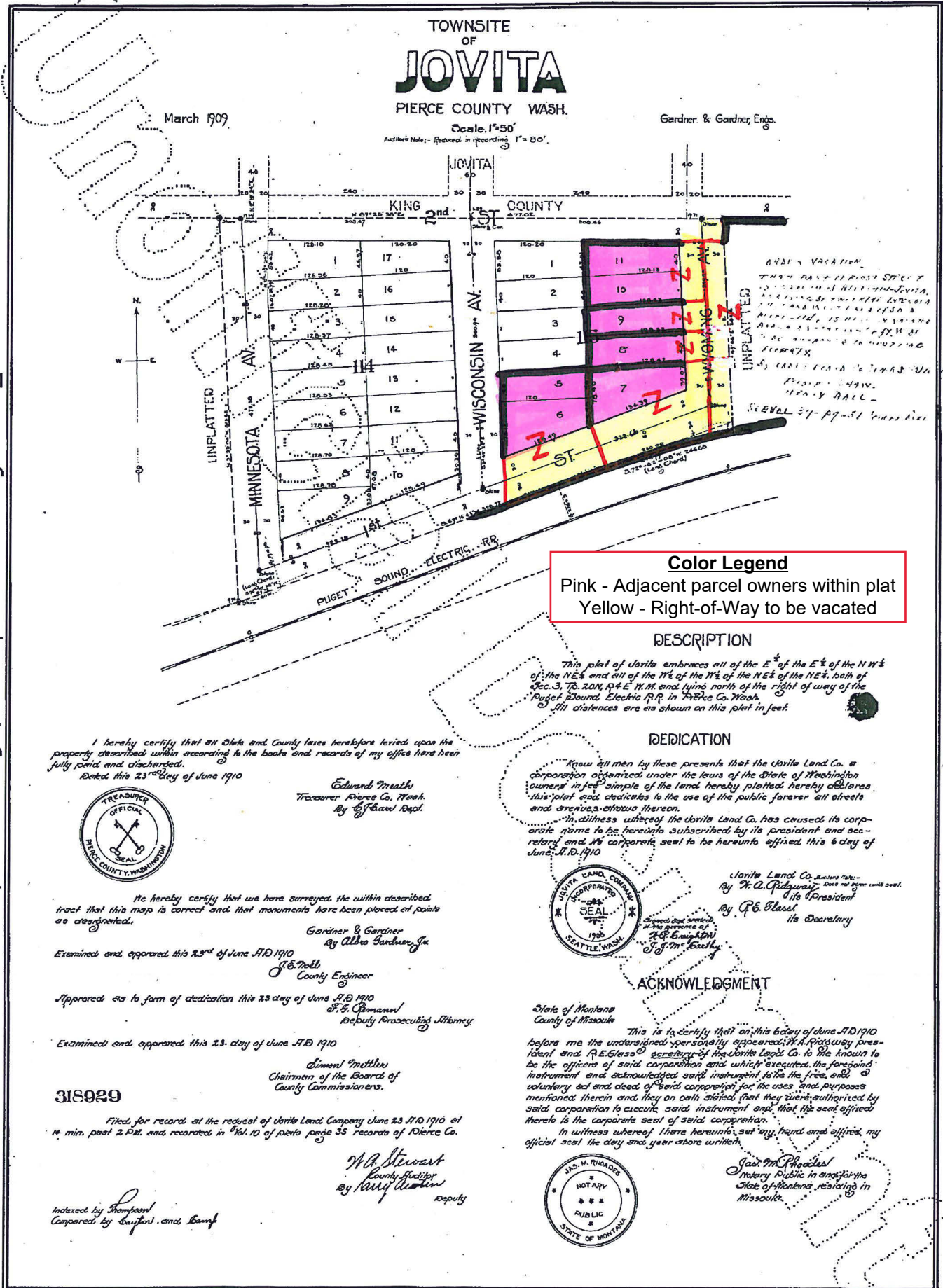


EXHIBIT 'B'

Wyoming Ave and 1st Street Right-of-Way Vacation

That portion of Wyoming Avenue (also known as 115th Avenue East or 14th Street Northeast) and 1st Street (also known as 72nd Avenue Northeast or 1st Street East) lying South of the Easterly extension of the Northerly line of Lot 11, Block 113 and lying East of the Southerly extension of the Westerly line of Lot 6, Block 113, TOWNSITE OF JOVITA, according to the plat thereof, recorded in Volume 10 of Plats, Page 35, in Pierce County, Washington.

Contains: Approximately 31,648 Square Feet, more or less.



**APPRAISAL of
Right of Way Vacation
Near 114th Avenue E &
County Line Road
Edgewood, WA**

PREPARED BY:
David Hahn, ASA, CVA, MAFF, CM&AA, CCIM, MBA
Washington State Certified General Real Estate Appraiser
1100670
Alpha Appraisal Consulting Group
5806 119th Avenue SE, Suite A250
Bellevue, WA 98006
(425) 644-6200

LETTER OF TRANSMITTAL

David Hahn, ASA, CVA, MAFF, CM&AA, CCIM, MBA
Washington State Certified General Real Estate Appraiser
1100670
Alpha Appraisal Consulting Group
5806 119th Avenue SE, Suite A250
Bellevue, WA 98006
(425) 644-6200

November 6, 2018

Jeremy Metzler, P.E.
Public Works Director
City of Edgewood
2224 104th Avenue E
Edgewood, WA 98372

Regarding: Property Appraisal for
 Right of Way Vacation
 Adjoining to 5 Parcels (31,850 Square Feet)
 Near 114th Avenue E &
 County Line Road
 Edgewood, WA

Dear Mr. Metzler,

At your request, I have made the necessary inspection and analysis to appraise the above referenced property. The attached report provides essential data and detailed reasoning employed in estimating my final value estimate.

The purpose of the following report was to estimate the fair market value "as is" in the fee simple estate in the property described herein, based on market conditions prevailing on as of October 20, 2018.

These values are predicated upon the definition of values presented in the body of the report. The function of the report is for evaluation purposes.

The following analyses, opinions, and conclusions were developed, and this narrative report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP.) The value reported is qualified by certain definitions, limiting conditions, and certifications which are set forth within the attached report.

It is my opinion and conclusion that the market value of the fee simple estate of the said real property "as is" as of the appraisal date, was **\$223,000.**

This transmittal letter precedes the appraisal report, further describing the subject property and containing the reasoning and pertinent data leading to the estimated value. Your attention is directed to the "General Underlying Assumptions" and "Limiting Conditions" which are considered usual for this type assignment and have been included at the rear section of the report.

Respectfully submitted,

David Hahn

David Hahn, ASA, CVA, MAFF, CM&AA, CCIM, MBA

Washington State Certified General Real Estate Appraiser #1100670

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INTRODUCTION

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IDENTIFICATION, LOCATION, LEGAL DESCRIPTION

IDENTIFICATION and LOCATION

The subject property is a right of way vacation adjoining to five parcels, located at near 114th Avenue E & County Line E, Edgewood, WA 98372.

LEGAL DESCRIPTION

Please see the title report for the detailed full legal description.
The following description is provided by the City of Edgewood.

Wyoming Ave and 1st Street Right-of-Way Vacation

That portion of Wyoming Avenue (also known as 115th Avenue East or 14th Street Northeast) and 1st Street (also known as 72nd Avenue Northeast or 1st Street East) lying South of the Easterly extension of the Northerly line of Lot 11, Block 113 and lying East of the Southerly extension of the Westerly line of Lot 6, Block 113, TOWNSITE OF JOVITA, according to the plat thereof, recorded in Volume 10 of Plats, Page 35, in Pierce County, Washington.

Contains: Approximately 31,648 Square Feet, more or less.

Parcels Abutted to the proposed Right of Way (ROW) Vacation.

The Assessor's Parcel Numbers: 4835000111
4845000120
4845000130
4845000140
4845000150

OWNERSHIP AND HISTORY OF THE PROPERTY

Current ownership of the ROW has been held by the City of Edgewood.

SOPE OF THE APPRAISAL

At the onset of the assignment the appraisers contacted the client and/or property owner to request the physical, legal, and economic information required to complete the appraisal. The appraisers researched the public record (deed history, assessment, taxes, zoning, etc.) by: i) visiting the courthouse or other public offices, ii) phone call, and/or iii) consulting online sources. Unless otherwise noted, we have not considered a title report and we have not made a detailed compliance check as to the subject's zoning and permitting. The appraisers used only the most applicable approach to value, in this case, the Sales Comparison Approach. We also surveyed the area for regional and local factors that impact the value and appeal of the subject property.

PURPOSE OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the fee simple interest in the property, subject to the market conditions prevailing on October 20, 2018.

FUNCTION OF APPRAISAL

The function of this appraisal is for estimating the fair market value for the proposed ROW vacation from the City of Edgewood to the adjoining property owners.

INTENDED USE AND INTENDED UERS OF APPRAISAL

The term “Intended Use” is defined in USPAP as -- The use or uses of an appraiser’s reported appraisal, consulting, or review assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment. Adherence to the afore-mentioned definition, this report is intended for use only by the client named in this appraisal report. Use of this report by others is not intended by the appraiser. This report is intended only for the purpose of estimating market value property for proposed ROW vacation. This report is not intended for any other use.

DATE OF VALUE ESTIMATE AND INSPECTION

The analyses, opinions and conclusions set forth here apply only to the value date. The property was appraised as of October 20, 2018.

DEFINITION OF MARKET VALUE

“Market value” means the most probable price which a property should bring in a competitive and open market under all condition’s requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date, and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well-informed or well-advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold, unaffected by special or creative financing, or sales concessions granted by anyone associated with the sale.

The definition of market value was taken from the Department of the Treasury, Office of the Comptroller of the Currency, 12 CFR Part 34, dated August 24, 1990. (Section 34.42. Definitions.)

DEFINITION OF FEE SIMPLE ESTATE OR INTEREST

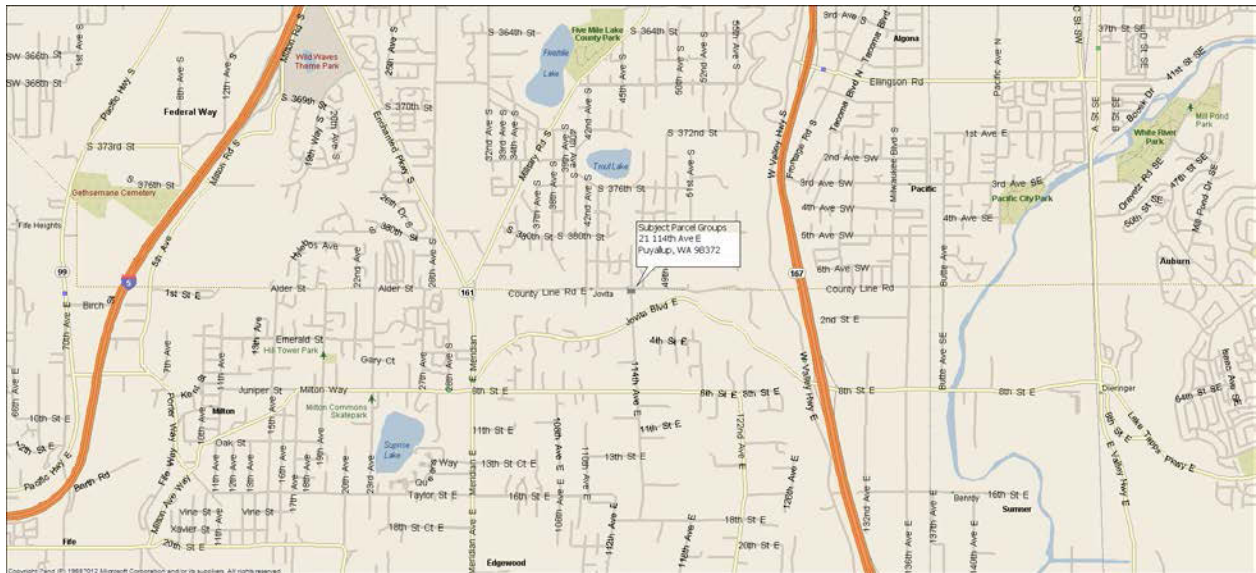
Fee simple estate is the absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

DEFINITION OF LEASED FEE INTEREST

Leased fee interest is the ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of lessor (the leased fee owner) and leased fee are specified by contract terms contained within the lease.

DESCRIPTIONS, ANALYSIS, AND CONCLUSIONS

Neighborhood Map



SUBJECT PROPERTY PHOTOGRAPHS



Looking East from 114th Avenue E



114th Avenue E and ROW to the right side

SUBJECT PROPERTY PHOTOGRAPHS

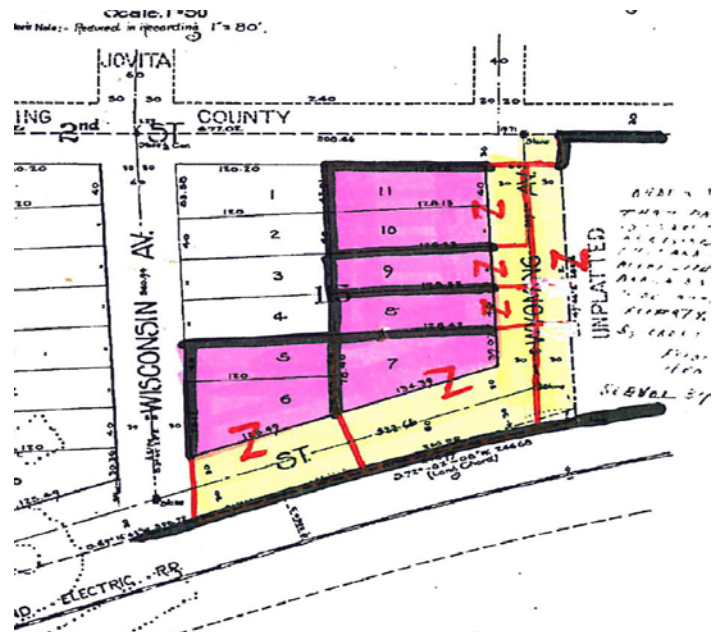


ROW to the left side – Looking from County Line Road



County Line Road – Row is situated on the left

SITE PLAT



SITE DATA AND ANALYSIS

The subject site consists of rights of ways that adjoins to the five different parcels. The following is a brief description of the site characteristics according to the available site plan and the site's plat map, as well as information on a physical inspection of the property.

Dimensions, shape & area of size:

The subject site collectively, as shown on the attached parcel map shown in the beginning of this report, is an irregular shape. Contained within the lot is a gross area of 31,850 square feet.

Topography, soil and sub-soil conditions:

The site is mostly flat. The reader should be aware the appraiser has not conducted nor had made available to him a soil survey or geological study.

Drainage: The land appears it naturally drains to the south.

Utilities & Services:

Electricity is available to the site.

Access: Access is rated average.

Exposure and View: Visibility of the subject property is generally average.

Manmade improvements (streets, curbs, walks): Public access is paved from the street level.

Proximity of hazards, nuisances and/or adverse environmental conditions: No apparent adverse environmental conditions were discovered other than wetlands. This valuation is subject to the site having no environmental contamination. The routine inspection of the subject and nearby area disclosed no unusual adverse conditions affecting the land, but no responsibility is accepted for the discovery of the hidden or unusual conditions. The General Underlying Assumptions at the beginning of the appraisal cover unapparent conditions of the property. Photographs at the beginning of the appraisal aid in visualizing the subject property.

Adjacent Properties: The subject property is surrounded by commercial and governmental services properties.

Easements and encroachments (effect on property):

No apparent adverse easements or encroachments are noted. The title report was not reviewed.

Zoning:

Designation/meaning: According to the Planning Department, the subject site is generally zoned Residential to the adjoining parcels.

IMPROVEMENTS DESCRIPTIONS AND ANALYSIS

The ROW is vacant.

HIGHEST AND BEST USE

Highest and best use is an important concept in real estate valuation as it represents the premise upon which value is based.

Definition and source: Highest and best use may be defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. The definition immediately preceding applies specifically to the highest and best use of land and/ or property.

AS THOUGH VACANT if Vacated:

The highest and best use of the site as though vacant appears to be for its development with general residential use as the current zoning allows.

AS IMPROVED:

The highest and best use of the site as improved appears to be a future extension from the existing residential use.

DAMAGES OR BENEFITS TO THE PROPERTY OWNERS AFTER ROW VACATION

In the typical government whole takings or partial takings, there are damages to the remainders or benefits to the remainder parcel. However, the proposed ROW vacation does not impact to the adjoining property owners in terms of any damages or benefits.

VALUATION METHODOLOGY

The purpose of the appraisal is to estimate the “as is” market value of the fee simple interest in the subject property as of the date of value. The property is appraised based upon current prevailing market conditions. In estimating the market value of a parcel of real estate, the motivations and anticipations of the typical purchaser for that type of property must be considered. The market value of a property is the most probable sales price of that property. Thus, the price is based on the typical buyer’s reaction to the various economic factors in the marketplace, including supply and demand affecting that particular type of property. The highest and best use is the basis for the valuation of the subject property. Additionally, surrounding land use patterns heavily influence the market’s perception of value in relation to the property.

