



CITY OF EDGEWOOD COUNCIL STUDY SESSION AGENDA

Tues., June 4, 2019 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Pledge of Allegiance & Roll Call

2. COUNCIL BUSINESS

- A. **Discussion** (*no material*) - RECon
- B. **Discussion** (*no material*) - IT Manager/IT Director
- C. **Discussion** (*no material*) - Front Counter Office Reconfiguration
- D. **Discussion** (*no material*) - Town Hall Meeting scheduling – Re: Growth
- E.  **Review/Discussion** - West Properties LID Assessment Segregation
- F.  **Review/Discussion** - 36th & Meridian Park –PRAB Recommendation

3. OTHER COUNCIL ITEMS

4. ADJOURN

Study Sessions are meetings for Council to review upcoming and pertinent business of the City, no action is taken by the City Council. Study Sessions are open to the public, but public input is reserved for the regular Council meetings

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.



City Of Edgewood Council Agenda Summary Sheet

SUBJECT: West Properties LID Assessment Segregation	Agenda Item #:	2E	
	For Agenda of:	06/04/2019	
	Prepared by:	Darren Groth (Silas Read)	
ATTACHMENTS (list): ☒ Resolution No. 19-0xxx ☒ Exhibit A – Segregation Request ☒ Exhibit B – Parcel Diagram ☒ Exhibit C – Segregation of Assessments			
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: Council Consideration – 6/11/2019	
Community Development Director, Darren Groth	☒		
Public Works, Jeremy Metzler	☒		
Police Chief, Micah Lundborg	☒		
Fiscal Note/Consideration: The property owner has already paid the required segregation fee and there is no cost to the City of Edgewood.			
SUMMARY STATEMENT: Approval of Boundary Line Adjustment No. 19-1075 will result in parcel configuration changes that no longer reflect the current assessment roll of Local Improvement District No. 1 and will not correspond to new tax parcel numbers assigned by the Pierce County Assessor's Office. RCW 35.44.410 sets forth the authority and procedures for segregating assessments when real property is changed by a boundary line adjustment. If Council adopts the attached Resolution, a separate assessment lien will be recorded against each new parcel. The sum of the new assessments will equal the combined total of the existing assessments and the security of outstanding district obligations payable from annual installments received will be further protected by reallocating the assessments to new tax parcel numbers to be assigned by the Pierce County Assessor's Office.			
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: N/A			
RECOMMENDED ACTION: Staff recommends the adoption of Resolution No. 19-0xxx, authorizing the requested segregation of an original assessment in Local Improvement District No 1.			
ALTERNATIVES TO RECOMMENDED ACTION: 1) Do not adopt 2) Forward to Study Session for further review			

RESOLUTION NO. 19-0xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON TO SEGREGATE EXISTING 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 existing 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 shown on the parcel diagram attached as Exhibit B; and

WHEREAS, RCW 35.44.410 requires that segregation be made as nearly as possible on the same basis as the original assessment calculation method and that the sum of the new assessments equal the combined total of the assessments before segregation; and

WHEREAS, this segregation will continue to protect the outstanding district obligations payable from these assessments and preserve the security of the liens by reallocating the existing 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 existing assessments shall be segregated in accordance with Section 35.44.410 of the Revised Code of Washington to the identified 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 C.

Section 3. The sum of the amended assessments shall equal the combined total of the existing 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 11TH DAY OF JUNE, 2019

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, City Clerk

CITY OF EDGEWOOD

APPLICATION TO SEGREGATE LID ASSESSMENT

RECEIVED
MAY 16 2019
City of Edgewood

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

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

Property Owner:	SITE-WEST PROPERTIES #1 LLC		
Address	201 14TH ST, SUITE 200		
City, State & Zip	GLENWOOD SPRINGS CO 81601		
Telephone:	970-985-3430	Email:	sitewest@msn.com

Existing Parcels (Tax Parcel No.)	Original Assessment	New Parcel Descriptions
042003-6068	\$56,747.00	
042003-6069	\$152,779.70	

(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)

Craig L Whitlock

Signature

Craig L Whitlock

Date

4/26/19

ASSESSMENT SEGREGATION FEE

A segregation fee is due per §35.44.410 of the Revised Code of Washington as a condition of final map approval. The fee for less than 10 new assessed lots is \$975. Please include payment with this completed form. Questions may be directed to Public Finance at (425) 885-1604.

