



CITY OF MERCER ISLAND

CITY COUNCIL REGULAR HYBRID VIDEO MEETING

Tuesday, May 17, 2022 at 5:00 PM

MERCER ISLAND CITY COUNCIL:

Mayor Salim Nice, Deputy Mayor David Rosenbaum,
Councilmembers: Lisa Anderl, Jake Jacobson,
Craig Reynolds, Wendy Weiker, and Ted Weinberg

LOCATION & CONTACT:

Mercer Island City Hall and via Zoom
9611 SE 36th Street | Mercer Island, WA 98040
206.275.7793 | www.mercerisland.gov

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 206.275.7793.

The virtual meeting will be broadcast live on MITV Channel 21 and live streamed on the City Council's [YouTube Channel](#)

Registering to Speak for Appearances: Individuals wishing to speak live during Appearances (public comment period) must register with the City Clerk at **206.275.7793** or cityclerk@mercerisland.gov before 4 PM on the day of the Council meeting.

Please reference "Appearances" on your correspondence and state if you would like to speak either in person at City Hall or remotely using Zoom. If providing your comments using Zoom, staff will be prepared to permit temporary video access when you enter the live Council meeting. Please remember to activate the video option on your phone or computer, ensure your room is well lit, and kindly ensure that your background is appropriate for all audience ages. Screen sharing will not be permitted, but documents may be emailed to council@mercerisland.gov.

Each speaker will be allowed three (3) minutes to speak. A timer will be visible in Council Chambers, online to speakers, City Council, and meeting participants. Please be advised that there is a time delay between the Zoom broadcast and the YouTube or Channel 21 broadcast.

Join by Telephone at 5:00 PM (Appearances will start sometime after 5:00 PM): To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **810 6724 5621** and Password **730224** if prompted.

Join by Internet at 5:00 PM (Appearances will start sometime after 5:00 PM): To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **810 6724 5621**; Enter Password **730224**
- 4) The City Clerk will call on you by name or refer to your email address when it is your turn to speak. Please confirm that your audio works prior to participating.

Join in person at Mercer Island City Hall at 5:00 PM (Appearances will start sometime after 5:00 PM): – Council Chambers - 9611 SE 36th Street

Submitting Written Comments: Written comments may be submitted at the Mercer Island [Let's Talk Council Connects](#) page. Written comments received by 3 PM on the day of the meeting will be forwarded to all Councilmembers and a brief summary of the comments will be included in the minutes of the meeting.

MEETING AGENDA - REVISED

Call to Order & Roll Call, 5:00 PM

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

CITY MANAGER REPORT

APPEARANCES

(This is the opportunity for anyone to speak to the City Council on any item.)

CONSENT AGENDA

1. **AB 6088: May 6, 2022 Payroll Certification**

Recommended Action: Approve the May 6, 2022 Payroll Certification (Exhibit 1) in the amount of \$881,152.07 and authorize the Mayor to sign the certification on behalf of the entire City Council.

2. **Certification of Claims:**

A. Check Register 211542 – 211708 | 4/29/2022 | \$799,673.73

B. EFT Payments | April 2022 | \$2,793,750.30

Recommended Action: Certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

3. **City Council Meeting Minutes of May 3, 2022**

Recommended Action: Approve the minutes of the May 3, 2022 City Council Meeting.

4. **AB 6078: East Mercer Way 5400-6000 Block (Glenhome Drive) Water System Improvements Project Closeout**

Recommended Action: Accept the completed East Mercer Way 5400-6000 Block (Glenhome Drive) Water System Improvements project and authorize staff to close out the contract.

5. **AB 6079: 2020 Water System Improvements Project Closeout**

Recommended Action: Accept the completed 2020 Water System Improvements project and authorize staff to close out the contract.

6. **AB 6080: 2021 Water System Improvements Project Closeout**

Recommended Action: Accept the completed 2021 Water System Improvements project and authorize staff to close out the contract.

7. **AB 6082: Town Center Moratorium Renewal**

Recommended Action: Adopt Ordinance No. 22-03 extending the Town Center moratorium for an additional six-month period.