Cost approach is not applicable in this appraisal.

The most common and accepted for valuing the vacant (as if) land is the Direct Sales Comparison Approach.

SALES COMPARISON APPROACH

The sales comparison approach is a technique used to estimate the value of a particular property by comparing it with properties that have sold recently. This approach is based on the principle of substitution, which states that a typical purchase would pay no more for a particular property than it would cost him to acquire a property that is equally desirable. This approach to value involves locating sales of comparable properties and then analyzing the sales in relation to the subject property.

The application of this approach produces an estimate of value of a property by comparing it with similar properties of the same type and class, which have been sold recently in the same or competitive market areas.

The appraiser performed two methods:

Vacant Land Sales Analysis

Improved SFR Sales Analysis with the assessed value allocated to the vacant land attributable to the land value

Vacant Land Sales Analysis

LAND SALES COMPARABLES DATA ANALYSIS FOR LAND VALUE ESTIMATE

<i>PROPERTY NO.</i>	<i>Subject</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>
LOCATION	near portion of 114th Ave E & 115th Ave E Edgewood	31 xx 100th Ave E Edgewood	214 117th Ave E Edgewood	xxxx 21st St Ct Edgewood Edgewood	10316 31st St E Edgewood
APN:		420094039	420035025	9770000206	420103042
S.F. LAND AREA	31,850	12,632	18,584	44,780	130,680
SALE DATE	NA	10/29/18	1/2/18	11/29/17	5/19/18
SALE PRICE	NA	\$40,000	\$150,000	\$215,000	\$400,000
\$ PER/SF	NA	\$3.17	\$8.07	\$4.80	\$3.06
Adjustments					
Property Rights		\$0	\$0	\$0	\$0
Financing		\$0	\$0	\$0	\$0
Condition of Sale		\$0	\$0	\$0	\$0
Market Condition		\$0	\$0	\$0	\$0
Adjusted Sales Price		\$40,000	\$150,000	\$215,000	\$400,000
\$ PER S.F. after Adjust		\$3.17	\$8.07	\$4.80	\$3.06
** - indicates superior, + indicates inferior					
Location		=	-	=	=
Size		=	=	=	+
Utilities		=	=	=	=
Overall Adjustment		Similar	Negative	Similar	Positive
Relative Ranking		2	4	1	3

Value Indication

\$6.00

PSF

Comments: The residential vacant land sales indicated a value range of \$3.06 PSF and \$8.07 PSF. I selected the land value indication at \$6.00 PSF for the subject's location.

Improved SFR Sales Analysis with the assessed value allocated to the vacant land attributable to the land value

LAND SALES COMPARABLES					
DATA ANALYSIS FOR LAND VALUE ESTIMATE					
Land Value Abstracted from Assessor's Data					
PROPERTY NO.	Subject	1	2	3	4
LOCATION	near portion of	708	411	422	418
	114th Ave E	119th Ave	106th Ave	106th Ave	104th Ave
	&	E	E	E	E
	115th Ave E				
	Edgewood	Edgewood	Edgewood	Edgewood	Edgewood
APN:		042002-2-043	499200-016-0	499200-005-0	042003-2-104
S.F. LAND AREA	31,850	13,504	11,550	13,695	9,583
SALE DATE	NA	2/23/18	3/7/18	4/26/18	12/19/17
Sale Price		\$445,000	\$425,000	\$337,000	\$355,000
Assessed Vale		\$323,600	\$277,500	\$293,500	\$293,200
% over Assessed Value		137.5%	153.2%	114.8%	121.1%
Assessed Land V		\$105,700	\$100,500	\$106,200	\$94,600
Indicated V \$/SF		\$145,354	\$153,919	\$121,940	\$114,540
\$ PER/SF	NA	\$10.76	\$13.33	\$8.90	\$11.95
	Value Indication		\$9.00		

Comments:

The above table shows the value range developed from the land value abstracted from Assessor's Data. The actual recent sales are utilized. The actual sales price versus the assessed value was derived to have a percentage ratio, then the indicated vacant land value was multiplied by the ratio.

The indicated the vacant land value in the range from \$8.90 to \$13.33 PSF.

I selected the land value at \$9.00 PSF.

Value Indication:

The appraiser performed two methods in the sales comparison approach:

Vacant Land Sales Analysis ----- \$6.00 PSF

Improved SFR Sales Analysis with the assessed value allocated to the vacant land attributable to the land value ----- \$9.00 PSF

Reconciling the two methods mentioned above, I formed the value opinion at \$7.00 PSF due to the utility accessibility to the adjoining parcels is better than the vacant land sales.

$$\text{\$7.00} \times 31,850 \text{ SF} = \text{\$223,000}$$

Value by Sales Comparison Approach \$223,000

FINAL VALUE CONCLUSIONS

The objective of this appraisal is to estimate the fair market value of the fee simple interest in the subject ROW Vacation parcels. In the preceding sections of this report, indications of value based upon two methods have been derived by analyzing data considered pertinent to each method and significant with respect to the property being appraised.

Reconciliation is the process of analyzing the relevance of the value indications, resulting in a final value estimate.

Sales comparison approach was used in estimating the market value of the subject property.

Sale Comparison Approach	\$223,000
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Conclusion

Based on the current market conditions as of the valuation date; without consideration to existing or proposed financing - i.e. on the basis of all cash to the seller; the market value of the fee simple estate in the subject property is estimated to be **\$223,000**.

CERTIFICATION OF VALUE

I certify that, to the best of our knowledge and belief:

- * The statements of fact obtained in this report are true and correct.
- * The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- * I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- * My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- * My analyses, opinions, and conclusions were developed, and this report has been prepared, in accordance with the appraisal standards and regulations by the Federal Deposit Insurance Corporation (FDIC), published in the Federal Register, Vol. 59, No. 108; Tuesday, June 7, 1994; Rules and Regulation; 12 CFR Part 323, pages 29482-29503, and appraisal regulations issued by the Office of the Comptroller of Currency (OCC) regarding the enactment of Title XI of the Federal Institution Reform, Recovery and Enforcement Act (FIRREA) of 1989 and the Uniform Standards of Professional Appraisal Practice and in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute and the American Society of Appraisers.
- * I have made a personal inspection of the property that is the subject of this report.
- * No one provided significant professional assistance to the persons signing this report.
- * I have not provided any professional appraisal service during the past three years for the subject Property.
- * The value estimates in this report were not based on a requested minimum valuation, a specific valuation, or for the approval of any local.
- * **COMPETENCY PROVISIONS**
I hereby attest that the writers of this report have attained a level of competency necessary to complete the assignment in a diligent manner, utilized all of the commonly recognized analysis techniques considered normal for a prudent evaluation effort. The readers are referred to the appraiser qualifications in the addendum section of the report for further confirmation of adequate technical training.
- * The American Society of Appraisers conducts a mandatory program of continuing education for its designated members. As of the date of this report, Mr. Hahn has completed the education requirements of the continuing education program of the American Society of Appraisers. Mr. Hahn is currently certified under the mandatory program.

David Hahn

David Hahn, ASA, CVA, MAFF, CM&AA, CCIM, MBA

Date: November 6, 2018

GENERAL UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal has been prepared subject to the following general assumptions and limiting conditions. They are critical to the analyses and conclusions contained in this report.

1. The valuation herein is the fee simple interest, and the subject property is appraised free and clear of any and all liens or encumbrances unless otherwise stated. Encumbrances considered in the valuation include, where applicable: real estate taxes, recorded easements and/or covenants, CC&R's, purchase options or sale agreements, signed leases, and unpaid bond debt.
2. It is assumed that any easements noted on the title report without specific locations will have no material effect on the normal use of any of the subject parcels.
3. Responsible ownership and competent property management are assumed.
4. Information furnished by others is believed to be reliable if it cannot be independently verified by the appraiser. However, no warranty is given for its accuracy.
5. No responsibility is assumed for the legal description or other matters involving legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
6. All engineering surveys are assumed to be correct. The plot plans and other illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the subject property, subsoil, or structures which would render it more or less valuable than other comparable properties. No responsibility is assumed for any such conditions or for professional engineering services which might be required to discover such facts. No soils or geologic reports were made available to provide further input in this area.
8. It is assumed that all customary public utilities for this property type and market are reasonably available to the subject property, unless otherwise stated.
9. It is assumed that the subject is in compliance with all applicable zoning use regulations and restrictions, unless otherwise stated. It is further assumed that any required governmental entitlements, licenses, certificates of occupancy, consents, etc., have been or can be obtained or renewed for any use upon which the value estimate in this report is based.
10. Any forecasts or projections contained in this report are the product of the analysis of current, historical, and anticipated market conditions and assume continuation of prevailing political, social, economic, and environmental conditions. Such factors and contingent forecasts and/or projections are subject to change.
11. It is assumed that any utilization of land and improvements is within the described legal boundaries of the subject property, and that there is no encroachment or trespass, unless otherwise noted.
12. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
13. The Americans With Disabilities Act (ADA) became effective in January 1992. The appraiser has not made a specific compliance survey or analysis of this property to determine whether it is in conformance with the various, detailed requirements of the ADA. The value estimate is predicated on the assumption that, except as identified by the appraiser, the subject improvements comply with the ADA. It is possible that a comprehensive compliance survey could reveal additional areas in which the property does not conform with one or more of the Act's requirements. If so, this could have a negative effect upon the market value or marketability of the property.

ADDENDUM

Qualifications of Appraiser

**Curriculum Vitae and Qualifications of:
DAVID HAHN, MAFF, CVA, ASA, CM&AA, CCIM, MBA**

Commercial Real Estate Appraisal and Business Valuation Services, Forensic Accounting, Forensic Economic Damages Evaluation, Forensic Financial Business Valuation Services For:

Economic Damages, Lost Profits, Business Interruption, Intellectual Property Damages, Matrimonial Family Law, Business Financial Valuation, Financial & Commercial Real Estate Settlement, Distressed Business Financial Valuation/ Bankruptcy Valuation, Personal Injuries, Forensic Real Estate

Office: 5806 119th Ave SE, Suite A250, Bellevue WA 98006

Phone: (425) 644-6200, Fax: 888-492-0776

VALUATION & FINANCIAL FORENSICS CREDENTIALS

WA State Certified General Real Estate Appraiser

Accredited Senior Appraiser (ASA) credential from the American Society of Appraisers

Master Analyst in Financial Forensics (MAFF) credential from

the National Association of Certified Valuation Analysts (NACVA)

Certified Valuation Analyst (CVA) business-valuation credential from the NACVA

Certified Merger & Acquisition Advisor (CM&AA)

Certificate in Exit Planning from the Exit Planning Institute

Certified Commercial-Investment Member (CCIM) credential from the Commercial-Investment Real Estate Institute

WA State Designated Real Estate Broker

PROFESSIONAL MEMBERSHIPS

Member of the American Academy of Economic and Financial Experts (AAEFE)

Member of the Association of Certified Fraud Examiners (ACFE)

Member of the American Bankruptcy Institute (ABI)

Member of the Association of Insolvency and Restructuring Advisors (AIRA)

Member of the Alliance of Merger & Acquisition Advisors (AM&AA)

EDUCATIONAL ACTIVITIES

Bachelor of Science from San Jose State University

Major in Industrial Technology/Computer Science and Minor in Business, May 1981

Master in Business Administration (MBA) degree from the University of Phoenix, 1983

UCLA Graduate School of Management, **Executive Management Program Certificate, 1995**

Topics of Organization & Management, Business Negotiations, Marketing Management, Business Strategy,

Managerial Economics & Accounting & Finance, Creativity & Problem Solving, Entrepreneurship

Doctorate Studies in Public Administration (1995-1998), University of Laverne, Laverne, California

PROFESSIONAL EDUCATIONS:

Successful completion of Courses sponsored by the **Appraisal Institute:**

All courses leading to MAI designation

MAI designation from 1997-2002

Successful completion of Professional courses, each course - 40 clock hours, through

the **Commercial- Investment Real Estate Institute**

Fundamentals of Real Estate Investment and Taxation - 40 classroom hours

Fundamentals of Location and Market Analysis - 40 classroom hours

Decision Analysis for Commercial Real Estate - 40 classroom hours

Marketing Techniques for Leasing and Selling Commercial Property - 40 classroom hours

The Impact of Human Behavior on Commercial Investment Decision Making - 40 classroom hours

Exchanging Commercial Investment Real Estate - 16 classroom hours

Train the Trainers (Instructor's training) - 16 classroom hours

Marketing and Managing Troubled Assets - 24 classroom hours

Successful completion of Professional courses through the Building Owner and Manager's Institute (**BOMI**)

Design, Operation, and Maintenance of Building Systems, Part I – 32 classroom hours

Appraisal Courses through the **International Right of Way Association:**

Course 401: The appraisal of Partial Acquisitions - 40 classroom hours

Appraisal Seminars through the **International Association of Assessing Officers:**

Hotel & Motel Mass Appraisals

Public Utilities Valuations under Deregulation Environments

Urban Land Institute (ULI) - Financing and Investing in Real Estate Projects – 12 hours

Forensic Financial & Business Valuations courses through the **National Association of Certified Valuation Analysts (NACVA)**

(40 Hours) – Litigation Boot-camp for Financial Experts (Business Damages & Lost Profits)

(24 Hours) – Expert Witness Bootcamp for Valuation & Forensic Financial Damages Expert

(40 Hours) - Fundamentals, Techniques and Theory, Income and Asset Approaches, Fair Value,

Mergers and Acquisitions Special Valuation, Litigation, Market Approach

Passed Comprehensive Exam and Demonstration Valuation Report

(4 Hours) – Mergers & Acquisitions Workshop

Appraisal Courses and Seminars through the **American Society of Appraisers:**

BV201 - Business Valuation (27 Hours)

BV202 – Business Valuation – Income Approach (27 Hours)

BV204 (1998) – Advanced Business Valuation (27 Hours)

BV204 (2015) – Advanced Topics in Business Valuation (27 Hours)

BV302 - Special Topics in the Valuation of Intangible Assets (27 Hours)

ME204 – Machinery and Equipment Valuation – Advanced Topics and Report Writing (27 Hours)

Fair Value Workshop – Update (8 Hours)

Gift & Estate Tax Valuation – Update (8 Hours)

Valuations of Hotel Casinos, Casinos in Riverboats and Indian Reservations (16 Hours)

Distressed Business & Financial Reporting Courses through the **Association of Insolvency & Restructuring Advisors (AIRA)**

CDBV Part 1: Understanding Bankruptcy Code & How it Impacts Valuation of Distressed Businesses (24 hours)

CDBV Part 3: Application of Business Valuation Concepts to Bankruptcy and other Distressed Situations (27 hours)

CIRA Part 3: Accounting, Financial Reporting and Taxes (20 hours)

Certified Merger & Acquisition Advisor course (40 hours) from the Alliance of Merger & Acquisition Advisors,

Attended the 2015 Winter Conference for 20 hours CPE Continuing Education

University of Southern California, Public enterprise **cost/benefit analysis** graduate course

American Bankruptcy Institute (ABI) – Valuation 2010 Conference – 20 hours, Bankruptcy BootCamp 2010 – 8 hours

Valuation 2012 Conference – 20 hours, Bankruptcy BootCamp 2012 – 8 hours, Valuation 2014 Conference – 16 hours

Valuation 2015 Conference – 16 hours

FINANCIAL FORENSICS & VALUATION APPRAISAL EXPERIENCES

OCTOBER 1985 - PRESENT: Alpha Appraisal Consulting, Principal

Forensic Accounting & Valuation in connection with Matrimonial Settlement, corporations Business, Gifts & Estates,

Forensic Financial Valuations (Lost Profits, Business/Economic Damages, Intellectual Property (Patent, Trademark,

Copyright) Infringement, Fair Value Financial Reporting, M&A Advisory, Distressed Business Valuation, Partial Interests,

Goodwill Loss due to relocation, Intangible Value Allocation, Economic & Market Analysis, Feasibility Analysis

APPRAISAL/ECONOMICS TEACHING EXPERIENCES

Accredited Instructor from the State, taught the appraisal, business management, and investment subjects (total of 4,500 hours) since 1985.