CITY USE: RECEIPT # 6176

DATE 5/21/19

BY Evan Hietpas

RECEIVED

MAY 16 2019

City of Edgewood

INSTRUCTIONS FOR SEGREGATION APPLICATION

1. Please print or type all information requested on this form.
2. Enter the property owner, mailing address and telephone information in the spaces provided.
3. Enter the Pierce County tax parcel number(s) for the parcels to be segregated and original assessment amount if known. If additional space is required, please attach the requested information on a separate sheet.
4. Sign and date the application in the spaces provided.
5. Return the completed application to the City of Edgewood Finance Department along with the required segregation fee. The fee for less than 10 new assessed lots is \$975.
6. Please direct any questions to Public Finance at (425) 885-1604.

Revised Code of Washington

35.44.410 Segregation of assessments.

Whenever any land against which there has been levied any special assessment by any city or town shall have been sold in part or subdivided, the legislative authority of that city or town shall have the power to order a segregation of the assessment.

Any person desiring to have such a special assessment against a tract of land segregated to apply to smaller parts thereof shall apply to the city or town which levied the assessment. If the legislative authority thereof determines that a segregation should be made, it shall by resolution order the city or town treasurer to make segregation on the original assessment roll as directed in the resolution. The segregation shall be made as nearly as possible on the same basis as the original assessment was levied, and the total of the segregated parts of the assessment shall equal the assessment before segregation. The resolution shall describe the original tract, the amount and date of the original assessment, and shall define the boundaries of the divided parts and the amount of the assessment chargeable to each part. A certified copy of the resolution shall be delivered to the city or town treasurer who shall proceed to make the segregation ordered upon being tendered a fee of ten dollars for each tract of land for which a segregation is to be made. In addition to such charge the legislative authority of the city or town may require as a condition to the order of segregation that the person seeking it pay the city or town the reasonable engineering and clerical costs incident to making the segregation. No segregation need be made if the legislative authority of the city or town shall find that by such segregation the security of the lien for such assessment will be so jeopardized as to reduce the security for any outstanding local improvement district obligations payable from such assessment. [1969 ex.s. c 258 § 10.]

Receipt Number: 6176

Nine Hundred Seventy-Five and 0/100's Dollars
Received From:

AHBL INC
2215 N 30TH ST SUITE 300
TACOMA, WA 98403

Date	Receipt Number	Amount
5/21/2019	6176	\$975.00

Printed By	Check	66974	\$975.00
evan			

BLA Permit 19-1075 BLA LID Segregation Fees

Receipt Number: 6176

Nine Hundred Seventy-Five and 0/100's Dollars
Received From:

AHBL INC
2215 N 30TH ST SUITE 300
TACOMA, WA 98403

Date	Receipt Number	Amount
5/21/2019	6176	\$975.00

Printed By	Check	66974	\$975.00
evan			

BLA Permit 19-1075 BLA LID Segregation Fees

Receipt Number: 6176

Nine Hundred Seventy-Five and 0/100's Dollars
Received From:

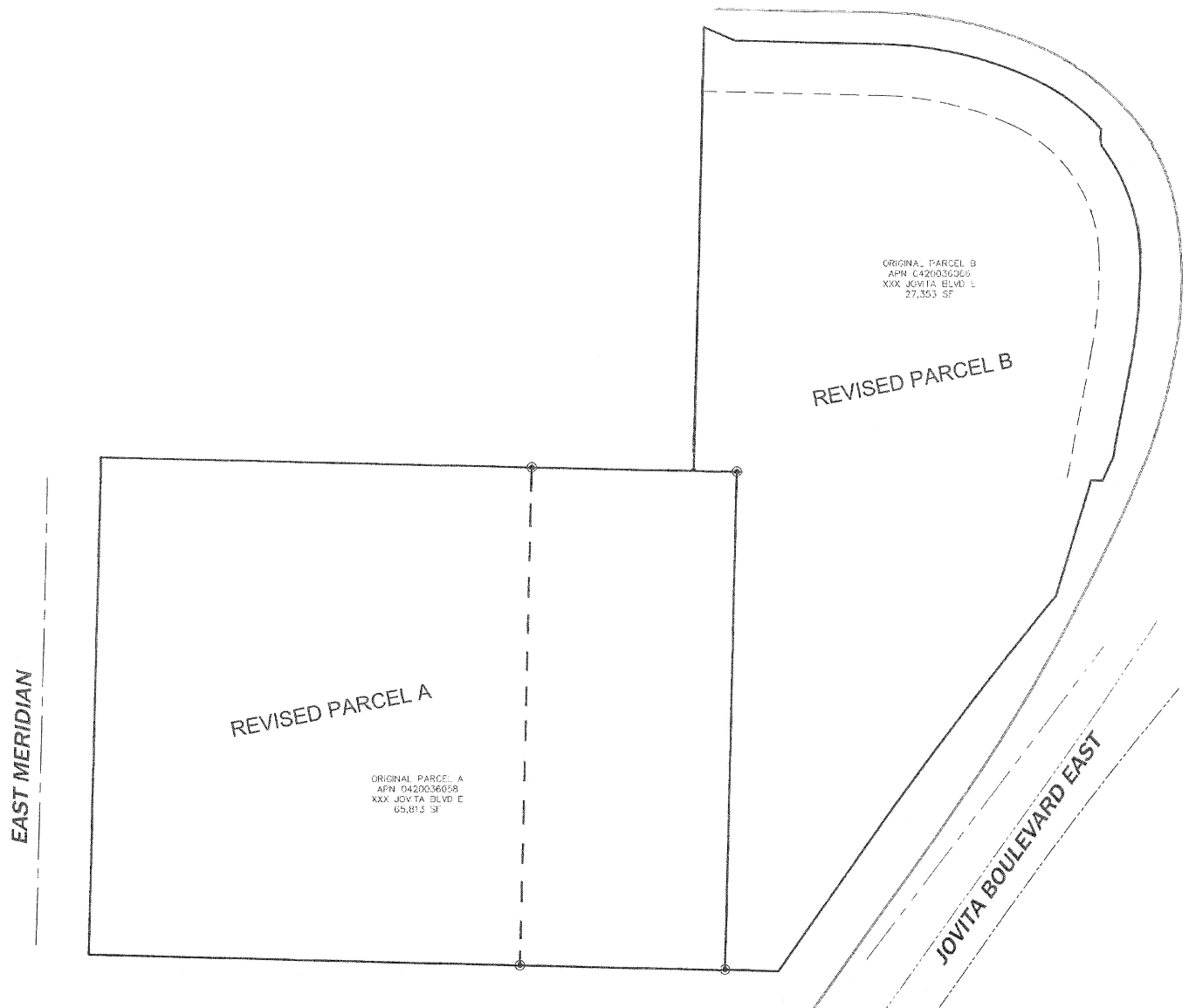
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Date	Receipt Number	Amount
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BLA Permit 19-1075 BLA LID Segregation Fees