8. **Postponed ~~AB 6089: Amendment of the Housing and Economic Development Work Group Charters and Appointment of Councilmembers to the Economic Development and Housing Work Groups.~~**

Recommended Action: Approve Resolution No. 1627 amending the Housing and Economic Development Work Group Charters and appointing members to the Economic Development and Housing Work Groups.

REGULAR BUSINESS

9. **AB 6083: 2022 Board & Commission Annual Appointments (Resolution No. 1626)**

Recommended Action: Approve Resolution No. 1626, appointing members to fill the vacancies on the Arts Council, Design Commission, Open Space Conservancy Trust, Parks & Recreation Commission, Planning Commission, and Utility Board.

10. **AB 6084: Financial Status Update for the First Quarter 2022 and Budget Amending Ordinance**

Recommended Action: Adopt Ordinance No. 22-08, amending the 2021-2022 Biennial Budget.

11. **AB 6087: Transportation and Parks Impact Fee Rate Updates (First Reading Ord No. 22C-06 & Ord No. 22C-07)**

Recommended Action: Schedule Ordinance Nos. 22C-06 and 22C-07 for second reading on June 7, 2022. Provide direction to staff on whether to include a commercial parks impact fee in the final rate study.

OTHER BUSINESS

12. Planning Schedule

13. Councilmember Absences & Reports

EXECUTIVE SESSION

14. Pending or Potential Litigation

Executive Session to discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i)

Performance of a Public Employee

Executive Session to review the performance of a public employee pursuant to RCW 42.30.110(1)(g)

No action will be taken following the Executive Session.

ADJOURNMENT



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 6088
May 17, 2022
Consent Agenda**

AGENDA BILL INFORMATION

TITLE:	AB 6088: May 6, 2022 Payroll Certification	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Approve the May 6, 2022 Payroll Certification in the amount of \$881,152.07	

DEPARTMENT:	Administrative Services
STAFF:	Ali Spietz, Chief of Administration
COUNCIL LIAISON:	n/a
EXHIBITS:	1. May 6, 2022 Payroll Certification 2. FTE/LTE Counts
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

This is an approval of the payroll certification for the City of Mercer Island for the period from April 16, 2022 through April 29, 2022 in the amount of \$881,152.07 (see Exhibit 1).

BACKGROUND

[RCW 42.24.080](#) requires that all claims presented against the City by performing labor must be certified by the appropriate official to ensure that the labor was performed as described, and that the claims are just, due, and unpaid obligations against the City, before payment can be made. [RCW 42.24.180](#) allows the payment of claims to occur prior to City Council approval to expedite processing of the payment of claims, provided, however, that review and approval of the claims' documentation occurs at the next regularly scheduled public meeting. The Payroll Certification details the total payment to employees for labor performed and benefits payments made for each payroll. The City is on a bi-weekly payroll schedule with payments every other Friday.

ISSUE/DISCUSSION

Each payroll varies depending on several factors (i.e., number of employees, pay changes, leave cash outs, overtime, etc.). In addition to regular pay for employees, this payroll has variants that are outlined on the next page.

Additional payments:

- \$11,342.59 in leave cash outs for terminated employees.
- \$10,696.50 in leave cash outs for current employees.
- \$559.49 in service and recognition awards.
- \$59,375.77 in overtime earnings (see chart for overtime hours by department).

Overtime hours by department:

Department	Hours
Administrative Services	32.00
City Attorney's Office	
City Manager's Office	
Community Planning & Development	
Finance	
Fire	542.50
Municipal Court	
Police	147.75
Public Works	101.00
Thrift Shop	
Youth & Family Services	
Total Overtime Hours	823.25

FTE/LTE COUNTS

The table in Exhibit 2 shows the budgeted versus actual counts for Full Time Equivalents (FTEs) and Limited Term Equivalents (LTEs) for the current payroll. Casual labor employees (temporary and seasonal) are not included in the counts.