OTHER EXPERIENCES

1983 – 1985: Lockheed Missiles & Space Company, Sunnyvale, CA, Software Engineer

1981 - 1983: Control Data Corporation, San Jose, CA, Systems Analyst

MILITARY SERVICE 1976 - 1979, U.S. ARMY, Data Control Specialist, honorable discharge

CREDENTIALS

Community College Instructor Credential (Valid for Life) in the subjects of Business & Industrial Management, Real Estate

CLIENTS Client of Alpha Appraisal Consulting Group include attorneys, accountants, public agencies, banks, insurance companies, and individuals



CITY OF EDGEWOOD NOTICE OF PUBLIC HEARING

**EDGEWOOD CITY COUNCIL
NOTICE OF PUBLIC HEARING
CONSIDERING THE PETITION FROM BRIAN T. & FAITH D.
HALL, MARIYA CHMYR, AND PAIGE A. ROPAC
(THE “HALL STREET VACATION PETITION”) FOR
THE VACATION OF A PORTION OF WYOMING AVENUE
(115th AVENUE EAST) AND 1st STREET (1st STREET EAST)**

NOTICE IS HEREBY GIVEN that the City of Edgewood City Council will conduct a Public Hearing at Edgewood City Hall, 2224 104th Avenue East, Edgewood, Washington, commencing at approximately 7:00 p.m., on Tuesday, November 13, 2018 to consider a proposed vacation of a portion of Wyoming Avenue (115th Ave. E.) and 1st Street (1st St. E.) legally described as:

That portion of Wyoming Avenue (also known as 115th Avenue East or 14th Street Northeast) and 1st Street (also known as 72nd Avenue Northeast or 1st Street East) lying South of the Easterly extension of the Northerly line of Lot 11, Block 113 and lying East of the Southerly extension of the Westerly line of Lot 6, Block 113, TOWNSITE OF JOVITA, according to the plat thereof, recorded in Volume 10 of Plats, Page 35, in Pierce County, Washington.

Contains: Approximately 31,648 Square Feet, more or less.

The Vacation and Public Hearing will proceed in the manner described in Chapter 12.14 of the Edgewood Municipal Code (EMC); the area proposed for vacation is currently designated as public access.

Written comments may be submitted to the Clerk’s office at Edgewood City Hall, 2224 104th Avenue East, Edgewood, Washington, 98372 no later than 5:00 p.m. on November 13, 2018; otherwise, comments must be submitted at the hearing. A copy of the street vacation petition can be obtained for review at City Hall or by e-mailing the City Clerk at rachel@cityofedgewood.org.

DATED THIS 10TH DAY of OCTOBER, 2018

Posted: *Thursday, October 11, 2018*

Published in: *The Tacoma News Tribune: Friday, November 2, 2018*



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: PUBLIC HEARING - for various Edgewood Municipal Code (EMC) amendments pertaining to perceived density		Agenda Item #:		AB18-049
		For Agenda of:		November 13, 2018
		Department:		Comm. Dev.
		Prepared by:		Darren Groth
ATTACHMENTS (list): ☒ Draft Ordinance No. 18-0535				
Review of Materials:				
Mayor, Daryl Eidinger	☒	Expenditure Required:	<u> \$0 </u>	
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	<u> \$0 </u>	
City Attorney, Carol Morris	☒	Appropriation Required:	<u> \$0 </u>	
City Clerk, Rachel Pitzel	☒	Timeline: November 6: Intro Study Session November 13: Public Hearing November 20: Study Session November 27: Final Action		
Community Development Director, Darren Groth	☒			
Public Works, Jeremy Metzler	☒			
Fiscal Note/Consideration: N/A				
SUMMARY STATEMENT: After several agenda discussions, the Planning Commission discussed the option to remove the lot reduction provision for community septic systems. The Commission indicated they do not favor lot size reductions that provide an opportunity to given the appearance of increased density. The discussion resulted in the Commission providing a recommendation to staff to propose an amendment to the Edgewood Municipal Code (EMC) that eliminated the outright allowance of decreased lot sizes for a community septic system. The ability to utilize the RCD for residential zoning districts was approved in concept; however, the lot size reductions were not favored even with an RCD. As a result of the discussion on July 9, the drafted code amendment merely suggests the inclusion of single-family residential districts with the allowed zoning districts for an RCD and also proposes to eliminate the lot size reduction provision for a community septic system. These two proposed amendments revise EMC Sections 18.50.035 and 18.80.040, respectively. In addition, this agenda item includes a modification to the EMC regarding the rounding of fractional density. On May 6, 2016, the Community Development Department issues an Administrative Interpretation in response to a request made by Larson and Associates for clarification on the rounding of fractional density when calculating total dwelling units allowed per EMC Section 18.90.040. The May 2016 Administrative Interpretation concluded with the recommendation that the City should interpret the total dwelling units allowed by rounding fractions to the nearest whole number. Less than 0.5 shall be rounded down and greater than or equal to 0.5 shall be rounded up. The interpretation also included a note indicating the City shall bring a minor code change forward to the Planning Commission to codify this information. The proposed code amendment in 2016 was to add two new paragraphs to EMC Section 18.90.040. This proposal was sent to the Department of Commerce on May 17, 2016. In addition, the May 16, 2016 Planning Commission minutes reflect Item 5 as a minor code update for density rounding that was passed unanimously as a recommendation to City Council for a permanent code update.				
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: On October 8, 2018, the Planning Commission recommended APPROVAL of the proposed changes pertaining to perceived density.				
RECOMMENDED ACTION: Hold a public hearing regarding proposed revisions to Edgewood Municipal Code (EMC) Sections 18.50.035, 18.80.040, and 18.90.040.				

ORDINANCE NO. 18-0535

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON, RELATING TO LAND USE AND ZONING, AMENDING THE DENSITY AND ROUNDING CALCULATIONS IN SINGLE FAMILY ZONES, ELIMINATING THE MINIMUM LOT SIZES IN SINGLE FAMILY ZONES WITH COMMUNITY ON-SITE SYSTEMS, AMENDING THE STANDARDS FOR RESIDENTIAL CLUSTER DEVELOPMENTS IN VARIOUS ZONING DISTRICTS, AND AMENDING EDGEWOOD MUNICIPAL CODE (EMC) SECTIONS 18.50.035, 18.80.040, AND 18.90.040; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Edgewood Municipal Code (EMC) Title 18 – Development Standards, regulates development standards in the City of Edgewood; and

WHEREAS, the City Council approved Ordinance 06-0278 and Ordinance 07-0287 to allow clustering of development in Residential Cluster Developments (RCD) to protect environmentally sensitive areas and create and preserve open space; and

WHEREAS, the RCD ordinance did not initially allow cluster developments in the Single-Family Low (SF2) and Single-Family Moderate (SF3) zoning districts; and

WHEREAS, the City desires to allow RCD developments in all single-family zones as long as the cluster development meets the same density requirements as all other development in that zone; and

WHEREAS, the City desires to eliminate the minimum developable lot sizes with community on-site septic system in single family zones and to require that the net buildable area for RCD or any other development shall conform to the standard minimum lot size requirements for all new residential construction in Edgewood; and

WHEREAS, the City of Edgewood established minimum and maximum density requirements for each zoning district established in EMC Title 18; and

WHEREAS, the Council wishes to clarify that no administrative approval, rounding interpretation, or other manipulative calculation is permissible to circumvent the established minimum and maximum density requirements established in EMC Title 18; and

WHEREAS, an Environmental Checklist for a non-project action was prepared under the State Environmental Policy Act (RCW Chapter 43.21.C), pursuant to Washington Administrative Code Chapter 197-11, and a determination of Non-Significance (“DNS”) was issued on the 29th day of October, 2018; and

WHEREAS, in accordance with RCW 36.70A.106 and WAC 365-196-630, a notice of intent to adopt the proposed new development regulations was sent on October 23, 2018 to the State of Washington Department of Commerce and other state agencies to allow for a 60-day review and comment period, which ended prior to adoption of this ordinance; and

WHEREAS, the Planning Commission held a Public Hearing to receive public testimony regarding the proposed code amendment at their October 8, 2018 meeting; and

WHEREAS, after the public hearing, the Planning Commission considered the evaluation criteria in EMC 18.60.220 for text amendments and voted 5-0 to recommend approval of the proposed code amendments; and

WHEREAS, the City Council considered this ordinance and the Planning Commission's recommendation during its regular City Council meeting of November 27, 2018; and

WHEREAS, the City Council finds that the proposed regulations satisfy the criteria in EMC 18.60.220 for text amendments;

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

Section 1. Edgewood Municipal Code (EMC) Section 18.50.035 is hereby amended to read as follows:

18.50.035 - Residential Cluster Development.

* * *

B. General Provisions.

1. A RCD may be approved for development containing residential uses located within the Single-Family Low (SF2); Single-Family Moderate (SF3); Single-Family High Five (SF5), Mixed Residential (MR1 and MR2), Mixed Use Residential (MUR), Commercial (C), and Town Center (TC) zoning districts.
2. The city or the owner of the subject land, or their authorized agent may initiate an application for a RCD.
3. The appropriate fee prescribed in Chapter 3.35 EMC shall accompany an application for a RCD.
4. A RCD application shall be submitted and reviewed pursuant to the requirements and procedures set forth in Chapter 18.40 EMC for a Process III hearing examiner action.

5. All principal and accessory uses authorized by the applicable zoning district shall be allowed within a RCD, subject to the following:

- a. Use/uses included in the RCD approval shall be exempt from requirements to obtain an administrative use permit or conditional use permit; and
- b. The exemption from the requirement for an administrative use permit or conditional use permit shall not prevent the hearing examiner from imposing conditions on specific uses within the RCD as a condition for approving the RCD; and
- c. Approval of a RCD shall not be construed as authorizing any primary or accessory use not allowed by the underlying zoning district.

6. If two or more zoning districts are located within the boundaries of the RCD, the following shall apply in determining the development that may be allowed:

- a. The portion of land in each zoning district shall be subject to the uses, density and development standards applicable to the underlying zoning district in which that portion of land is located; and
- b. The total development allowed within the RCD shall be the sum of development allowed for each portion of land located within each zoning district; and
- c. Use/uses included in the RCD approval may be located anywhere within the boundaries of the RCD and shall not be dependent on the boundaries of the underlying zoning district, unless the location of the use would adversely affect adjacent properties.

7. Scope of Approval.

- a. Approval of a RCD constitutes an overlay to the zoning district. Modifications to any provisions for minimum lot size, setbacks, number of stories, maximum square footage of the floor space and/or building footprints for residential uses, lot coverage and impervious surface coverage may be granted at the discretion of the approving authority.
- b. Approval of a RCD shall govern the design of the site to only those designs and standards that are specifically included as set forth in the approved site plan, and the underlying zoning district standards shall apply to all present and future uses not specifically addressed in the approved site plan.

C. Density and Dimensional Standards.

1. The maximum density of the underlying zoning district shall apply. Density is based on the net buildable area as prescribed in EMC 18.90.040.
2. The modifications to development standards allowed pursuant to subsection (B)(7)(a) of this section shall be subject to the following limitations:
 - a. The maximum building height shall be the same as that set forth in the underlying zoning district where the building is located and the provision in subsection (B)(6)(c) of this section shall not apply.
 - b. Each lot shall have a minimum net buildable area in accordance with EMC Section 18.80.040.E.2 or the following Table 1.

Table 1: Minimum Net Buildable Area Lot Size

Zoning District	Land Use Type	Net Buildable Area (square feet)
SF-5/MR-1	Single-Family Detached	5,000
	All Other Allowed Uses	3,000
MR-2	All Allowed Uses	3,000
MUR	Single-Family Detached	4,000
	All Other Allowed Uses	2,000
TC	All Allowed Uses	None
C	All Allowed Uses	None

- c. The following development standards shall be applied to the entire RCD rather than to individual lots:
 - i. Maximum impervious surface (not to include surface areas for roads, sidewalks, bicycle and pedestrian pathways, utilities such as stormwater and sewers, and similar infrastructure); and
 - ii. Maximum lot coverage (not to include structures that house utilities and similar infrastructure); and
 - iii. The minimum number of required off-street parking spaces.
- d. The setbacks of the underlying zoning district shall apply to the perimeter of the RCD, except when adjacent to single-family

zoned property where the minimum setback shall be 25 feet from all property lines abutting the single-family zoning district.

e. Buildings containing residential uses shall maintain a minimum 10-foot distance separation between the buildings as measured from the outdoor side of the exterior walls.

Section 2. Edgewood Municipal Code Section 18.80.040.E.2 is hereby amended to read as follows:

18.80.040 - Single-Family Residential zoning districts.

* * *

E. In addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Single-Family zoning districts:

1. The density for the Single-Family zoning districts is the number of dwelling units allowed per net buildable acre (dua) and shall be as follows:

	Maximum	Minimum
a. SF-2 zoning district:	2 dua	1 dua
b. SF-3 zoning district:	3 dua	1 dua
c. SF-5 zoning district:	5 dua	2.5 dua

2. Lot Size. The minimum net developable lot sizes for the Single-Family zoning districts shall be as follows:

	Minimum	Minimum-with Community On-Site System
a. SF-2 zoning district:	18,500 square feet	12,950 square feet
b. SF-3 zoning district:	12,500 square feet	8,750 square feet
c. SF-5 zoning district:	6,500 square feet	4,450 square feet

* * *

Section 3. Edgewood Municipal Code Section 18.90.040 is hereby revised to read as follows:

18.90.040 - Density standards.

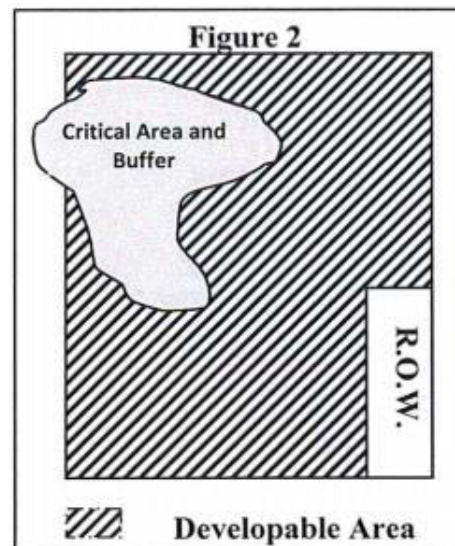
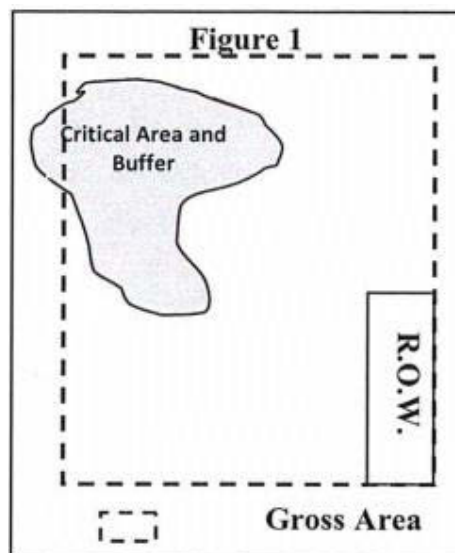
A. Gross area is the total area of the lot (see Figure 1 below).

B. The developable area is the area of a lot remaining after public and/or private rights-of-way and critical area/buffers are subtracted from the gross area (see Figure 2 below).

C. The maximum density for Single-Family zoning districts (SF-2, SF-3 and SF-5) is the maximum number of dwelling units allowed per net developable area of an acre, and is expressed as a ratio, i.e., one dwelling unit per net developable acre. Accessory dwelling units shall be excluded from the maximum number of allowable dwelling units. The minimum lot size does not determine maximum density.

D. The maximum density for all other zoning districts shall be based on the gross area minus any critical areas and associated buffers.

E. Density standards for the Single-Family Residential zoning districts shall fall within the ranges stated in EMC 18.80.040.E.1.



Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 5. Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL ON THE ___TH DAY OF _____, 2018.

Daryl Eiding, Mayor

ATTEST/AUTHENTICATED:

Rachel Pitzel, City Clerk

APPROVED AS TO FORM:

Carol Morris, City Attorney

Date of Publication:

Effective Date:



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: PUBLIC HEARING - Edgewood Municipal Code (EMC) amendments pertaining to Accessory Dwelling Units (ADU)		Agenda Item #:	AB18-050
		For Agenda of:	November 13, 2018
		Department:	Comm. Dev.
		Prepared by:	Darren Groth
ATTACHMENTS (list): ☒ Draft Ordinance No. 18-0536			
Review of Materials:			
Mayor, Daryl Eidinger	☒	Expenditure Required:	\$0
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	\$0
City Attorney, Carol Morris	☒	Appropriation Required:	\$0
City Clerk, Rachel Pitzel	☒	Timeline: November 6: Intro Study Session November 13: Public Hearing November 20: Study Session November 27: Final Action	
Community Development Director, Darren Groth	☒		
Public Works, Jeremy Metzler	☒		
Fiscal Note/Consideration: N/A			
SUMMARY STATEMENT: In 2016, City Council approved Ordinance No. 16-0469 to add Edgewood Municipal Code (EMC) Section 18.90.190 – Accessory Dwelling Units to establish development standards regulating Accessory Dwelling Units (ADU). Ordinance No. 16-0469 did not contain specific criteria that must be present to identify an attached ADU regulated under EMC Section 18.90.190 versus an edition or expansion of a single-family dwelling that does not trigger compliance with EMC Section 18.90.190. As a result, City staff has routinely answered questions regarding the need to direct customers to apply for an ADU permit when seeking to remodel or expand their single-family home. The proposed code amendment would add qualifying language to the EMC that proactively identifies which home improvements will trigger compliance with codified ADU requirements. To clearly outline the attached ADU criteria, staff will not be required to potentially surprise customers at the front counter with additional steps that are not currently included in the EMC. By adding paragraph C.4.f to EMC Section 18.90.190, which will read: “an attached ADU must utilize a private entrance; contain a bath, kitchen, and sleeping quarters; and provide fire separation from the main unit,” all of the criteria for an attached ADU will be included in the EMC.			
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: On October 8, 2018, the Planning Commission recommended APPROVAL of the proposed changes to EMC Section 18.90.190 by adding paragraph C.4.f.			
RECOMMENDED ACTION: Hold a public hearing regarding proposed revisions to Edgewood Municipal Code (EMC) Section 18.90.190.			