Exhibit B — Parcel Diagram



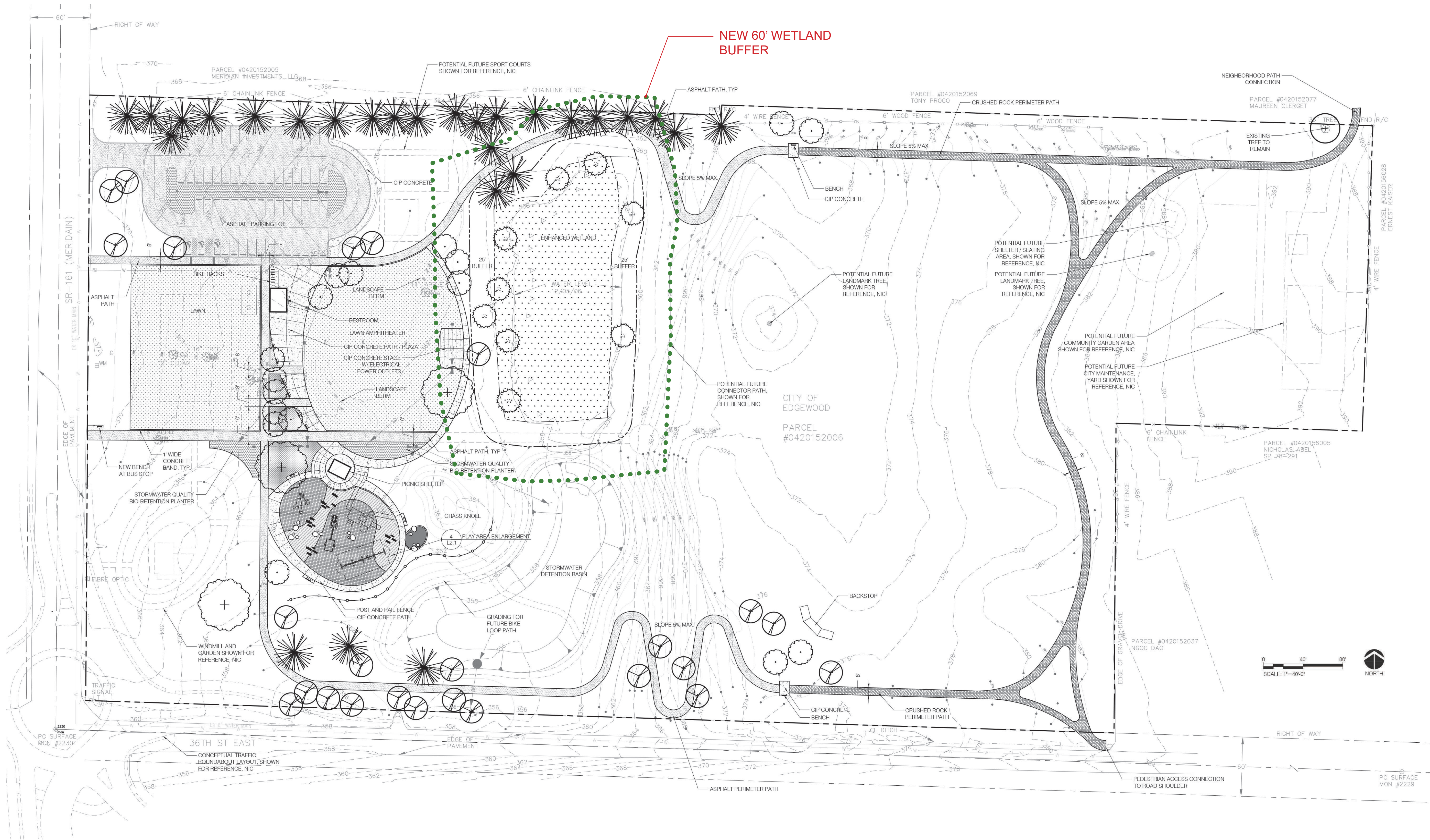
CITY OF EDGEWOOD**Sewer Local Improvement District No. 1****EXISTING ASSESSMENTS**

Account	Tax Parcel Number	Assessment	Prin Balance	Interest Due	Pay in Full
016	042003-6066	\$56,747.00	\$36,885.55	\$1,567.64	\$38,453.19
018	042003-6058	\$152,779.70	\$99,306.77	\$4,220.54	\$103,527.31
		\$209,526.70	\$136,192.32	\$5,788.18	\$141,980.50

AMENDED ASSESSMENTS

Account	Lot Description	Assessment	Prin Balance	Interest Due	Pay in Full
016A	Revised Parcel B	\$106,557.36	\$69,262.27	\$2,943.65	\$72,205.92
018A	Revised Parcel A	\$102,969.34	\$66,930.05	\$2,844.53	\$69,774.58
		\$209,526.70	\$136,192.32	\$5,788.18	\$141,980.50

PARK RECONFIGURATION STUDIES
30% Design (For Reference)