Casual Labor

In addition to FTE and LTE employees, the City utilizes casual labor to address workload needs that exceed the capacity or expertise of the City’s regular staff and that are time limited or seasonal. Casual labor is used primarily to address seasonal workload needs and short-term workload issues created by special projects or position vacancies. Compared to an LTE position, a casual labor position has limited benefits and is filled for a shorter period of time (1-3 months, 6 months, or 9 months). The departments/divisions that utilize casual labor the most are Parks Maintenance, Recreation, Public Works, and the Thrift Shop.

Thrift Shop Recovery and Staffing

The 2021-2022 Thrift Shop Budget does not include an FTE/LTE headcount, with the exception of two 0.5 FTEs in 2021 and 2.0 FTEs in 2022. This is because the Thrift Shop is recovering operations that were impacted by the Pandemic and the staff positions were not known at the time the budget was adopted. Although the positions were not identified in the budget, resources were set aside to staff the Thrift Shop and that is accomplished using FTEs, LTEs, and seasonal staff. For example, the staffing budget (salaries and benefits) for 2022 is \$1,034,422 and currently funds 2.0 FTEs, 6.50 LTEs, and seasonal staff.

The table in Exhibit 2 reflects the LTE headcount of employees currently working at the Thrift Shop. Seasonal staff are not included in the head count. As Thrift Shop recovery work continues, it is anticipated that the 2023-2024 budget will once again include an FTE/LTE headcount, similar to what is currently done in other departments.

RECOMMENDED ACTION

Approve the May 6, 2022 Payroll Certification (Exhibit 1) in the amount of \$881,152.07 and authorize the Mayor to sign the certification on behalf of the entire City Council.

CITY OF MERCER ISLAND PAYROLL CERTIFICATION

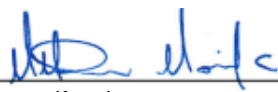
Item 1.

PAYROLL PERIOD ENDING **4.29.2022**
PAYROLL DATED **5.06.2022**

Net Cash	\$ 589,661.79
Net Voids/Manuals	\$ (654.95)
Net Total	\$ 589,006.84
Federal Tax Deposit	\$ 90,409.91
Social Security and Medicare Taxes	\$ 52,252.75
Medicare Taxes Only (Fire Fighter Employees)	\$ 2,576.29
State Tax (Oregon, Massachusetts and North Carolina)	\$ 182.46
Family/Medical Leave Tax (Massachusetts)	\$ 2.68
Public Employees' Retirement System (PERS Plan 2)	\$ 25,860.85
Public Employees' Retirement System (PERS Plan 3)	\$ 8,648.24
Public Employees' Retirement System (PERSJM)	\$ 548.30
Public Safety Employees' Retirement System (PSERS)	\$ 213.46
Law Enforcement Officers' & Fire Fighters' Retirement System (LEOFF Plan2)	\$ 28,283.37
Regence & LEOFF Trust Medical Insurance Deductions	\$ 12,899.18
Domestic Partner Medical Insurance Deductions	\$ 1,235.79
Kaiser Medical Insurance Deductions	\$ 639.10
Health Care - Flexible Spending Account Contributions	\$ 1,588.64
Dependent Care - Flexible Spending Account Contributions	\$ 1,370.54
ICMA Roth IRA Contributions	\$ 519.23
ICMA 457 Deferred Compensation Contributions	\$ 33,587.39
Fire Nationwide 457 Deferred Compensation Contributions	\$ 17,733.13
Fire Nationwide Roth IRA Contributions	\$ 1,075.00
ICMA 401K Deferred Compensation Contributions	\$ 788.46
Garnishments (Chapter 13)	\$ 572.00
Child Support Wage Garnishment	\$ 706.03
Mercer Island Employee Association Dues	\$ 202.50
AFSCME Union Dues	\$ -
Police Union Dues	\$ -
Fire Union Dues	\$ 2,224.59
Fire Union Supplemental Dues	\$ 160.00
Standard - Supplemental Life Insurance	\$ -
Unum - Long Term Care Insurance	\$ 1,087.35
AFLAC - Supplemental Insurance Plans	\$ 238.52
Coffee Club Dues	\$ 136.00
Transportation - Flexible Spending Account Contributions	\$ 62.50
Fire HRA-VEBA Contributions	\$ 6,339.31
Oregon Transit Tax and Oregon Benefit Tax	\$ 1.66
Tax & Benefit Obligations Total	\$ 292,145.23

TOTAL GROSS PAYROLL	\$ 881,152.07
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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 Mercer Island, and that I am authorized to authenticate and certify to said claim.



Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

6

 Mayor Date

FTE AND LTE COUNTS AS OF 4/15/2022

Full Time Equivalents (FTEs)	2022	2022
	Budgeted	Actual
Administrative Services	13.50	11.50
City Attorney's Office	2.00	2.00
City Manager's Office	4.00	4.00
Community Planning & Development ³	17.50	15.50
Finance ⁹	9.00	7.00
Fire	32.00	30.00
Municipal Court	3.30	3.10
Police ¹	37.50	35.50
Public Works ¹⁰	62.80	58.30
Recreation ⁶	10.25	9.25
Thrift Shop ⁷	2.00	2.00
Youth & Family Services ²	11.43	11.43
Total FTEs	205.28	189.58
Limited Term Equivalent (LTEs)	2022	2022
	Budgeted	Actual
Administrative Services ⁴	1.00	1.00
City Manager's Office ⁸	1.00	1.00
Community Planning & Development ³	1.50	1.50
Thrift Shop	*	6.50
Youth & Family Services**	1.60	1.60
Total LTEs	5.10	11.60
Total FTEs & LTEs	210.38	201.18

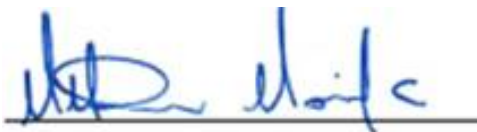
Footnotes:	
¹	5/18/2021: Authorized hire ahead of two officers 2.0 FTE (AB 5874) AB 5874
²	1/5/2021: Authorized increase of 1.37 FTE in YFS (AB 5795) AB 5795
³	9/21/2021: Authorized increase of 2.0 FTE and 0.5 LTE in CPD (AB 5942) AB 5942
⁴	9/21/2021: Authorized increase of 1.0 LTE in Admin Services – HR (AB 5942) AB 5942
⁵	10/19/2021: Authorized increase of 0.5 FTE in City Manager’s Office (AB 5961) AB 5961
⁶	11/1/2021: Authorized restoration of 9.5 FTE in PW – Recreation (AB 5954) AB 5954
⁷	12/7/2021: Authorized increase of 1.0 FTE in Thrift Shop (AB 5992) AB 5992
⁸	12/7/2021: Authorized increase of 1.0 LTE in City Manager’s Office (AB 5992) AB 5992
⁹	3/1/2022: Authorized increase of 1.0 FTE in Finance (AB 6031) AB 6031
¹⁰	4/19/2022: Authorized 1.0 FTE hire ahead for Utilities Engineer and increase of 0.5 FTE for Stormwater Quality Technician (AB 6051) AB 6051
*	See note in AB 6072 re Thrift Shop staffing AB 6072

FTE Vacancies:	
1.0 CIP Project Manager	1.0 Planner
1.0 CPD Sr. Admin Assistant	1.0 Police Officer
1.0 Deputy Fire Chief (contracted out)	1.0 Police Officer
1.0 Finance Business System Analyst	0.25 Recreation Aide (0.25 FTE)
1.0 Financial Analyst	0.75 Recreation Assistant (0.75 FTE)
1.0 Fire Chief (contracted out)	0.5 Right-of-Way Arborist (0.5 FTE)
1.0 HR Manager	1.0 Stormwater Quality Technician
1.0 Parks Maintenance Team Member	1.0 Water Quality Technician
1.0 Payroll Specialist	

Notes:
 Current Judge is 0.2 FTE less than budgeted
 Temporary and seasonal employees are not included in the counts.

CERTIFICATION OF CLAIMS

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 Mercer Island, and that I am authorized to authenticate and certify to said claim.



Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

<u>Report</u>	<u>Warrants</u>	<u>Date</u>	<u>Amount</u>
Check Register	211542 – 211708	4/29/2022	\$799,673.73 \$799,673.73

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0114197	00211690	SHILSHOLE DEV	HYDRANT METER RENTAL DEPOSIT F	2,900.00
P0114196	00211708	XY CONSTRUCTION MINJUN WU	HYDRANT METER RENTAL DEPOSIT 4	2,900.00
P0114202	00211664	Mike Birkmeyer	HYDRANT METER RENTAL DEPOSIT F	2,576.12
P0114178	00211703	WALTER E NELSON CO	INVENTORY PURCHASES	1,882.16
P0114032	00211629	GEMPLER'S INC	INVENTORY PURCHASES	1,376.33
P0114245	00211619	DUNN LUMBER COMPANY	INVENTORY PURCHASES	848.21
	00211601	ANNA & JOSEPH LEE	REFUND OVERPAY 00624780001	670.15
	00211698	TINOCO, LUCIO	REFUND OVERPAY 00689841703	577.08
P0114190	00211634	GRAINGER	INVENTORY PURCHASES	565.71
	00211657	LUBETICH, JOSEPH	REFUND OVERPAY 003533200	337.76
P0114184	00211636	H D FOWLER	INVENTORY PURCHASES	307.13
	00211617	DOLLAR CAPITAL G2 LLC	REFUND OVERPAY 0041600504	256.45
	00211614	DEBBIE & LEANNE CROSBY	REFUND OVERPAY 00776568003	246.52
	00211633	Gosanko, Gary	REFUND OVERPAY 010798700	170.20
P0114188	00211634	GRAINGER	INVENTORY PURCHASES	28.18
<i>Org Key: 814074 - Garnishments</i>				
	00211551	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	572.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00211571	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	205.00
<i>Org Key: 814076 - City & Counties Local 21M</i>				
	00211595	WSCCCE AFSCME AFL-CIO	PAYROLL EARLY WARRANTS	2,498.30
<i>Org Key: 814077 - Police Association</i>				
	00211574	POLICE ASSOCIATION	PAYROLL EARLY WARRANTS	2,667.86
<i>Org Key: CA1100 - Administration (CA)</i>				
P0114269	00211659	Madrona Law Group, PLLC	Invoice #11233 - Professional	22,968.00
P0114270	00211661	MARTEN LAW	Invoice #44093231 Professional	498.75
P0114270	00211661	MARTEN LAW	Invoice #44093230 Professional	237.50
P0114269	00211659	Madrona Law Group, PLLC	Invoice #11232 Professional	219.50
P0114270	00211661	MARTEN LAW	Invoice #44093232 Professional	142.50
P0114236	00211588	VERIZON WIRELESS	VERIZON CM JAN 24 - FEB 23	42.13
<i>Org Key: CA1150 - Attorney-Litigation</i>				
P0114269	00211659	Madrona Law Group, PLLC	Invoice #11234 Professional	217.00
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P0114271	00211656	LOTZKAR, STEPHEN A	Invoice #3313 Professional Ser	1,125.00
<i>Org Key: CM1100 - Administration (CM)</i>				
P0114234	00211588	VERIZON WIRELESS	VERIZON FEB 24-MAR 23 PARKS	120.71
P0114236	00211588	VERIZON WIRELESS	VERIZON CM JAN 24 - FEB 23	37.13
P0114233	00211588	VERIZON WIRELESS	VERIZON PARKS	31.45
<i>Org Key: CM1200 - City Clerk</i>				
	00211587	US BANK CORP PAYMENT SYS	Travel Expense	476.52
	00211587	US BANK CORP PAYMENT SYS	Tuition & Registrations	140.00
	00211587	US BANK CORP PAYMENT SYS	Dues & Subscriptions	75.00
P0114249	00211611	CivicPlus	Online Services Municode OrdLi	71.95