ORDINANCE NO. 18-0536

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON, RELATING TO LAND USE AND ZONING, ADDING NEW REQUIREMENTS FOR ATTACHED ACCESSORY DWELLING UNITS AMENDING EDGEWOOD MUNICIPAL CODE (EMC) SECTION 18.90.190; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Edgewood Municipal Code (EMC) Title 18 – Development Standards, regulates development standards in the City of Edgewood; and

WHEREAS, the City Council approved Ordinance 16-0469 to add EMC Section 18.90.190 – Accessory Dwelling Units to establish development standards regulating Accessory Dwelling Units (ADU); and

WHEREAS, Ordinance 16-0469 did not contain specific criteria that must be present to identify an attached ADU regulated under EMC Section 18.90.190 versus an edition or expansion of a single-family dwelling that does not trigger compliance with EMC Section 18.90.190; and

WHEREAS, without specific criteria for an attached ADU of this type, the City of Edgewood may limit development potential on property such as by classifying home improvements as accessory dwellings and impacting pervious lot coverage calculations that require additional parking; and

WHEREAS, the City’s SEPA Responsible Official has determined that this Ordinance is categorically exempt from SEPA under WAC Section 197-11-800(19) because it is a “text amendment resulting in no substantive changes respecting use and modification of the environment”; and

WHEREAS, in accordance with RCW 36.70A.106 and WAC 365-196-630, a notice of intent to adopt the proposed new development regulations was sent on October 23, 2018 to the State of Washington Department of Commerce and other state agencies to allow for a 60-day review and comment period, which ended prior to adoption of this ordinance; and

WHEREAS, the Planning Commission held a Public Hearing to receive public testimony regarding the proposed code amendment at their October 8, 2018 meeting; and

WHEREAS, after the public hearing, the Planning Commission considered the evaluation criteria for text amendments in EMC 18.60.220 and voted 5-0 to recommend approval of the proposed code amendments; and

WHEREAS, the City Council considered this ordinance and the Planning Commission’s recommendation during its regular City Council meeting of November 27, 2018; and

WHEREAS, the City Council finds that the proposed regulations satisfy the criteria in EMC 18.60.220; and

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

Section 1. EMC Section 18.90.190.C shall be amended to read as follows:

18.90.190 - Accessory dwelling units.

* * *

C. General Requirements. The creation of an ADU shall be subject to the following general requirements:

1. Number. One ADU shall be allowed per lot of record as an accessory use in conjunction with any detached single-family structure. ADUs shall not be counted in site net density calculations pursuant to EMC 18.90.040.
2. Type of Unit. An ADU shall be permitted as a second dwelling unit either attached to, or detached from, the primary residence.
3. Size. An ADU shall be no greater than 1,200 square feet (net square feet including only livable space) or 80 percent of primary residence size, whichever is less.
4. Design. Each ADU shall be architecturally consistent with the primary dwelling unit on site in the following ways:
 - a. Exterior finish materials shall visually match in color, texture, type, size and placement, the exterior finish materials of the primary dwelling.
 - b. The roof style shall match the predominant roof style of the primary dwelling.
 - c. New construction of a detached ADU or conversion of an existing detached structure to an ADU shall not be permitted within the required front, side, or rear yard setback. An exception to the required rear and side yard setback shall be allowed if the rear yard abuts an alley.
 - d. For detached ADUs, the building height of the ADU shall not be greater than the principal dwelling's building height.
 - e. An ADU shall have a permanent foundation.

f. An attached ADU must utilize a private entrance; contain a bath, kitchen and sleeping quarters; and provide fire separation from the main unit.

5. Utilities. The landowner shall be responsible for obtaining all necessary utility service for an ADU, including without limitation, water, sewer, electric, and phone service, in accordance with applicable rules, regulations, and policies.

6. Parking. One off-street parking space shall be required for the ADU in addition to off-street parking required for the principal dwelling pursuant to EMC 18.90.130, Parking.

* * *

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL ON THE __TH DAY OF _____, 2018.

Daryl Eiding, Mayor

ATTEST/AUTHENTICATED:

Rachel Pitzel, City Clerk

APPROVED AS TO FORM:

Carol Morris, City Attorney

Date of Publication:

Effective Date:



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: PUBLIC HEARING - Preliminary 2019 Budget		Agenda Item #:		AB18-051
		For Agenda of:		November 13, 2018
		Prepared by:		Dave Gray
ATTACHMENTS (list): None- Material will be presented at the Hearing				
Approval of Materials:				
Mayor, Daryl Eiding	☒	Expenditure Required:	N/A	
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	N/A	
City Attorney, Carol Morris	☒	Appropriation Required:	N/A	
City Clerk, Rachel Pitzel	☒	Timeline: Public Hearing 11/13/2018; Final Budget Public Hearing slated for 11/27/18 with action on 12/11/18		
Community Development Director, Darren Groth	☒			
Public Works, Jeremy Metzler	☒			
Fiscal Note/Consideration: This is the first opportunity for the public to engage in the formation of the 2019 budget. Council will review the specifics of the sustained revenue and expenditures to determine overall spending levels are within their parameters for appropriation. One time revenues and expenditures for providing City services to the public and the cost thereof will also be review and discussed. Council's direction will allow staff to formalize the capital budget for presentation in the November 20th study session, which is dependent to a large degree on the expense budget capital maintenance expenditures discussed this meeting. On November 27th, the final revenue, expenditure and capital budget will be presented for review by the Council and input from the public in the second public hearing. Council will have an opportunity to direct any changes to the final proposed budget in the December 4th study session, which will be made prior to final review and action at the December 11th regular council meeting. The fiscal impact will be defined by fund in the 2019 budget ordinance at that time.				
SUMMARY STATEMENT: The City of Edgewood Council budget process starts with a review of estimated prior year ending fund balances combined with new revenue forecasts to predict total available funding sources for operations and infrastructure preservation/capital improvement. Second, we review staffing levels, salary commission recommendations on the salary schedule and the total cost of compensation of labor (Labor Model). At this meeting, before the public, we discuss the total sources and uses for all operating & capital expenditures, using our "Waterfall" model. This model is a dynamic spreadsheet model that allows Council the ability to ask "if/then" questions and see the impact on fund balances due to sources and uses changes. The goal is to give staff and the Mayor direction to complete the preliminary budget and present it both for public review and input and to move the process toward the goal of a Final Budget for Council Action and the Budget Ordinance appropriating funds for the upcoming Fiscal Year.				
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: N/A				
RECOMMENDED ACTION: None. The City Council is required by law to hold the public hearing on the preliminary and final budget.				



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Proposed 2019 Property Tax Levy		Agenda Item #:		AB18-0537
		For Agenda of:		November 13, 2018
		Prepared by:		Dave Gray
ATTACHMENTS (list): ☒ Ordinance No. 18-0537 2019 Property Tax Levy ☒ 2019 Property Tax Levy Worksheets				
Approval of Materials:				
Mayor, Daryl Eidinger	☒	Expenditure Required:	NA	
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	\$1,796,735.02	
City Attorney, Carol Morris	☒	Appropriation Required:	NA	
City Clerk, Rachel Pitzel	☒	Timeline: Public Hearing & Council Action 11/13/2018, Statutory Deadline for submittal is 11/30/2018.		
Community Development Director, Darren Groth	☒			
Public Works, Jeremy Metzler	☒			
Fiscal Note/Consideration: The 2019 Property Tax Levy, the 1 st leg of the City's three leg sustained revenue stream, is set at \$1,706,135.38. This is an increase of \$15,829.25 over the 2018 Levy of \$1,690,306.13. The increase represents a percentage increase of .936472% (less than 1%). For a property value of \$300,000 the increase represents a higher property tax bill of about \$2.81 for the year (\$300,000/1000*.00936472). The fiscal budget shows a total estimate for property tax collection in 2019 of \$1,796,735.02. The larger amount is due to new construction of \$85,767.40, which is paid by those 2018 newly constructed properties coming onto the 2019 tax roll, at the 2018 tax rate, and from a combination of State Owned Properties and an increase in collections for 2019 due to 2018 refunds, the total of which is \$4,832.24 (\$1,706,135.38+\$85,767.40+\$4,832.24).				
SUMMARY STATEMENT: As stated in the Public Hearing held earlier this evening, annually the City Council considers setting the property tax levy (a fixed dollar amount to be collected) for the coming fiscal year. 2018 valuations will be collected in 2019 at a millage rate set after a public hearing, generally on the same night. By law (RCW 85.55.005), the City is restricted as to how much the increase, without a vote of the public, can be. That restriction is generally held to 1% of the previous total property tax collection from the prior year. The actual test is two tiered and a bit more complex, as outlined in the RCW 85.55.005) In 2019 the increase is less than one percent (1%) because of refunds, mostly due to tax appeals granted for the 2018 collection year, that affect the test for the current year. In addition to the regular levy, the City receives property tax revenue in 2019 generated from 2018 New Construction coming onto the tax roll. The City also receives an increase for those previously mentioned 2018 refunds, as they "held down" the amount the City was able to levy in 2018, calculated on the 2017 levy worksheet.				
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: N/A				
RECOMMENDED ACTION: MOTION to adopt Ordinance 18-0537, setting the Property Tax Levy for Fiscal Year 2019.				
ALTERNATIVES TO RECOMMENDED ACTION: 1) Do not adopt 2) Forward to Study Session for further review				

ORDINANCE NO. 18-0537

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF EDGEWOOD, WASHINGTON, SETTING
THE PROPERTY TAX LEVY FOR FISCAL YEAR 2019**

WHEREAS, the City of Edgewood attests that the City's population is 10,990; and

WHEREAS, the City Council of the City of Edgewood has properly given notice of a public hearing on revenue sources for the City's following year's current expense budget, held on November 13, 2018. The hearing included the City's consideration of possible increases in property tax revenues for fiscal year 2019, pursuant to RCW 84.55.120; and

WHEREAS, the City of Edgewood's highest lawful levy amount since 1985 was \$1,689,242.95; and

WHEREAS, the City of Edgewood's actual levy amount from the previous year was \$1,690,306.13;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Property Tax Levy. An increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2019 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be \$15,829.25 which is a percentage increase of .936472% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Section 2. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 3. Certified Copies To Be Filed. Pursuant to RCW 84.52.020, the City Clerk is hereby directed to file certified copies of this Ordinance with the appropriate Pierce County authorities.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after publication in the City's official newspaper.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after publication in the City's official newspaper.

ADOPTED BY THE CITY COUNCIL ON THE 13TH DAY OF NOVEMBER, 2018.

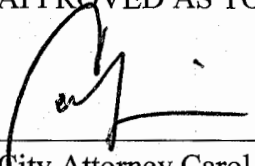
SIGNED BY:

Mayor Daryl Eiding

ATTEST/AUTHENTICATED:

City Clerk Rachel Pitzel, CMC

APPROVED AS TO FORM:



City Attorney Carol Morris

Date of Publication: 11/15/18

Effective Date: 11/20/18



Levy Certification

Submit this document to the county legislative authority on or before November 30 of the year preceding the year in which the levy amounts are to be collected and forward a copy to the assessor.

In accordance with RCW 84.52.020, I, Rachel Pitzel,
(Name)

City Clerk, for Edgewood, do hereby certify to
(Title) (District Name)

the Pierce County legislative authority that the Council
(Name of County) (Commissioners, Council, Board, etc.)

of said district requests that the following levy amounts be collected in 2019 as provided in the district's
(Year of Collection)

budget, which was adopted following a public hearing held on 11/13/18:
(Date of Public Hearing)

Regular Levy: \$1,791,902.78
(State the **total** dollar amount to be levied)

Excess Levy: _____
(State the **total** dollar amount to be levied)

Refund Levy: \$4,832.24
(State the **total** dollar amount to be levied)

Signature: _____

Date: 11/14/18

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.



Office of the Assessor-Treasurer

2401 South 35th Street, Room 142
Tacoma, Washington 98409-7498
(253) 798-6111 • FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

Mike Lonergan
Assessor-Treasurer

MEMORANDUM

DATE: September 14, 2018
TO: Pierce County Taxing Districts
FROM: Mike Lonergan, Assessor-Treasurer
RE: Preliminary Certification of Assessed Values/Levy Limit Factor

Enclosed is the Preliminary Certification of Assessed Values for your taxing district. These values include last year's State Assessed Property Values.

For budget preparation assistance to applicable districts, Levy limit factor worksheets, court ordered refund information, and sample ordinance/resolutions are included. The amount of the prior year's additional revenue from increase in state assessed property listed on the preliminary values memo may be added to the levy limit calculation for estimating budget purposes.

Submit original ad valorem Budget / Levy Certifications & an approved Ordinance or Resolution no later than November 30th:

Pierce County Council
Attention: Clerk, Rm. 1046
County City Building
930 Tacoma Ave. S
Tacoma, WA 98402

And a copy to:
Pierce County Assessor-Treasurer
Attention: Levy Dept.
2401 S. 35th St. Rm. 142
Tacoma, WA 98409

(Failure to submit a budget request & the district's Resolution/Ordinance may adversely affect next year's Levy collection)

Preliminary Values Are Subject to Change.

Districts will receive **Final** values in December.

Amended Levy Certifications may be submitted to the Pierce County Council & Pierce County Assessor-Treasurer after final values have been calculated.

The district's Ordinance/Resolution **must** identify these three components.

- The **dollar amount of the previous year's levy**. The actual levy received, including refunds.
- The **dollar amount of increase** reflects the difference between the previous year's actual levy and the 1% growth of the highest lawful levy, or a lesser amount if banking levy capacity.
- The **percent of increase** equals the change over the prior year's actual levy plus the dollar amount of increase equal to the district's highest lawful levy for this year, or a lesser amount if banking levy capacity.

The sample Ordinance/Resolution enclosed provides the amounts for districts wishing to request their highest lawful levy.

See reverse for answers to frequently asked questions.

The Ordinance/Resolution must contain three amounts; last year's actual levy, the dollar amount & percent of increase needed for the following year. The intent of the district must be clear in the Ordinance/Resolution.

- **The simple act of passing an Ordinance/Resolution allows a district to increase the Highest Lawful levy by the lesser of 1% or the IPD, depending on the size of the district.**
- **The increase authorized in the document identifies how much of that increase is required for the next year's budget needs.**

1. *The act of passing a resolution/ordinance allows the Limit Factor increase (lesser of 1% or the IPD) to the highest lawful levy.*
2. *The authorized percent and dollar amount stated increase over the prior year's actual, Certified levy request.*

Contact Kim Fleshman for questions (253) 798-7114, kim.fleshman@piercecountywa.gov



Pierce County

Mike Lonergan, Assessor-Treasurer

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

September 14, 2018

OFFICIAL NOTIFICATION TO: EDGEWOOD

RE: 2018 PRELIMINARY ASSESSED VALUES

FOR REGULAR LEVY

Total Taxable Regular Value (includes prior yrs. State assessed utility value)	1,808,726,000
Highest lawful regular levy amount since 1985	1,689,242.95
Last year's actual levy amount (including refunds)	1,690,306.13
Additional revenue from current year's NC&I	85,767.40
Additional revenue from annexations (RCW 84.55)	15,829.25
Additional revenue from administrative refunds (RCW 84.69)	4,832.24
<i>No additional revenue from administrative refunds will be allowed if you are limited by your statutory rate limit.</i>	
Last year's additional revenue from increase in state-assessed property	4,693.13

① LINED = 1,791,902.78 +

AFTER LATE DECEMBER
REVISION (STATE PROPERTY)

2019
2018 INCREASE ②

FOR EXCESS LEVY

Taxable Value (includes prior yrs. State assessed utility value)	1,794,941,754
Timber Assessed Value	-
Total Taxable Excess Value	1,794,941,754

2018 New Construction and Improvement Value 78,976,256

If you need assistance or have any questions regarding this information, please contact Kim Fleshman
253.798.7114 kfleshm@co.pierce.wa.us.