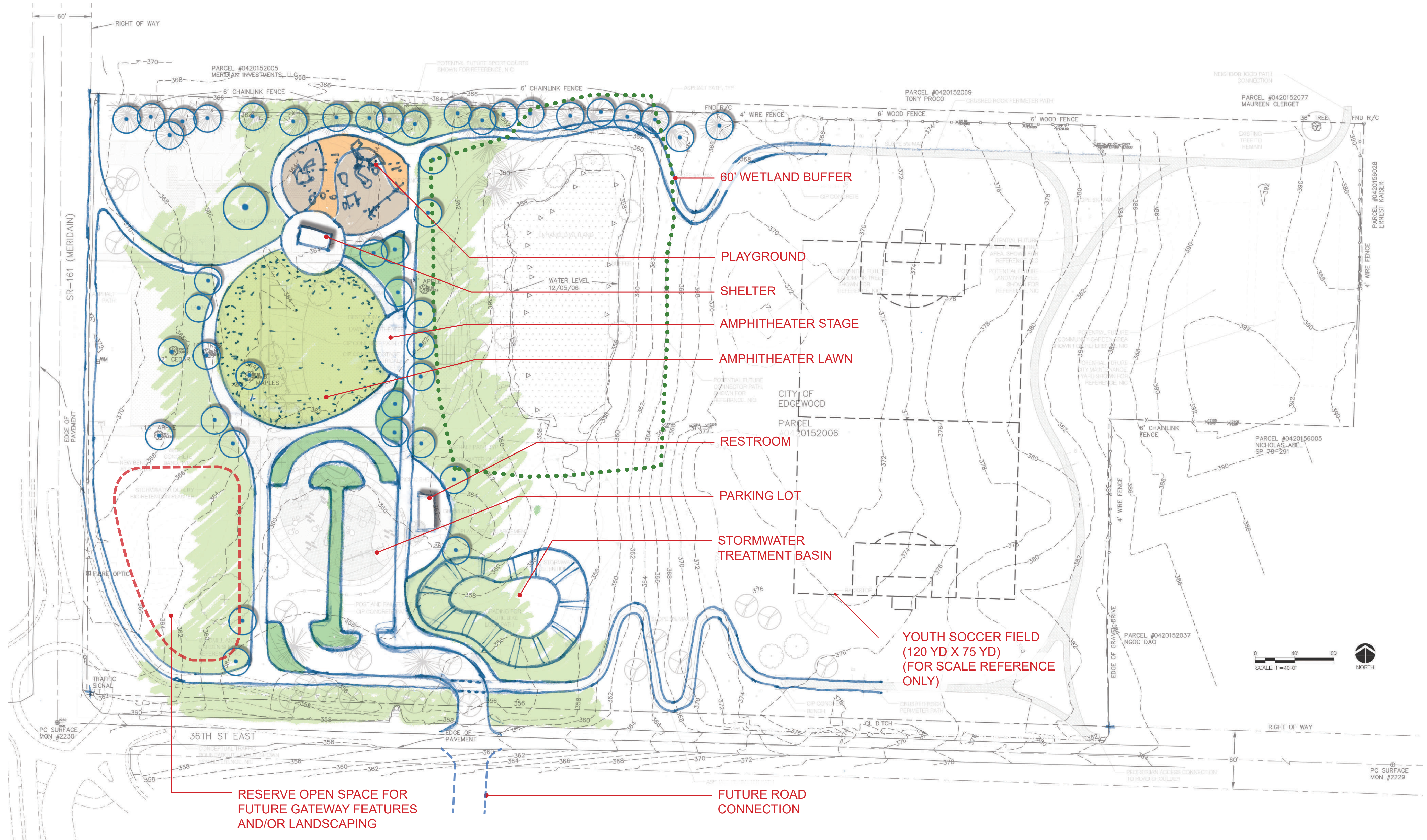
PARK RECONFIGURATION STUDIES OPTION 1

PROS:

- More similar to 30% design as developed through public process
- Park features have greater visibility from Meridian
- Main park area is more connected to Meridian pedestrian activity
- Parking lot driveway aligns with future Chrisella road rerouting

CONS:

- More road noise from Meridian
- Constrained on space for future expansion of park features on the west side of slope
- Parking access closer to intersection