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00211688	SEABORN PILE DRIVING CO	OVERPAYMENT	2,188.65
	00211648	Lakeside Construction	overpayment	2,116.03
P0113870	00211567	KC RECORDS	refill of escrow account for	1,900.00
	00211662	MASTEC NETWORK SOLUTIONS	OVERPAYMENT	1,512.43
	00211586	TSO, TOM	OVERPAYMENT	808.26
	00211630	GONSER, THOMAS	OVERPAYMENT	365.72
	00211688	SEABORN PILE DRIVING CO	OVERPAYMENT	300.00
	00211626	EXACT ELECTRIC	NOT NEEDED	141.60
Org Key: DS1100 - Administration (DS)				
P0114242	00211548	BERK CONSULTING	MERCER ISLAND IMPACT FEES UPDA	7,387.50
P0114248	00211624	ESA	PROFESSIONAL SERVICES FROM FEB	1,544.25
P0114244	00211562	FEHR & PEERS	MERCER ISLAND TRAFFIC FEE UPDA	1,359.67
P0114235	00211588	VERIZON WIRELESS	VERIZON FEB 24 - MAR 23 CM	374.28
P0114236	00211588	VERIZON WIRELESS	VERIZON CM JAN 24 - FEB 23	365.89
P0114235	00211588	VERIZON WIRELESS	VERIZON FEB 24- MAR23 CM	124.76
P0114236	00211588	VERIZON WIRELESS	VERIZON CM JAN 24- FEB 23	121.96
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	97.29
	00211587	US BANK CORP PAYMENT SYS	Tuition & Registrations	95.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	82.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	43.64
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	32.63
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	25.11
	00211587	US BANK CORP PAYMENT SYS	Services - Technology Fee	16.52
Org Key: DS1200 - Bldg Plan Review & Inspection				
P0114273	00211598	COOPER ZIETZ ENGINEERS INC	ON CALL ELECTRICAL SERVICES	7,040.00
P0114275	00211598	COOPER ZIETZ ENGINEERS INC	ON CALL ELECTRICAL SERVICES	6,160.00
P0114286	00211685	SAFEBUILT LLC WA	FEBRUARY INSPECTION SERVICES	336.00
P0114238	00211557	DEPT OF ENTERPRISE SERVICES	DAVID LINDSAY	46.47
Org Key: FN1100 - Administration (FN)				
	00211587	US BANK CORP PAYMENT SYS	Office Supplies	695.00
P0114282	00211693	STATE AUDITOR'S OFFICE	ACCOUNTABILITY/FINANCIAL AUDIT	397.35
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	54.10
Org Key: FN2100 - Data Processing				
P0114181	00211663	METROPRESORT	1ST QTR 2022 PRINTING/MAILING	225.62
P0114181	00211663	METROPRESORT	1ST QTR 2022 PRINTING/MAILING	93.67
Org Key: FN4501 - Utility Billing (Water)				
P0114268	00211663	METROPRESORT	APRIL 2022 PRINTING & MAILING	159.83
P0114268	00211663	METROPRESORT	APRIL 2022 PRINTING & MAILING	141.24
	00211587	US BANK CORP PAYMENT SYS	Repair & Maintenance Services	36.28
Org Key: FN4502 - Utility Billing (Sewer)				
P0114268	00211663	METROPRESORT	APRIL 2022 PRINTING & MAILING	159.83
P0114268	00211663	METROPRESORT	APRIL 2022 PRINTING & MAILING	141.24
	00211587	US BANK CORP PAYMENT SYS	Repair & Maintenance Services	36.28
Org Key: FN4503 - Utility Billing (Storm)				
P0114268	00211663	METROPRESORT	APRIL 2022 PRINTING & MAILING	159.83
P0114268	00211663	METROPRESORT	APRIL 2022 PRINTING & MAILING	141.25