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TAX LEVY LIMIT 2018 FOR 2019

EDGEWOOD

> 10,000

REGULAR TAX LEVY LIMIT:

A. Highest regular tax which could have been lawfully levied beginning with the 1985 levy [refund levy not included] times limit factor (as defined in RCW 84.55.005).

B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).

C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).

D. **REGULAR PROPERTY TAX LIMIT (A + B + C)**

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.

F. Annexed area's current assessed value including new construction and improvements times rate found in E above.

G. **NEW LEVY LIMIT FOR ANNEXATION (D + F)**

LEVY FOR REFUNDS:

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)

I. **TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G,or H)**

J. Amount of levy under statutory rate limitation.

K. **LESSER OF I OR J**

	2017	
	1,689,242.95	
	1.01	
The 101 %	1,706,135.38	+
	78,976,256	
New construction	1.085989681037	
	85,767.40	+
	24,581,351	
	24,581,351	
	0.00	
	1.085989681037	+
	0.00	
Regular Levy =	1,791,902.78	(A) +
	1,791,902.78	
	1,808,726,000	
	0.990698855749	
	0.00	
New Reg. Levy Rate =	0.990698855749	
	0.00	
	1,791,902.78	
	1,791,902.78	
	4,832.24	+
	1,796,735.02	
Refunds	1,796,735.02	
To be collected. 2019 Rev.	1,796,735.02	=
	1,808,726,000	
	1.600000000000	
	2,893,961.60	
	1,796,735.02	
	0.993370482076	



**CITY OF EDGEWOOD
REGULAR COUNCIL MEETING SUMMARY**

October 23, 2018 – 7:00 p.m. ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Mayor Eidinger called the meeting to order at 7:00pm. Councilmember West led attendees in the Pledge of Allegiance.

ROLL CALL

Present: Mayor Daryl Eidinger, Councilmember John C. West, Councilmember Mark Creley, Deputy Mayor Tyron Christopherson, Councilmember Ryan Day, Councilmember Stephanie Hunter, Councilmember Nate Lowry. **Excused:** Councilmember Roseanne Tomin.

Staff Present: Assistant City Administrator Dave Gray, Communications Coordinator Jill Schwerzler-Herrera, Community Development Director Darren Groth, Public Works Director Jeremy Metzler, Police Chief Micah Lundborg, Carol Morris, City Attorney.

Additions/Deletions to the Agenda

There were no additions or deletions to the agenda.

2. AUDIENCE COMMENT

Mr. Roy Craig – Discussed encroachment on the right of way near his property, by his neighbor Troy Jackson.

3. MAYOR'S REPORT

Mayor Eidinger spoke about the following:

- Thanked Council for their participation in outreach events. He stated he was particularly excited about the recent turn out for the last movie, and asked folks to please circle their calendars for the next movie, The Incredibles 2, November 9th at 6:30pm.
- He noted the groundwork behind city hall was nearly wrapped up with only a couple of items left to complete the outside paving project. He also updated folks on the work on the downstairs, which would begin this week with a very short timeline for completion.
- He updated folks about news around the city, noting contractors are working hard to complete groundwork projects and make sure they have taken proper steps for erosion control with the impending weather changes. He also stated there would be some traffic disruption this week as paving work is being done on the Nicklaus project on 24th, and the County is doing paving work in the Valley on and around 90th.
- He explained that several staff members have been out for short training sessions over the last couple of weeks, to maintain and update proficiencies and to keep certifications current. He noted that Dave Gray, Rachel Pitzel and himself attended the annual mandatory training with WCIA, which is the city's insurer.

- He updated Council that an interview took place last week for the future OA3 position that Chief Lundborg has ask for, to improve our community presence, and allow for more officer time on the streets. He noted her start date would be determined by council action.

Public Works Director Metzler briefed on the following:

- Working to get county standard anti-littering signage installed at city entries
- Met with ATS to discuss the installation of the school zone cameras

Community Development Director Groth briefed on the following:

- Hired Evan Hietpas to fill the Planning Technician Position
- Washington's Housing Crisis Seminar

Assistant City Administrator Gray briefed on the following:

- The benefits of having a Public Works employee working Saturday

Chief Lundborg briefed on the following:

- New officer filling in temporarily on the night shift
- Community Academy update
- To raise awareness for men's health and money for the Juvenile Arthritis Foundation Chief Lundborg will be growing out his mustache for Movember.

4. CONSENT AGENDA

The consent agenda includes items that are routine in nature and are adopted by one motion. Should Council wish to discuss a consent agenda item, the item would be removed from the consent agenda and discussed under Council Business.

The following items are presented for Council approval:

- A. Regular City Council Meeting Minutes of October 9, 2018
- B. Study Session Meeting Minutes of October 16, 2018
- C. **AB18-047**, a motion approving September 2018 Budgeted Expenditures as follows: Deferred Compensations Program; Payroll Direct Deposit; Dept. of Retirement Systems; Dept. of Labor and Industry; IRS 941 ACHs; and AWC Employee Benefit Trust in the amount of \$68,318.98; and Vendor Check Numbers 23518 through 23542 with EFT Payments in the amount of \$280,487.92. Total distributions submitted for review & authorization in the amount of \$348,806.90

Motion: Amend October 16, 2018 minutes to read: "would like to see more signs posted starting at the bottom northbound and all the way to the top of the hill on 36th as reminders"

Moved by Councilmember Hunter, **Seconded by** Councilmember Creley.

Motion passed as amended (6-0).

5. COUNCIL BUSINESS

A. AB18-0532, a motion to adopt Ordinance No. 18-0532, relating to the City's Budget, adopting a Capital Improvement Plan for the Years 2019-2024.

Public Works Director Jeremy Metzler briefed on the agenda item.
A brief discussion ensued.

Motion: As Read, **Action:** Approve, **Moved by** Councilmember Nate Lowry, **Seconded by** Councilmember John C. West. **Motion passed as read (6-0).**

B. AB18-0533, a motion to adopt Ordinance No. 18-0533, amending the updates to the approved General Fund Budget, specifically General Fund Fee Revenue & Labor/Law Enforcement Expenditures.

Assistant City Administrator Dave Gray briefed on this agenda item.

Colleen Wise - Thanked council and staff for taking the time at the study session on October 16, 2018 to explain the city needs for the new positions.

Jason Ramirez - Thanked Assistant City Administrator Gray for his thorough presentation on staffing needs at the October 16, 2018 study session.

Motion: As Read, **Action:** Approved, **Moved by** Deputy Mayor Tyron Christopherson, **Seconded by** Councilmember John C. West. **Motion passed as read (6-0).**

6. COUNCIL COMMENTS

Mayor Eidinger reminded attendees the Pierce County Council was currently meeting at Dacca Barn in Fife in case folks wanted to head down and sit in.

Councilmember West inquired about adding the public inquiry process to a future study session agenda.

Councilmember Day spoke about the importance of seeing metrics in relation to the city's hiring needs.

Councilmember Lowry discussed the topics of the Pierce County Regional Council (PCRC) meeting he attended.

7. EXECUTIVE SESSION

Mayor Eidinger asked City Attorney Carol Morris if there was an executive session.

City Attorney Morris stated there would be an Executive Session pursuant to RCW 42.30.110(1)(i) pending litigation. The Executive Session will last approximately 15 minutes.

Mayor Eidinger recessed the meeting to Executive Session at 7:37pm for 15 minutes.

Mayor Eidinger called the meeting back to order at 7:47pm.

8.ADJOURN

Mayor Eidinger adjourned the meeting at 7:48 pm.

Jill S. Herrera, Communications Coordinator

Daryl Eidinger, Mayor



CITY OF EDGEWOOD COUNCIL STUDY SESSION SUMMARY

October 30, 2018 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Mayor Eidinger called the meeting to order at 7:00pm and Deputy Mayor Christopherson led attendees in the Pledge of Allegiance.

ROLL CALL

Present: Mayor Daryl Eidinger, Councilmember John C. West, Councilmember Mark Creley, Deputy Mayor Tyron Christopherson, Councilmember Ryan Day, Councilmember Roseanne Tomin, Councilmember Nate Lowry. **Excused:** Councilmember Stephanie Hunter.

Staff Present: Assistant City Administrator Dave Gray, City Clerk Rachel Pitzel, Community Development Director Darren Groth, Jeremy Metzler Public Works Director, Police Chief Micah Lundborg, City Attorney, Carol Morris.

2. COUNCIL BUSINESS

A. Discussion – City of Edgewood Parks

Public Works Director Metzler introduced Brian Levenhagen who introduced the PRAB members in attendance that evening.

Mr. Levenhagen presented council with a PowerPoint presentation that discussed the following:

- Why Invest in Parks
- 7 in 10 Americans go to their local park
- 83% of Americans personally benefit from local parks
- 4 in 5 agree that local parks are worth the tax dollars spent on them
- Parks in Edgewood are Economic Contributors
- Investing in Edgewood's Health and Wellness
- Social Equity and creating community in Edgewood
- How do we compare to other cities
- Timeline of the effort to build a Community Park for Edgewood
- Accomplishes 2015 Edgewood Park, Recreation and Open Space Plan and Edgewood Comprehensive Plan Goals
- Why Build this Park
- Why Build this Park now
- Edgewood community Park: Phase I (Presentation from Grant)
- Where are we at right now
- Project Agreement
- Maintenance
- Proposed Timeline Moving Forward
- Decisions to be made
- Quote of the "For Statement" in the 2008 PC voters Pamphlet of those in support of the bond measure to build the park

Discussion between Mr. Levenhagen, Staff and Council took place regarding:

- Park Impact Fees,
- Parking Spaces within the Parking Lot,
- Septic and Drain Field,
- Sewer Extension Costs,
- Bond Measure to Finish the Park all at once,
- Difference in Public Support and Public Usage in a Bigger Park vs. Smaller Parks,
- Phases of the Park and the Costs.

3. OTHER COUNCIL ISSUES

Mayor Eidinger asked if Council had a chance to look at the Future Agendas List and noted with work being pushed out to allow Council to work on the Utility Tax and then just recently the budget, there is extensive work that needs to be done. He asked Council if they minded longer meetings to power through the work or if they would they like to add additional meetings.

Council consensus was to have longer meetings to get through the work.

Councilmember Creley asked to add the hiring process policy to the Nov. 6th study session.

City Attorney handed out a memo that would be discussed at the next meeting during the executive session.

4. ADJOURN

Mayor Eidinger adjourned the meeting at 7:50pm.

Rachel Pitzel, City Clerk

Daryl Eidinger, Mayor



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION SUMMARY**

November 6, 2018 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Mayor Eiding called the meeting to order at 7:00pm and led attendees in the Pledge of Allegiance.

ROLL CALL

Present: Mayor Daryl Eiding, Councilmember John C. West, Councilmember Mark Creley, Councilmember Ryan Day, Councilmember Stephanie Hunter, Councilmember Roseanne Tomy, Councilmember Nate Lowry. **Excused:** Deputy Mayor Tyron Christopherson.

Staff Present: Assistant City Administrator Dave Gray, City Clerk Rachel Pitzel, Community Development Director Darren Groth, Jeremy Metzler Public Works Director, Police Chief Micah Lundborg, City Attorney, Carol Morris, Senior Planner, Kristin Moerler.

2. COUNCIL BUSINESS

A. Discussion – Development Review

Senior Planner Kristin Moerler discussed the September totals regarding permits issued, inspection total amounts, and applications received and issued. She discussed the permit and project activity map, and permit activity recap report.

Discussion took place regarding trending in the applications received and issued and the ebb and flow of what months are more productive regarding issuance.

Community Development Director Groth discussed Economic Development and noted that Buxton looked at Trader Joes in Washington and gave the comparison of locations that they look for, and based off that it appears Edgewood isn't in their target market.

He discussed the International Council of Shopping Centers (ICSC) which helps cultivate relationships with different builders and companies interested in different areas.

Mr. Groth inquired about the Economic Development Advisory Board. He asked Council if they wanted to seat the board with the four current members.

Discussion followed between staff and the Council.

Council action: Council recommended staff move forward with sending out the Buxton letters, and seating the Economic Development Advisory Board as is, setting a time for them to meet in December, and then schedule a joint meeting between them and Council sometime in January. Mayor Eiding noted to add the additional applicant on the next study session schedule for an interview to help fill one of the other vacant seats.

B. Review / Discussion – Perceived Density Code Amendments

Community Development Director Darren Groth briefed Council on this agenda item.

He explained the city currently allows for Residential Cluster Developments but does not extend to all of our zoning districts. He then detailed the changes made for the zoning districts and the community septic systems. He noted there is a public hearing scheduled for next week's regular council meeting on November 13th to discuss this item further.

C. Review / Discussion – ADU Code Amendments

Community Development Director Darren Groth briefed Council on this agenda item. He noted the Planning Commission approved changes to the proposed code amendments regarding ADUs, and what it means to qualify as an ADU. The amendment clarifies to anyone doing a home remodel or expansion letting folks know when they cross the line from being an expansion to an ADU.

Council action: Council recommended staff move forward and Mr. Groth noted there would be public hearing for this item at next week's regular council meeting as well.

D. Review / Discussion – Sign Code Ordinance (Model Code to Planning Commission)

Community Development Director Darren Groth briefed Council on this agenda item.

Mr. Groth referred to the proposed model sign code, asking if Council could refer it to the Planning Commission to get it on their upcoming agenda. He then asked how Council would like to fill in the model code, with the easiest option being to pull forward relevant code sections from our current sign requirements, and plugging them in for the Planning Commission to review. He noted that way they can fill it in while identifying changes for future code amendments. He noted the other more time consuming option, would be to have the Planning Commission review several details such as height and setbacks.

Council action: Council recommended staff to bring the model code to Planning Commission regarding the Sign Code and to use the current standard to move forward to become legal as soon as possible.

E. Review / Discussion – Hall Street Vacation (Wyoming Avenue)

Public Works Director Jeremy Metzler briefed Council on this agenda item and noted this is the street vacation Council passed a resolution on last week that set the public hearing at next week's regular council meeting.

Public Works Director Metzler referred to the staff report and appraisal including his recommendation for compensation if the vacation were to proceed. A hearing will be held next week allowing for public comment, and then it will come back at the next study session with an ordinance to go over the details.

Discussion followed between staff and the Council.

F. Review / Discussion – Proposed 2019 Property Tax

Assistant City Administrator Dave Gray briefed Council on this agenda item.

He went over the breakdown of a 1% increase in property taxes and his recommendation not to bank them. He noted this will come forward to the next regular council meeting as a public hearing and then placed under Council Business for action, as there is a timeframe on when this is due to the State.

Discussion followed between staff and the Council.

Motion: To extend Study Session past 9:00pm, **Action:** Approve, **Moved by** Councilmember Nate Lowry, **Seconded by** Councilmember Ryan Day. **Motion passed (6-0).**

G. Review / Discussion – Proposed 2019 Preliminary Budget

Assistant City Administrator Dave Gray briefed Council on this agenda item.

He discussed how the hiring of two new administrative support positions would assist in spreading out some of the staff's workload.

Mr. Gray inquired how conservative Council wanted to be when it came to forecasting budget revenues, and asked for direction from Council on how to move forward. He explained there would be an open public budget meeting at the next regular council meeting where the public could come forward with any questions or concerns regarding the preliminary budget.

H. Review / Discussion – Carrera Holdings Segregation

Asst. City Administrator Dave Gray briefed Council on this agenda item and explained the Arbors property was originally two large properties that were sold to Carrera Holdings. The lot line adjustment was completed, but it did not take care of the LID, he noted if folks were to look at the two title reports, it shows both parcels owe the entire LID, which is not the case.

He stated the segregation would fix that and put them all on the same LID payment schedule.

Council action: Council recommended staff to place this item on the consent agenda at next week's regular council meeting.

I. Discussion – Hiring Process

Councilmember Creley clarified he meant no disparagement or negativity towards staff. He further explained that his concerns were that personal recruitment had a potential to look like "The Good ol' Boy Club."

He noted concerns were that it could be used in the future to hire friends, as opposed to the most qualified person for the position, and since it's part of a hiring policy and Council is the policy makers, he would like there to be consideration on changing that portion of it.

Councilmember Day agreed stating it isn't a matter of impropriety, but more about how it may appear to those on the outside. He suggested removing the portion of the policy about internal referrals, or rewording it so the city can still get the quality of candidates needed, while protecting the interests of the city.

Councilmember Tomin agreed stating internal referrals should just be included with the public candidates.

Councilmember Lowry inquired as to the cost involved in interviewing multiple candidates, when we already have a favorable candidate in mind.

Mayor Eidinger touched on the staff time that goes in to panel interviews, the cost of having several staff members set aside several hours to interview multiple candidates.

Councilmember Hunter requested staff be more transparent in the hiring process. She explained bringing a position forward for Council to review, and give input on, and then forgetting to tell them you already had a person in mind, created a disconnect.