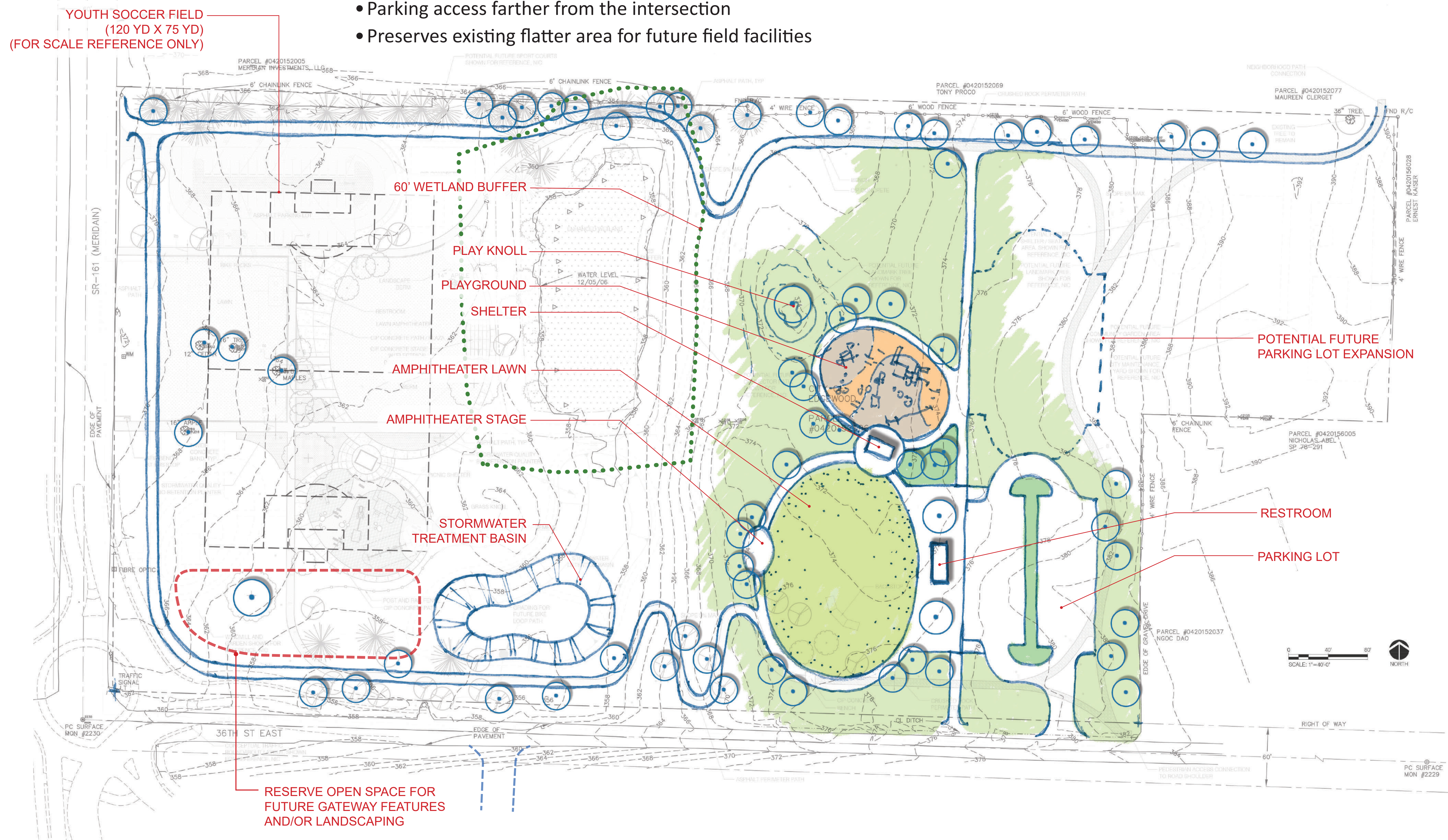
PARK RECONFIGURATION STUDIES OPTION 2

PROS:

- Larger buffer from Meridian for less noise and greater safety
- More space for future expansion east of the steep slope
- Natural grade separation from commercial corridor, potentially better views
- Parking access farther from the intersection
- Preserves existing flatter area for future field facilities

CONS:

- Closer to existing residential area
- Longer distance for utility connections
- Longer distance for pedestrian access from Meridian





CITY OF EDGEWOOD

PARKS AND RECREATION ADVISORY BOARD MINUTES – SPECIAL MEETING

Thursday, May 23, 2019 – 6pm ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Chair Levenhagen called the meeting to order at 6:00pm

2. ROLL CALL

Present: Brian Levenhagen, Caitlyn Remington, Jeff Southard, Anne Percival

Absent: Diane Kerlin (Excused), Bill Hilton (Excused), Linda Howard (Excused)

City Staff: Public Works Director (PWD) Jeremy Metzler

3. PUBLIC COMMENT – None offered

4. STAFF UPDATES – PWD Metzler provided quick update on new staff, hired Maintenance Technician with starting date of Tuesday, May 28.