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: FR1100 - Administration (FR)</i>				
P0114262	00211694	SYSTEMS DESIGN WEST LLC	03/22 Transport Billing Fees	1,359.20
P0114261	00211625	ESO SOLUTIONS INC	ESO EHR Connection	561.34
	00211587	US BANK CORP PAYMENT SYS	Supplies-Employee Recognition	351.80
P0114231	00211555	CULLIGAN SEATTLE WA	Water Service/Fire	245.74
P0114232	00211545	Alvaria Inc	Telestaff Monthly Maintenance/	165.15
	00211587	US BANK CORP PAYMENT SYS	Supplies-Employee Recognition	165.14
	00211587	US BANK CORP PAYMENT SYS	Supplies-Employee Recognition	95.21
	00211587	US BANK CORP PAYMENT SYS	Small Tools & Equipment	16.42
	00211587	US BANK CORP PAYMENT SYS	Dues & Subscriptions	14.30
	00211587	US BANK CORP PAYMENT SYS	Supplies-FR Household	14.30
	00211587	US BANK CORP PAYMENT SYS	Small Tools & Equipment	12.00
<i>Org Key: FR1200 - Fire Marshal</i>				
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	153.15
<i>Org Key: FR2100 - Fire Operations</i>				
P0113450	00211561	EPSCA	44 RADIOS FOR FIRE 2022	1,111.00
P0114260	00211621	EASTSIDE FIRE & RESCUE	Parts/Labor 7609	706.77
P0114243	00211646	KROESENS UNIFORM COMPANY	Department Hats	629.21
P0114243	00211646	KROESENS UNIFORM COMPANY	Uniforms/Collier	424.47
P0114166	00211553	COMCAST	MERCER ISLAND FIRE STATION	113.87
P0114166	00211553	COMCAST	MERCER ISLAND FIRE STATION	93.92
P0114166	00211553	COMCAST	MERCER ISLAND FIRE STATION	73.74
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	47.75
P0113450	00211561	EPSCA	ACCESS FEE REBATE FIRE	-73.04
<i>Org Key: FR2400 - Fire Suppression</i>				
P0114264	00211654	LN CURTIS & SONS	2 Sensor Replacement Kits	750.10
P0114264	00211654	LN CURTIS & SONS	Regulator Repair	231.97
P0114264	00211654	LN CURTIS & SONS	MSA Filter	38.93
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P0114226	00211560	ENERSPECT MEDICAL SOLUTIONS	8 FR3 Batteries	2,468.99
P0114229	00211544	AIRGAS USA LLC	Oxygen/Fire	20.92
P0114229	00211544	AIRGAS USA LLC	Oxygen/Fire	14.80
P0114228	00211582	STERICYCLE INC	On-Call Charges/Fire	10.36
P0114229	00211544	AIRGAS USA LLC	Oxygen/Fire	9.08
<i>Org Key: GGM001 - General Government-Misc</i>				
P0111123	00211584	TRANSPO GROUP USA INC	ADA TRANSITION PLAN	18,022.50
P0114180	00211607	BRINKS INC	MARCH 2022 ARMoured TRUCK PICK	616.22
P0114166	00211553	COMCAST	CITY OF MERCER ISLAND	111.46
P0114307	00211642	KC TREASURY	531510-1234-03 2022 REAL ESTAT	7.36
P0114166	00211553	COMCAST	MERCER ISLAND CITY HALL	-21.45
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P0114309	00211643	KELLEY IMAGING SYSTEMS	Copier Service Fees Mar 2022 (1,008.78
P0114265	00211682	RICOH USA INC (FIRE)	Copier Rental/Fire	278.77
<i>Org Key: GGM005 - Genera Govt-LI Retiree Costs</i>				
P0114225	00211558	DEVENY, JAN P	LEOFF1 LTC Expenses	6,180.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00211651	LEOFF HEALTH & WELFARE TRUST	POLICE RETIREES	6,123.89