City Attorney Morris noted she spoke with two individuals involved in the hiring process at the City of Seattle and the Seattle Housing Authority and both stated they post their positions publicly, and review from that pool of candidates.

Discussion followed between staff and Council.

3. OTHER COUNCIL ISSUES

Mayor Eidinger asked for a volunteer to write the upcoming council highlights article for the Edgewood Magazine, and Councilmember Lowry agreed to do so.

Mayor Eiding explained a property owner is interested in donating 30 acres of non-buildable land.

Mayor Eiding also asked folks to join him for the Veterans Day Ceremony Sunday November 11, 11am at the Veterans Memorial in Triangle Park.

4. EXECUTIVE SESSION

Mayor Eiding asked City Attorney Carol Morris if there was an executive session.

City Attorney Morris stated there would be an Executive Session pursuant to RCW 42.30.110(1)(i) pending litigation. The Executive Session will last approximately 5 minutes.

Mayor Eiding recessed the meeting to Executive Session at 9:43pm for 5 minutes.

Mayor Eiding called the meeting back to order at 9:48pm.

5. ADJOURN

Mayor Eiding adjourned the meeting at 9:49pm.

Rachel Pitzel, City Clerk

Daryl Eiding, Mayor



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Claims and Payroll for November 2018		Agenda Bill #:		AB18-053
		For Agenda of:		November 13, 2018
		Prepared by:		Stephanie Goff
ATTACHMENTS (list): ☒ Claims Register ☒ Voucher Directory				
Approval of Materials:				
Mayor, Daryl Eidinger	☒	Expenditure Required:	\$0	
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	\$0	
City Attorney, Carol Morris	☒	Appropriation Required:	\$0	
City Clerk, Rachel Pitzel	☒	Timeline:		
Community Development Director, Darren Groth	☒			
Public Works, Jeremy Metzler	☒			
Fiscal Note/Consideration: N/A				
SUMMARY STATEMENT: Approving November 2018 Budgeted Expenditures as follows: Deferred Compensations Program; Payroll Direct Deposit; Dept. of Retirement Systems; Dept. of Labor and Industry; IRS 941 ACHs; and AWC Employee Benefit Trust in the amount of \$103,924.65; and Vendor Check Numbers 23543 through 23567 with EFT Payments in the amount of \$190,765.11. Total distributions submitted for review & authorization in the amount of \$294,689.76.				
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: N/A				
RECOMMENDED ACTION: Staff recommends that the City Council adopt the Claims and Payroll Expenditures as presented under the Consent Agenda.				
ALTERNATIVES TO RECOMMENDED ACTION: 1) Do not adopt 2) Forward to Study Session for further review				

Number	Name	Print Date	Amount
US Bank PAYROLL ACCOUNT DISTRIBUTION			
10607 Last Number Issued Previous Authorization			
<u>AWC EFT 10/31/18</u>	AWC Employee Benefit Trust	10/31/2018	\$30,554.24
<u>DCP EFT 10/31/18</u>	Deferred Compensation Program	10/31/2018	\$7,119.25
<u>Direct Deposit Run -</u>	Payroll Vendor	10/31/2018	\$47,284.76
<u>DRS EFT 10/31/18</u>	Dept of Retirement Systems	10/31/2018	\$11,459.09
<u>IRS 941 EFT 10/31/18</u>	IRS 941	10/31/2018	\$7,507.31
Total			\$103,924.65

Number	Name	Print Date	Amount
CLAIM VOUCHER ACCOUNT DISTRIBUTION			
23542 Last Number Issued Previous Authorization			
<u>23543</u>	A & R Services dba Angela Rojo	11/13/2018	\$835.00
<u>23544</u>	AHBL	11/13/2018	\$36,288.75
<u>23545</u>	Arctic Glacier USA, Inc.	11/13/2018	\$74.43
<u>23546</u>	Bunce Rental Inc.	11/13/2018	\$85.37
<u>23547</u>	Century Link	11/13/2018	\$243.88
<u>23548</u>	Cintas Corporation	11/13/2018	\$534.40
<u>23549</u>	City of Sumner	11/13/2018	\$2,908.92
<u>23550</u>	Code Publishing Inc.	11/13/2018	\$1,193.72
<u>23551</u>	Core & Main LP	11/13/2018	\$576.98
<u>23552</u>	Drain-Pro	11/13/2018	\$389.50
<u>23553</u>	Gray & Osborne, Inc	11/13/2018	\$21,413.51
<u>23554</u>	Greg Pile	11/13/2018	\$300.00
<u>23555</u>	McCarthy & Causseaux	11/13/2018	\$88.00
<u>23556</u>	Mike McClung Construction Co.	11/13/2018	\$101,645.16
<u>23557</u>	Office Depot	11/13/2018	\$170.88
<u>23558</u>	Olympic Embroidery	11/13/2018	\$472.06
<u>23559</u>	Pierce County Budget & Finance 2% Dist	11/13/2018	\$591.73
<u>23560</u>	Pierce County Budget & Finance Sheriff	11/13/2018	\$11,701.15
<u>23561</u>	Bartelson, Jennifer	11/13/2018	\$203.83
<u>23562</u>	Rick Pederson	11/13/2018	\$259.97
<u>23563</u>	Shope Concrete Products	11/13/2018	\$267.21
<u>23564</u>	Smarsh, Inc.	11/13/2018	\$262.30
<u>23565</u>	Summit Law Group	11/13/2018	\$821.50
<u>23566</u>	Utilities Underground Location Center	11/13/2018	\$147.06
<u>23567</u>	Wilbur-Ellis Company	11/13/2018	\$100.08
<u>Direct Pay Payment</u>	Northwest Landscape Services	11/13/2018	\$826.74
<u>Direct Pay Payment</u>	Quest Software Inc.	11/13/2018	\$1,236.10
<u>EFT Payment 11/9/2018</u>	Comcast	11/13/2018	\$101.33
<u>EFT Payment 11/9/2018</u>	Comcast Business	11/13/2018	\$872.18
<u>EFT Payment 11/9/2018</u>	McLendon Hardware-Blue Tarp Credit Services	11/13/2018	\$16.38
<u>EFT Payment 11/9/2018</u>	Mt. View-Edgewood Water Co.	11/13/2018	\$882.92
<u>EFT Payment 11/9/2018</u>	O'Reilly Auto Parts	11/13/2018	\$8.94
<u>EFT Payment 11/9/2018</u>	Puget Sound Energy	11/13/2018	\$4,125.67
<u>EFT Payment 11/9/2018</u>	Verizon Wireless	11/13/2018	\$751.29
<u>EFT Payment 11/9/2018</u>	Wells Fargo Vendor Fin Serv	11/13/2018	\$368.17

Total Claims Voucher Distribution	\$190,765.11
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Total Distribution Submitted for Review & Authorization	\$294,689.76
--	---------------------

Authorization Adjustments:	\$ -
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Total Distribution Net of Prior Authorized Adjustments	\$294,689.76
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Claims Voucher Approval: I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Edgewood, and that I am authorized to authenticate and certify to said claim.

Accounting Manager, Stephanie Goff

Mayor, Daryl Eidinger

Council Member



Voucher Directory

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Fiscal: : 2018 - November
Council Date: : All

Vendor	Number	Reference	Account Number	Description	Amount
A & R Services dba Angela Rojo					
	23543			2018 - November - 1st Council Meeting	
		460			
			November Services		
			001-018-000-518-30-41-01	Professional Services	\$835.00
				Monthly Janitorial Svs. for November 2018	
		Total 460			\$835.00
	Total 23543				\$835.00
Total A & R Services dba Angela Rojo					\$835.00
AHBL					
	23544			2018 - November - 1st Council Meeting	
		109687			
			8/26-9/25/18 Svcs-Prj 2180349.31		
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$13,193.75
				Comp Plan Amendment	
		Total 109687			\$13,193.75
		109977			
			8/26-9/25/18 Svcs-Prj 2180349.32		
			001-058-000-558-60-41-03	Prof. Services (Non-reimbursable)	\$23,095.00
				On-Site Staffing Services	
		Total 109977			\$23,095.00
	Total 23544				\$36,288.75
Total AHBL					\$36,288.75
Arctic Glacier USA, Inc.					
	23545			2018 - November - 1st Council Meeting	
		M610005740			
			October Purchases		
			001-076-000-576-80-32-01	Fuel	\$74.43
				Propane	
		Total M610005740			\$74.43
	Total 23545				\$74.43
Total Arctic Glacier USA, Inc.					\$74.43

Vendor	Number	Reference	Account Number	Description	Amount
Bunce Rental Inc.					
	23546			2018 - November - 1st Council Meeting	
		239285-2			
			October Rental		
			001-018-000-518-30-35-01	Small Tools/Minor Equip.	\$85.37
				Parking Lot Repair	
		Total 239285-2			\$85.37
	Total 23546				\$85.37
Total Bunce Rental Inc.					\$85.37
Century Link					
	23547			2018 - November - 1st Council Meeting	
		253-927-2018 680B 10/25-11/25/18			
			10/25-11/25/18 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	\$124.69
				Fax and Fire Alarm Line	
		Total 253-927-2018 680B 10/25-11/25/18			\$124.69
		253-952-3537 889B 10/22-11/22/18			
			10/22-11/22/18 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	\$119.19
				Elevator Alarm Line	
		Total 253-952-3537 889B 10/22-11/22/18			\$119.19
	Total 23547				\$243.88
Total Century Link					\$243.88
Cintas Corporation					
	23548			2018 - November - 1st Council Meeting	
		4010351768			
			10/1/18 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	\$104.70
				Uniforms	
		Total 4010351768			\$104.70
		4010637597			
			10/8/18 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	\$129.43
				Uniforms	
		Total 4010637597			\$129.43
		4010908808			
			10/15/18 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	\$100.09
				Uniforms	
		Total 4010908808			\$100.09
		4011194507			
			10/22/18 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	\$100.09

Vendor	Number	Reference	Account Number	Description	Amount
			Uniforms		
		Total 4011194507			\$100.09
		4011468339			
			10/29/18 Weekly Service		
			001-018-000-518-30-41-01	Professional Services	\$100.09
			Uniforms		
		Total 4011468339			\$100.09
	Total 23548				\$534.40
Total Cintas Corporation					\$534.40
City of Sumner					
	23549			2018 - November - 1st Council Meeting	
		03862			
			November Services		
			001-018-000-554-30-51-01	Animal Control Services	\$2,908.92
			Animal Control Svs. for November		
		Total 03862			\$2,908.92
	Total 23549				\$2,908.92
Total City of Sumner					\$2,908.92
Code Publishing Inc.					
	23550			2018 - November - 1st Council Meeting	
		61593			
			October Services		
			001-014-000-514-30-41-01	Professional Services	\$1,193.72
			EMC Updates		
		Total 61593			\$1,193.72
	Total 23550				\$1,193.72
Total Code Publishing Inc.					\$1,193.72
Comcast					
	EFT Payment 11/9/2018 8:45:30 AM - 1			2018 - November - 1st Council Meeting	
		8498 35 021 0458551 10/25-11/24/18			
			10/25-11/24/18 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	\$101.33
			City Hall Internet		
		Total 8498 35 021 0458551 10/25-11/24/18			\$101.33
	Total EFT Payment 11/9/2018 8:45:30 AM - 1				\$101.33
Total Comcast					\$101.33

Vendor	Number	Reference	Account Number	Description	Amount
Comcast Business					
		EFT Payment 11/9/2018 8:45:30 AM - 2	2018 - November - 1st Council Meeting		
		71194271			
			10/15-11/14/18 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	\$872.18
				City Hall Phones	
		Total 71194271			\$872.18
		Total EFT Payment 11/9/2018 8:45:30 AM - 2			\$872.18
Total Comcast Business					\$872.18
Core & Main LP					
	23551		2018 - November - 1st Council Meeting		
		J628743			
			October Purchases		
			410-000-000-531-38-35-05	Equipment - Surface Water	\$576.98
				Alum Trash Rack	
		Total J628743			\$576.98
	Total 23551				\$576.98
Total Core & Main LP					\$576.98
Drain-Pro					
	23552		2018 - November - 1st Council Meeting		
		49690			
			11/4-12/1/18 Rental-Edgemont Park		
			001-076-000-576-80-45-03	Operating Rentals	\$145.00
				Edgemont Park	
		Total 49690			\$145.00
		49691			
			11/4-12/1/18 Rental- Nature Park		
			001-076-000-576-80-45-03	Operating Rentals	\$145.00
				Nelson Nature Park	
		Total 49691			\$145.00
		49692			
			11/4-12/1/18 Rental-Trailhead Park		
			001-076-000-576-80-45-03	Operating Rentals	\$99.50
				Trailhead Park	
		Total 49692			\$99.50
	Total 23552				\$389.50
Total Drain-Pro					\$389.50
Gray & Osborne, Inc					
	23553		2018 - November - 1st Council Meeting		
		1-G&O 18626.01			
			9/16-10/13/18 Services		
			410-000-000-594-31-64-64	Infrastructure Spot Improvement	\$2,930.93

Vendor	Number	Reference	Account Number	Description	Amount
				56th St E Stormwater Improvements	
		Total 1-G&O 18626.01			\$2,930.93
		3-G&O 17572.06			
		9/16-10/13/18 Services			
		001-019-000-594-18-63-01		Gen'l Govt-Cap Exp-City Campus Improvements	\$2,001.97
				CH Kitchenette Build-Out	
		Total 3-G&O 17572.06			\$2,001.97
		5-G&O 17572.04			
		9/16-10/13/18 Services			
		340-000-000-595-30-63-03		Improvements - Other	\$260.02
				Edgewood Dr & Sumner Hts Dr Pavement Preservation	
		Total 5-G&O 17572.04			\$260.02
		5-G&O 17572.05			
		9/16-10/13/18 Services			
		001-019-000-594-18-63-01		Gen'l Govt-Cap Exp-City Campus Improvements	\$14,822.44
				CH Campus Parking Lot	
		Total 5-G&O 17572.05			\$14,822.44
		7-G&O 16463.10			
		9/16-10/13/18 Services			
		001-058-000-558-60-41-03		Prof. Services (Non-reimbursable)	\$1,398.15
				Gen'l Engineering-Street Vacation, Curran Estates, 56th St Drainage	
		Total 7-G&O 16463.10			\$1,398.15
		Total 23553			\$21,413.51
Total Gray & Osborne, Inc					\$21,413.51
Greg Pile					
	23554			2018 - November - 1st Council Meeting	
		110818-GP			
		Annual Maintenance			
		001-076-000-576-80-41-01		Professional Services	\$300.00
				Goat Maintenance	
		Total 110818-GP			\$300.00
		Total 23554			\$300.00
Total Greg Pile					\$300.00
McCarthy & Causseaux					
	23555			2018 - November - 1st Council Meeting	
		202			
		October Services			
		001-015-000-515-41-41-14		Hearing Examiner Legal Fees	\$88.00
				Hearing Examiner Svcs-Sheets Appeal 17-1099	
		Total 202			\$88.00
		Total 23555			\$88.00
Total McCarthy & Causseaux					\$88.00

Vendor	Number	Reference	Account Number	Description	Amount
McLendon Hardware-Blue Tarp Credit Services					
		EFT Payment 11/9/2018 8:45:30 AM - 3		2018 - November - 1st Council Meeting	
		D18665/3			
			October Purchases		
			001-076-000-576-80-31-01	Operational Supplies	\$16.38
			Grass Seed		
		Total D18665/3			\$16.38
		Total EFT Payment 11/9/2018 8:45:30 AM - 3			\$16.38
		Total McLendon Hardware-Blue Tarp Credit Services			\$16.38
Mike McClung Construction Co.					
	23556			2018 - November - 1st Council Meeting	
		110218-Pay Estimate No. 2			
			City Hall Campus Parking Lot		
			001-019-000-594-18-63-01	Gen'l Govt-Cap Exp-City Campus Improvements	\$106,994.91
			642-000-000-589-10-00-02	Retainage-Contractor	(\$5,349.75)
		Total 110218-Pay Estimate No. 2			\$101,645.16
	Total 23556				\$101,645.16
	Total Mike McClung Construction Co.				\$101,645.16
Mt. View-Edgewood Water Co.					
		EFT Payment 11/9/2018 8:45:30 AM - 4		2018 - November - 1st Council Meeting	
		15690-3401 8/11-10/10/18			
			Nelson Farm		
			001-018-000-518-30-47-02	Water	\$88.08
			Nelson Farm		
		Total 15690-3401 8/11-10/10/18			\$88.08
		19143-3401 8/11-10/10/18			
			118th Ave E		
			001-018-000-518-30-47-02	Water	\$57.73
			118th Ave E		
		Total 19143-3401 8/11-10/10/18			\$57.73
		2-3401 8/11-10/10/18			
			Edgemont Park		
			001-018-000-518-30-47-02	Water	\$737.11
			Edgemont Park		
		Total 2-3401 8/11-10/10/18			\$737.11
		Total EFT Payment 11/9/2018 8:45:30 AM - 4			\$882.92
		Total Mt. View-Edgewood Water Co.			\$882.92
Northwest Landscape Services					
		Direct Pay Payment 11/9/2018 8:46:01 AM - 1		2018 - November - 1st Council Meeting	
		RC000054637			
			November Services		
			101-000-000-542-70-48-04	Roadside- ROW Veg Maint Contractor	\$826.74