5. APPROVAL OF MEETING MINUTES

J. Southard **MOVED**, seconded by C. Remington to approve the April 4, 2019 Minutes.

APPROVED unanimously.

6. OLD BUSINESS

- **36th & Meridian Update:**

PWD Metzler provided brief summary / overview of the 30% Design prepared by Berger for the RCO grant process, the two design option sketches requested by the Mayor, and review of possible pros and cons for each. Both options move vehicular access to 36th Street East, but Option 1 keeps improvements west of the wetland area, and Option 2 considers locating them to the east. B. Levenhagen expressed that having the proposed improvements closer to Meridian is a strength (not a con); having the future windmill site surrounded by beautiful amenities may become an economic development benefit; locating improvements behind the wetland area (Option 2) would hide the lead, result in less natural surveillance (become an attractive nuisance), and create two undeveloped sections of the park (west and east) reducing the recreational potential of a future phase 2 development; that Option 1 preserves the integrity of the master plan and passive recreation opportunities to the east. A. Percival liked the playground farther from Meridian, per Option 2. C. Remington stated she was “on the fence” between the options, concerned about Option 1 playground being closer to Meridian. In discussion, the playground’s actual distance from Meridian was reviewed, the uphill grade between it and Meridian was noted, and the potential to create fence or landscape barriers if necessary was touched on; members agreed that the restroom would be preferred closer to the playground. J. Southard expressed interested in a hybrid solution, looking at how to relocate amenities along 36th Street East around the south end of the wetland area. In further discussion, members expressed concerns about future phase development and opportunities to partner with the Puyallup School District.

Action: C. Remington **MOVED**, seconded by A. Percival to recommend Option 1 with the following suggested revision: situate playground and restroom closer to the parking area.

APPROVED unanimously.

Some further discussion regarding project status and schedule, agreed to delay or forego public information meeting at this time, focus on Community Picnic materials.

- **Parks Appreciation Day – Debrief, Lessons Learned:**

A. Percival shared there was a good turnout for the event, but only four Edgewood citizens attended. Members discussed various ideas and plans for next year. B. Levenhagen affirmed that the program for next year's event should be expanded and a new date should be considered. PRAB to discuss further at a future meeting.

- **Nelson Nature Park – Bridge Repair:**

PWD Metzler shared email from Boy Scout Troup 525 leader, John Decker. Members confirmed the bridge has yet to be repaired, and all agreed that PWD Metzler should contact Mr. Decker to arrange for the bridge to be repaired.

- **Movie Nights – PRAB Participation / Sign-up:**

Reviewed schedule with Councilmember Tomy. PWD Metzler agreed to provide movies underlined below. PRAB members agreed / affirmed to assist with the events as follows:

- June 14 (Wreck It Ralph) – B. Hilton
- July 12 (Spider Man: Into the Spider-verse) – B. Levenhagen [7:00p start]
- August 23 (Captain Marvel) – J. Southard & A. Percival [7:00p start]
- September 13 (Christopher Robin) – C. Remington
- October 11 (The Nightmare Before Christmas) – TBD
- November 8 (Ralph Wrecks the Internet) – TBD
- December 13 (The Grinch (2018)) – TBD
- January 10 (Detective Pikachu) – TBD
- February 21 (My Little Pony: The Movie) – TBD
- March 13 (Lego Movie 2) – TBD
- April 10 (How to Train Your Dragon 3) – TBD
- May 15 (Aladdin 2019) – TBD
- June 12 (The Little Mermaid) – TBD

7. **NEW BUSINESS**

- **Annual Field Trip – Next Meeting:** Confirmed Nelson farm Park to tour the farmhouse and discuss renovation goals, and may go to Fife's new Brookville Park after.

8. **BOARD MEMBER COMMENTS**

- **J. Southard** – Asking about possible cellular tower at Nelson Farm Park and intended purpose for any revenues generated by that, PWD Metzler discussed plan to bring public property lease policy and procedure to Council for consideration prior to any further discussion or action on said tower.
- **A. Percival** – Reminder about upcoming Friends of the Park sale / fundraiser at Nelson Nature Park on Friday 5/31 and Saturday 6/1.

9. **ADJOURN** – 7:00pm