Vendor	Number	Reference	Account Number	Description	Amount
				November Services	
		Total RC000054637			\$826.74
		Total Direct Pay Payment 11/9/2018 8:46:01 AM - 1			\$826.74
Total Northwest Landscape Services					\$826.74
Office Depot					
	23557			2018 - November - 1st Council Meeting	
		215161229001			
			October Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$50.77
				Labels	
		Total 215161229001			\$50.77
		218917390001			
			October Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$120.11
				TP, Paper Towels	
		Total 218917390001			\$120.11
	Total 23557				\$170.88
Total Office Depot					\$170.88
Olympic Embroidery					
	23558			2018 - November - 1st Council Meeting	
		20396			
			October Purchases		
			001-018-000-518-20-31-01	Office & Operational Supplies	\$472.06
				COE Field Jackets-E.Hietpas, D.Mundy	
		Total 20396			\$472.06
	Total 23558				\$472.06
Total Olympic Embroidery					\$472.06
O'Reilly Auto Parts					
		EFT Payment 11/9/2018 8:45:30 AM - 5		2018 - November - 1st Council Meeting	
		18553			
			October Statement		
			001-018-000-518-30-32-02	Supplies/Parts - Vehicles	\$8.94
				Motor Oil	
		Total 18553			\$8.94
		Total EFT Payment 11/9/2018 8:45:30 AM - 5			\$8.94
Total O'Reilly Auto Parts					\$8.94

Vendor	Number	Reference	Account Number	Description	Amount
Pierce County Budget & Finance 2% Dist					
	23559		2018 - November - 1st Council Meeting		
		CI-259799			
			3rd Qtr 2018-Customer C-108340		
			001-021-000-521-10-52-01	Intergov. Chemical Dependency	\$591.73
			3rd Qtr 2018		
		Total CI-259799			\$591.73
	Total 23559				\$591.73
Total Pierce County Budget & Finance 2% Dist					\$591.73
Pierce County Budget & Finance Sheriff					
	23560		2018 - November - 1st Council Meeting		
		CI-258694			
			September Jail Housing		
			001-021-000-523-60-51-01	Jail Services	\$817.90
		Total CI-258694			\$817.90
		CI-258873			
			September OT		
			001-021-000-521-20-51-02	Police Overtime	\$10,883.25
		Total CI-258873			\$10,883.25
	Total 23560				\$11,701.15
Total Pierce County Budget & Finance Sheriff					\$11,701.15
Puget Sound Energy					
	EFT Payment 11/9/2018 8:45:30 AM - 6		2018 - November - 1st Council Meeting		
		300000011233	October 2018		
			October Statement		
			001-018-000-518-20-47-01	Electricity	\$4,125.67
		Total 300000011233 October 2018			\$4,125.67
	Total EFT Payment 11/9/2018 8:45:30 AM - 6				\$4,125.67
Total Puget Sound Energy					\$4,125.67
Quest Software Inc.					
	Direct Pay Payment 11/9/2018 8:46:01 AM - 2		2018 - November - 1st Council Meeting		
		1000860004			
			PO 2018027		
			001-018-000-518-85-49-03	Computer Subscriptions	\$1,236.10
			Server Backup Services		
		Total 1000860004			\$1,236.10
	Total Direct Pay Payment 11/9/2018 8:46:01 AM - 2				\$1,236.10
Total Quest Software Inc.					\$1,236.10

Vendor	Number	Reference	Account Number	Description	Amount
Refunds/Reimbursements Vendor					
	23561		2018 - November - 1st Council Meeting		
		100218-JB	Jennifer Bartelson		
			Mileage Reimbursement		
			001-058-000-558-50-43-01	Training/Travel Costs	\$203.83
			WSAPT Conference-Chelan		
		Total 100218-JB			
	Total 23561				\$203.83
Total Refunds/Reimbursements Vendor					
					\$203.83
Rick Pederson					
	23562		2018 - November - 1st Council Meeting		
		103118-RP			
			October Mileage Reimbursement		
			101-000-000-542-90-43-03	Admin/Overhead-Mileage Reimbursement	\$129.98
			410-000-000-531-38-43-03	Mileage Reimbursement	\$129.99
		Total 103118-RP			
	Total 23562				\$259.97
Total Rick Pederson					
					\$259.97
Shope Concrete Products					
	23563		2018 - November - 1st Council Meeting		
		9986031			
			October Purchases		
			001-018-000-518-30-35-01	Small Tools/Minor Equip.	\$115.72
			Curb Stop Stakes		
			410-000-000-531-38-35-05	Equipment - Surface Water	\$151.49
			Beehive Grate		
		Total 9986031			
	Total 23563				\$267.21
Total Shope Concrete Products					
					\$267.21
Smarsh, Inc.					
	23564		2018 - November - 1st Council Meeting		
		INV00425993			
			October Services		
			001-018-000-518-85-49-03	Computer Subscriptions	\$262.30
		Total INV00425993			
	Total 23564				\$262.30
Total Smarsh, Inc.					
					\$262.30

Vendor	Number	Reference	Account Number	Description	Amount
Summit Law Group	23565			2018 - November - 1st Council Meeting	
		97337			
			September Services		
			001-015-000-515-41-41-01	Legal Services-External	\$821.50
		Total 97337			\$821.50
	Total 23565				\$821.50
Total Summit Law Group					\$821.50
Utilities Underground Location Center	23566			2018 - November - 1st Council Meeting	
		8100150			
			October Services		
			410-000-000-531-38-49-09	Misc. Fees & Charges	\$147.06
				Utility Locating Svcs. for October	
		Total 8100150			\$147.06
	Total 23566				\$147.06
Total Utilities Underground Location Center					\$147.06
Verizon Wireless					
	EFT Payment 11/9/2018 8:45:30 AM - 7			2018 - November - 1st Council Meeting	
		9817145447			
			10/24-11/23/18 Services		
			001-018-000-518-30-42-01	Telecommunications Charges	\$751.29
		Total 9817145447			\$751.29
	Total EFT Payment 11/9/2018 8:45:30 AM - 7				\$751.29
Total Verizon Wireless					\$751.29
Wells Fargo Vendor Fin Serv					
	EFT Payment 11/9/2018 8:45:30 AM - 8			2018 - November - 1st Council Meeting	
		68908842			
			November Copier Lease		
			001-018-000-518-30-45-06	Copier Lease	\$368.17
				Kyocera Copier	
		Total 68908842			\$368.17
	Total EFT Payment 11/9/2018 8:45:30 AM - 8				\$368.17
Total Wells Fargo Vendor Fin Serv					\$368.17
Wilbur-Ellis Company	23567			2018 - November - 1st Council Meeting	
		12264934			
			October Purchases		
			001-076-000-576-80-31-09	Chemicals	\$100.08

Vendor	Number	Reference	Account Number	Description	Amount
				Weedmaster, Ranger Pro	
		Total 12264934			\$100.08
	Total 23567				\$100.08
Total Wilbur-Ellis Company					\$100.08
Grand Total		Vendor Count	35		\$190,765.11



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Carrera Holdings Segregation		Agenda Item #:		AB18-0436
		For Agenda of:		November 13, 2018
		Prepared by:		Dave Gray
ATTACHMENTS (list): ☒ Resolution No. 18-0346 ☒ Exhibits A,B,C & D (segregation worksheets & application)				
Approval of Materials:				
Mayor, Daryl Eidinger	☒	Expenditure Required:	<u>\$0</u>	
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	<u>\$0</u>	
City Attorney, Carol Morris	☒	Appropriation Required:	<u>\$0</u>	
City Clerk, Rachel Pitzel	☒	Timeline:		
Community Development Director, Darren Groth	☒			
Public Works, Jeremy Metzler	☒			
Fiscal Note/Consideration: Action has no economic impact upon the City. The property owner has prepaid the application fee of \$975.00.				
SUMMARY STATEMENT: Approval of Boundary Line Adjustment No. 4723 resulted in parcel configuration changes that no longer reflect the final assessment roll of Local Improvement District No. 1 as originally confirmed and adopted by the City Council and that do not correspond to tax parcel numbers now assigned by the Pierce County Assessor's Office. RCW 35.44.410 sets forth the authority and procedures for segregating assessments when land is changed by a boundary line adjustment. If Council adopts Resolution No. 18-0000 a separate assessment lien will be recorded against each new parcel. The sum of the new assessments will equal the sum of the original assessments before segregation and the security of outstanding district obligations payable from such assessments will be preserved by reallocating the original assessments to the new parcel numbers assigned by the Pierce County Assessor's Office.				
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: <i>State when item went to what committee/commission and their recommendation.</i>				
RECOMMENDED ACTION: MOTION to adopt Resolution 18-0436, granting segregation of the Carrera Holdings LID Sewer Assessment.				
ALTERNATIVES TO RECOMMENDED ACTION: 1) Do not adopt 2) Forward to Study Session for further review				

RESOLUTION NO. 18-0436

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON TO SEGREGATE ORIGINAL ASSESSMENTS UNDER LOCAL IMPROVEMENT DISTRICT NO. 1, PURSUANT TO SECTION 35.44.410 OF THE REVISED CODE OF WASHINGTON (RCW)

WHEREAS, the City of Edgewood has received written request from the owner of property identified on the application form attached as Exhibit A requesting the segregation of original assessments within Local Improvement District No. 1; and

WHEREAS, Section 35.44.410 of the Revised Code of Washington (RCW) authorizes the City Council to order the segregation of local improvement district assessments whenever property subject to such assessments is altered by a boundary line adjustment; and

WHEREAS, the parcels affected by this segregation are identified on the original parcel map attached as Exhibit B; and

WHEREAS, the revised parcel configuration is shown on the diagram attached as Exhibit C; and

WHEREAS, RCW 35.44.410 requires that the sum of the new assessments equal the sum of the original assessments before segregation; and

WHEREAS, this segregation will continue to protect the outstanding district obligations payable from such assessments and preserve the security of the liens by reallocating the original assessments to the new parcel numbers assigned by the Pierce County Assessor's Office;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The assessment roll of Local Improvement District No. 1, which was confirmed and adopted by Ordinance No. 11-0366 on July 19, 2011, shall be modified to reflect the requested segregation.

Section 2. The original assessments shall be segregated in accordance with Section 35.44.410 of the Revised Code of Washington to real property located in Local Improvement District No. 1 and shall result in amended assessments as shown in the table attached hereto and incorporated by this reference as Exhibit D.

Section 3. The combined sum of the amended assessments shall equal the sum of the original assessments before segregation, and the assessment roll is in all other respects reaffirmed.

Section 4. Effective Date. This resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS 13TH DAY OF NOVEMBER, 2018

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, City Clerk

Exhibit A — Segregation Request

CITY OF EDGEWOOD

APPLICATION TO SEGREGATE LID ASSESSMENT

**PLEASE COMPLETE AND
RETURN THIS FORM TO:**

City of Edgewood, Finance Department
2224 104th Ave E, Edgewood WA 98372-1513

Property Owner:	Carrera Holdings LLC		
Address	15215 SE 272nd Street Suite 201		
City, State & Zip	Kent WA 98042-9918		
Telephone:		Email:	

Existing Parcels (Tax Parcel No.)	Original Assessment
042010-2033	\$606,534.00
042010-2104	\$878,380.00
042010-2108	\$22,109.00

New Parcel Descriptions
042010-2110
042010-2111
042010-2112
042010-2113

(If additional space is required, please attach the requested information on a separate sheet)

1. The undersigned holds an ownership interest in the above referenced parcel(s) located within a local improvement district in the City of Edgewood, Pierce County, Washington.
2. The City of Edgewood is hereby requested to segregate the assessment amount(s) listed above in accordance with the new property configuration.
3. This application for segregation of assessment is made under the provisions of § 35.44.410 of the *Revised Code of Washington*.

Applicant (please print)

Signature

Date

Mike Chaffera

[Signature]

10-24-18

ASSESSMENT SEGREGATION FEE

A segregation fee is due in accordance with §35.44.410 of the *Revised Code of Washington*. The fee for less than 10 new assessed parcels is \$975. Please include payment with this completed form. Questions may be directed to Public Finance at (425) 885-1604.

CITY USE: RECEIPT # 5351

DATE 10/24/18

BY J.B.

Exhibit B — Original Parcel Map

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

CITY OF EDGEWOOD BLA NO. 4723

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 10
TOWNSHIP 20N, RANGE 4E OF THE W.M.

ORIGINAL LOTS EXHIBIT

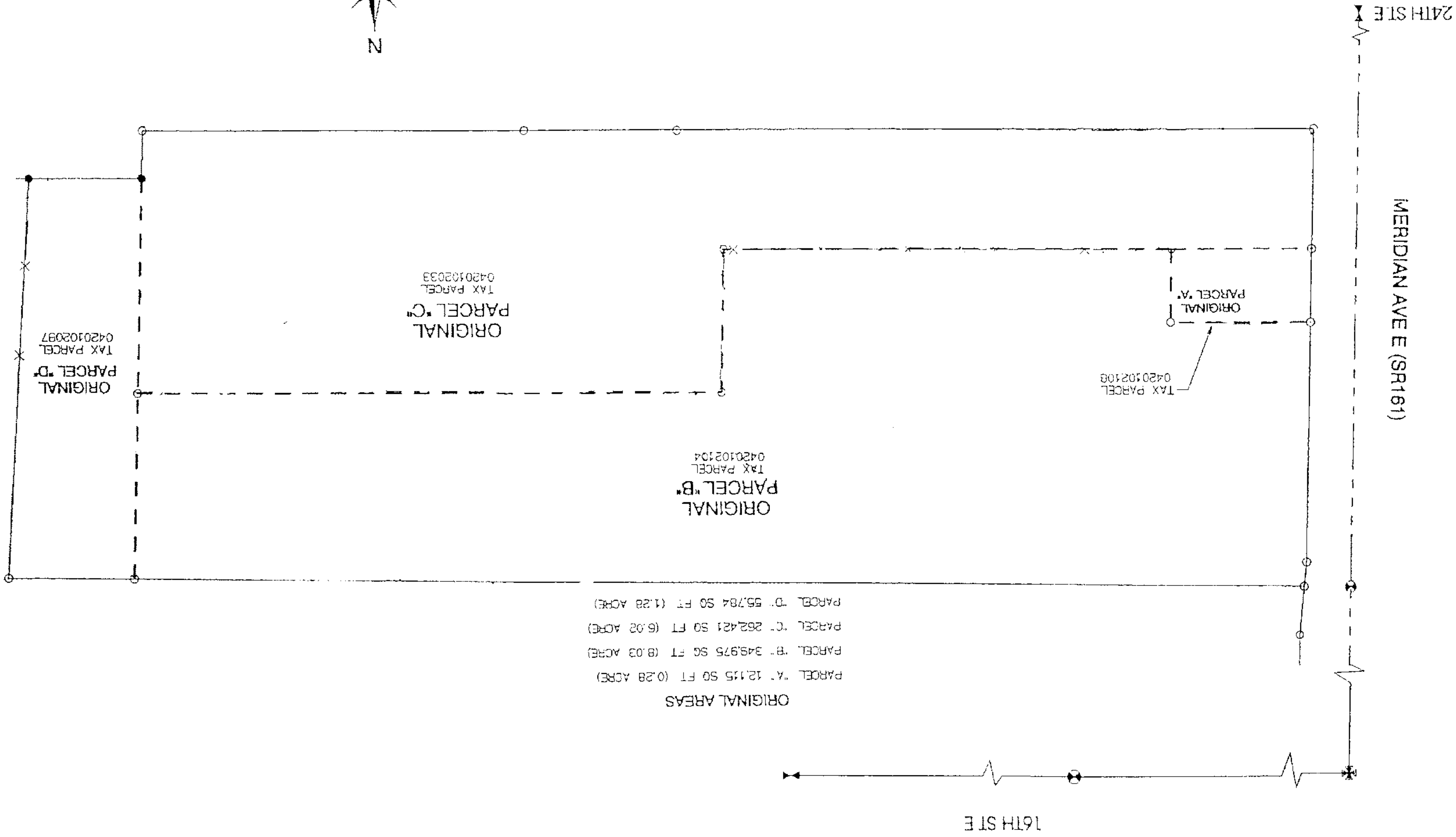


Exhibit C — Revised Parcel Diagram

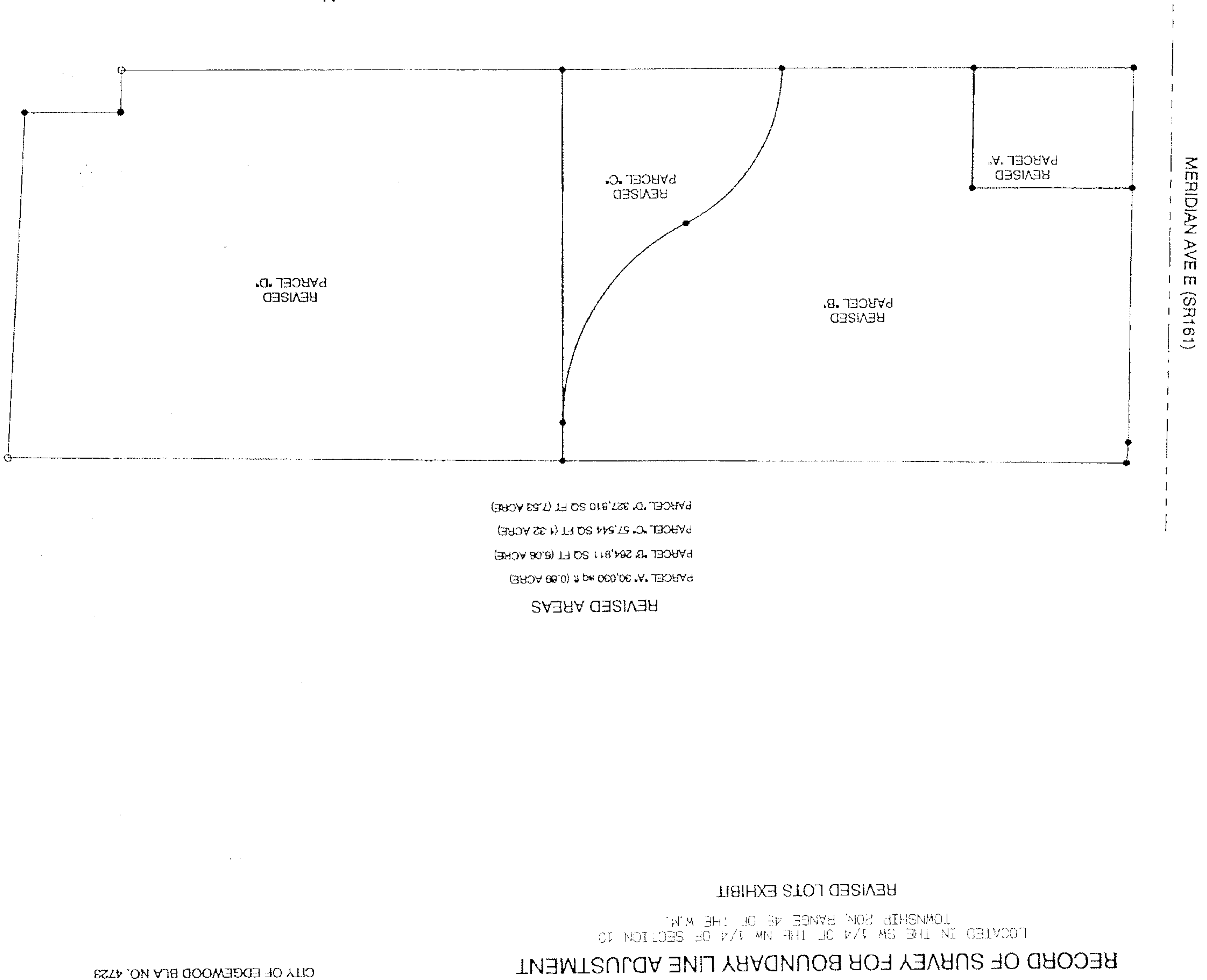


Exhibit D — Segregation of Assessments

CITY OF EDGEWOOD

Sewer Local Improvement District No. 1

ORIGINAL ASSESSMENTS

Account	Tax Parcel Number	Assessment	Prin Balance	Interest Due	Pay in Full
074	042010-2033	\$606,534.00	\$390,378.06	\$17,834.34	\$408,212.40
073	042010-2104	\$878,380.00	\$565,898.20	\$25,852.96	\$591,751.16
072	042010-2108	\$22,109.00	\$13,182.66	\$0.00	\$13,182.66
		\$1,507,023.00	\$969,458.92	\$43,687.30	\$1,013,146.22

AMENDED ASSESSMENTS

Account	Tax Parcel Number	Assessment	Prin Balance	Interest Due	Pay in Full
072A	042010-2110	\$57,783.59	\$37,559.33	\$1,596.27	\$39,155.60
072B	042010-2111	\$612,289.14	\$394,000.43	\$17,725.64	\$411,726.07
072C	042010-2112	\$116,438.15	\$74,456.53	\$3,466.45	\$77,922.98
072D	042010-2113	\$720,512.12	\$463,442.63	\$20,898.94	\$484,341.57
		\$1,507,023.00	\$969,458.92	\$43,687.30	\$1,013,146.22



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: Proposed 2019 Property Tax Levy		Agenda Item #:	AB18-0537
		For Agenda of:	November 13, 2018
		Prepared by:	Dave Gray
ATTACHMENTS (list): ☒ Ordinance No. 18-0537 2019 Property Tax Levy ☒ 2019 Property Tax Levy Worksheets			
Approval of Materials:			
Mayor, Daryl Eidinger	☒	Expenditure Required:	NA
Asst. City Administrator, Dave Gray	☒	Amount Budgeted:	\$1,796,735.02
City Attorney, Carol Morris	☒	Appropriation Required:	NA
City Clerk, Rachel Pitzel	☒	Timeline: Public Hearing & Council Action 11/13/2018, Statutory Deadline for submittal is 11/30/2018.	
Community Development Director, Darren Groth	☒		
Public Works, Jeremy Metzler	☒		
Fiscal Note/Consideration: The 2019 Property Tax Levy, the 1 st leg of the City's three leg sustained revenue stream, is set at \$1,706,135.38. This is an increase of \$15,829.25 over the 2018 Levy of \$1,690,306.13. The increase represents a percentage increase of .936472% (less than 1%). For a property value of \$300,000 the increase represents a higher property tax bill of about \$2.81 for the year (\$300,000/1000*.00936472). The fiscal budget shows a total estimate for property tax collection in 2019 of \$1,796,735.02. The larger amount is due to new construction of \$85,767.40, which is paid by those 2018 newly constructed properties coming onto the 2019 tax roll, at the 2018 tax rate, and from a combination of State Owned Properties and an increase in collections for 2019 due to 2018 refunds, the total of which is \$4,832.24 (\$1,706,135.38+\$85,767.40+\$4,832.24).			
SUMMARY STATEMENT: As stated in the Public Hearing held earlier this evening, annually the City Council considers setting the property tax levy (a fixed dollar amount to be collected) for the coming fiscal year. 2018 valuations will be collected in 2019 at a millage rate set after a public hearing, generally on the same night. By law (RCW 85.55.005), the City is restricted as to how much the increase, without a vote of the public, can be. That restriction is generally held to 1% of the previous total property tax collection from the prior year. The actual test is two tiered and a bit more complex, as outlined in the RCW 85.55.005) In 2019 the increase is less than one percent (1%) because of refunds, mostly due to tax appeals granted for the 2018 collection year, that affect the test for the current year. In addition to the regular levy, the City receives property tax revenue in 2019 generated from 2018 New Construction coming onto the tax roll. The City also receives an increase for those previously mentioned 2018 refunds, as they "held down" the amount the City was able to levy in 2018, calculated on the 2017 levy worksheet.			
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: N/A			
RECOMMENDED ACTION: MOTION to adopt Ordinance 18-0537, setting the Property Tax Levy for Fiscal Year 2019.			
ALTERNATIVES TO RECOMMENDED ACTION: 1) Do not adopt 2) Forward to Study Session for further review			

ORDINANCE NO. 18-0537

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF EDGEWOOD, WASHINGTON, SETTING
THE PROPERTY TAX LEVY FOR FISCAL YEAR 2019**

WHEREAS, the City of Edgewood attests that the City's population is 10,990; and

WHEREAS, the City Council of the City of Edgewood has properly given notice of a public hearing on revenue sources for the City's following year's current expense budget, held on November 13, 2018. The hearing included the City's consideration of possible increases in property tax revenues for fiscal year 2019, pursuant to RCW 84.55.120; and

WHEREAS, the City of Edgewood's highest lawful levy amount since 1985 was \$1,689,242.95; and

WHEREAS, the City of Edgewood's actual levy amount from the previous year was \$1,690,306.13;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Property Tax Levy. An increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2019 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be \$15,829.25 which is a percentage increase of .936472% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Section 2. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 3. Certified Copies To Be Filed. Pursuant to RCW 84.52.020, the City Clerk is hereby directed to file certified copies of this Ordinance with the appropriate Pierce County authorities.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after publication in the City's official newspaper.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after publication in the City's official newspaper.

ADOPTED BY THE CITY COUNCIL ON THE 13TH DAY OF NOVEMBER, 2018.

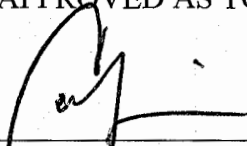
SIGNED BY:

Mayor Daryl Eiding

ATTEST/AUTHENTICATED:

City Clerk Rachel Pitzel, CMC

APPROVED AS TO FORM:



City Attorney Carol Morris

Date of Publication: 11/15/18

Effective Date: 11/20/18



Levy Certification

Submit this document to the county legislative authority on or before November 30 of the year preceding the year in which the levy amounts are to be collected and forward a copy to the assessor.

In accordance with RCW 84.52.020, I, Rachel Pitzel,
(Name)

City Clerk, for Edgewood, do hereby certify to
(Title) (District Name)

the Pierce County legislative authority that the Council
(Name of County) (Commissioners, Council, Board, etc.)

of said district requests that the following levy amounts be collected in 2019 as provided in the district's
(Year of Collection)

budget, which was adopted following a public hearing held on 11/13/18:
(Date of Public Hearing)

Regular Levy: \$1,791,902.78
(State the **total** dollar amount to be levied)

Excess Levy: _____
(State the **total** dollar amount to be levied)

Refund Levy: \$4,832.24
(State the **total** dollar amount to be levied)

Signature: _____

Date: 11/14/18

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.



Office of the Assessor-Treasurer

2401 South 35th Street, Room 142
Tacoma, Washington 98409-7498
(253) 798-6111 • FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

Mike Lonergan
Assessor-Treasurer

MEMORANDUM

DATE: September 14, 2018
TO: Pierce County Taxing Districts
FROM: Mike Lonergan, Assessor-Treasurer
RE: Preliminary Certification of Assessed Values/Levy Limit Factor

Enclosed is the Preliminary Certification of Assessed Values for your taxing district. These values include last year's State Assessed Property Values.

For budget preparation assistance to applicable districts, Levy limit factor worksheets, court ordered refund information, and sample ordinance/resolutions are included. The amount of the prior year's additional revenue from increase in state assessed property listed on the preliminary values memo may be added to the levy limit calculation for estimating budget purposes.

Submit original ad valorem Budget / Levy Certifications & an approved Ordinance or Resolution no later than November 30th:

Pierce County Council
Attention: Clerk, Rm. 1046
County City Building
930 Tacoma Ave. S
Tacoma, WA 98402

And a copy to:
Pierce County Assessor-Treasurer
Attention: Levy Dept.
2401 S. 35th St. Rm. 142
Tacoma, WA 98409

(Failure to submit a budget request & the district's Resolution/Ordinance may adversely affect next year's Levy collection)

Preliminary Values Are Subject to Change.

Districts will receive **Final** values in December.

Amended Levy Certifications may be submitted to the Pierce County Council & Pierce County Assessor-Treasurer after final values have been calculated.

The district's Ordinance/Resolution **must** identify these three components.

- The **dollar amount of the previous year's levy**. The actual levy received, including refunds.
- The **dollar amount of increase** reflects the difference between the previous year's actual levy and the 1% growth of the highest lawful levy, or a lesser amount if banking levy capacity.
- The **percent of increase** equals the change over the prior year's actual levy plus the dollar amount of increase equal to the district's highest lawful levy for this year, or a lesser amount if banking levy capacity.

The sample Ordinance/Resolution enclosed provides the amounts for districts wishing to request their highest lawful levy.

See reverse for answers to frequently asked questions.

Q. How should the Ordinance/Resolution read if the district is limited at a lesser amount due to the statutory maximum rate limit?

A. Prepare the document as though there is no limit due to the statutory maximum rate. Add language to inform the district's taxpayers of the rate limit and the projected allowable levy to the Ordinance/Resolution.

The Ordinance/Resolution must contain three amounts; last year's actual levy, the dollar amount & percent of increase needed for the following year. The intent of the district must be clear in the Ordinance/Resolution.

Q. Why does the sample Ordinance/Resolution show more/less than 1%?

A. The 1% limit refers to the limitation of increase to a district's highest lawful levy known as the Levy Limit Factor. The percent of increase approved in a district's Ordinance/Resolution equals the change over the prior year's actual amount levied plus the dollar amount of increase for the next year's budget needs.

- The simple act of passing an Ordinance/Resolution allows a district to increase the Highest Lawful levy by the lesser of 1% or the IPD, depending on the size of the district.
- The increase authorized in the document identifies how much of that increase is required for the next year's budget needs.

Q. Why does the sample show \$0 increase and an increase of 0%?

A. The total amount levied in the prior year is more than this year's increase from the limit factor, the district should ask for a \$0 and 0% increase. This does not affect any increase allowed by the limit factor increase of the highest lawful levy. Once a district passes the Ordinance/Resolution the Highest Lawful levy is allowed to increase by the limit factor.

A district's Ordinance or Resolution controls two levy limitations;

1. The act of passing a resolution/ordinance allows the Limit Factor increase (lesser of 1% or the IPD) to the highest lawful levy.
2. The authorized percent and dollar amount stated increase over the prior year's actual, Certified levy request.

Q. What documents need to be submitted by November 30?

A. No later than November 30, provide a copy of the approved Ordinance/Resolution & the Levy Certification (Budget Request).

FAILURE TO PROVIDE THESE DOCUMENTS BY THE DUE DATE COULD ADVERSLEY AFFECT YOUR LEVY.



Pierce County

Mike Lonergan, Assessor-Treasurer

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Tacoma, WA 98409-7498
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September 14, 2018

OFFICIAL NOTIFICATION TO: **EDGEWOOD**

RE: 2018 PRELIMINARY ASSESSED VALUES

FOR REGULAR LEVY

Total Taxable Regular Value (includes prior yrs. State assessed utility value)	1,808,726,000
Highest lawful regular levy amount since 1985	1,689,242.95
Last year's actual levy amount (including refunds)	1,690,306.13
Additional revenue from current year's NC&I	85,767.40
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	4,832.24
<i>No additional revenue from administrative refunds will be allowed if you are limited by your statutory rate limit.</i>	
Last year's additional revenue from increase in state-assessed property	4,693.13

① LINED = 1,791,902.78 +

AFTER LATE DECEMBER
REVISION (STATE PROPERTY)

2019
2018 INCREASE ② 15,829.25 =

FOR EXCESS LEVY

Taxable Value (includes prior yrs. State assessed utility value)	1,794,941,754
Timber Assessed Value	-
Total Taxable Excess Value	1,794,941,754

2018 New Construction and Improvement Value 78,976,256

*If you need assistance or have any questions regarding this information, please contact Kim Fleshman
253.798.7114 kfleshm@co.pierce.wa.us.*



Pierce County

Mike Lonergan, Assessor-Treasurer

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TAX LEVY LIMIT 2018 FOR 2019

EDGEWOOD

> 10,000

REGULAR TAX LEVY LIMIT:

A. Highest regular tax which could have been lawfully levied beginning with the 1985 levy [refund levy not included] times limit factor (as defined in RCW 84.55.005).

B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).

C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).

D. **REGULAR PROPERTY TAX LIMIT (A + B + C)**

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.

F. Annexed area's current assessed value including new construction and improvements times rate found in E above.

G. **NEW LEVY LIMIT FOR ANNEXATION (D + F)**

LEVY FOR REFUNDS:

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)

I. **TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G,or H)**

J. Amount of levy under statutory rate limitation.

K. **LESSER OF I OR J**

	2017	
	1,689,242.95	
	1.01	
The 101 %	1,706,135.38	+
	78,976,256	
New construction	1.085989681037	
	85,767.40	+
	24,581,351	
	24,581,351	
	0.00	
	1.085989681037	+
	0.00	
Regular levy =	1,791,902.78	(A) +
	1,791,902.78	
	1,808,726,000	
	0.990698855749	
	0.00	
New Reg. Levy Rate =	0.990698855749	
	0.00	
	1,791,902.78	
	1,791,902.78	
Refunds	4,832.24	+
	1,796,735.02	
To be collected. 2019 Rev.	1,796,735.02	=
	1,808,726,000	
	1.600000000000	
	2,893,961.60	
	1,796,735.02	
	0.993370482076	