P0114224	00211590	WALLACE, THOMAS	LEOFF1 LTC Expenses	6,000.00
	00211650	LEOFF HEALTH & WELFARE TRUST	FIRE RETIREES	3,223.11
P0114222	00211563	GOODMAN, J C	LEOFF1 Retiree Medical Expense	1,042.40
	00211637	HAGSTROM, JAMES	LEOFF1 Medicare Reimb	653.20
	00211638	HILTNER, PETER	LEOFF1 Medicare Reimb	619.50
	00211612	COOPER, ROBERT	quarterly fire LEOFF	510.30
P0114215	00211564	HAGSTROM, CRAIG	LEOFF1 Retiree Medical Expense	436.73
P0114221	00211556	DEEDS, EDWARD G	LEOFF1 Retiree Medical Expense	420.64
P0114221	00211556	DEEDS, EDWARD G	LEOFF1 Retiree Medical Expense	364.81
	00211604	BARNES, WILLIAM	LEOFF1 Medicare Reimb	271.10
	00211615	DEEDS, EDWARD G	LEOFF1 Medicare Reimb	271.10
	00211628	FORSMAN, LOWELL	LEOFF1 Medicare Reimb	271.10
P0114212	00211590	WALLACE, THOMAS	LEOFF1 Retiree Medical Expense	266.37
P0114292	00211628	FORSMAN, LOWELL	LEOFF1 Retiree Medical Expense	253.75
	00211704	WEGNER, KEN	LEOFF1 Medicare Reimb	246.60
	00211697	THOMPSON, JAMES	LEOFF1 Medicare Reimb	245.90
	00211686	SCHOENTRUP, WILLIAM	LEOFF1 Medicare Reimb	240.60
	00211596	ABBOTT, RICHARD	LEOFF1 Medicare Reimb	239.10
	00211631	GOODMAN, J C	LEOFF1 Medicare Reimb	239.00
P0114291	00211684	RUCKER, MANORD J	LEOFF1 Retiree Medical Expense	223.83
	00211692	SMITH, RICHARD	LEOFF1 Medicare Reimb	220.70
P0114290	00211681	RAMSAY, JON	LEOFF1 Retiree Medical Expense	215.16
	00211658	LYONS, STEVEN	LEOFF1 Medicare Reimb	211.80
	00211622	ELSOE, RONALD	LEOFF1 Medicare Reimb	208.30
	00211597	ADAMS, RONALD E	LEOFF1 Medicare Reimb	206.60
	00211647	KUHN, DAVID	LEOFF1 Medicare Reimb	205.60
	00211618	DOWD, PAUL	LEOFF1 Medicare Reimb	203.20
	00211606	BOOTH, GLENDON D	LEOFF1 Medicare Reimb	202.60
P0114217	00211558	DEVENY, JAN P	LEOFF1 Retiree Medical Expense	199.16
	00211603	AUGUSTSON, THOR	LEOFF1 Medicare Reimb	192.80
	00211655	LOISEAU, LERI M	LEOFF1 Medicare Reimb	192.80
P0114211	00211594	WHEELER, DENNIS	LEOFF1 Retiree Medical Expense	186.10
	00211702	WALLACE, THOMAS	LEOFF1 Medicare Reimb	183.10
	00211616	DEVENY, JAN P	LEOFF1 Medicare Reimb	182.00
	00211684	RUCKER, MANORD J	LEOFF1 Medicare Reimb	181.70
	00211707	WHEELER, DENNIS	LEOFF1 Medicare Reimb	181.70
	00211669	MYERS, JAMES S	LEOFF1 Medicare Reimb	179.80
	00211640	JOHNSON, CURTIS	LEOFF1 Medicare Reimb	175.50
P0114220	00211543	ADAMS, RONALD E	LEOFF1 Retiree Medical Expense	171.53
P0114216	00211559	ELSOE, RONALD	LEOFF1 Retiree Medical Expense	138.30
	00211681	RAMSAY, JON	LEOFF1 Medicare Reimb	136.20
P0114214	00211655	LOISEAU, LERI M	LEOFF1 Retiree Medical Expense	130.01
P0114218	00211550	BOOTH, GLENDON D	LEOFF1 Retiree Medical Expense	126.06
P0114219	00211546	AUGUSTSON, THOR	LEOFF1 Retiree Medical Expense	67.65
P0114216	00211559	ELSOE, RONALD	LEOFF1 Retiree Medical Expense	51.74
P0114293	00211622	ELSOE, RONALD	LEOFF1 Retiree Medical Expense	51.74
P0114213	00211581	SMITH, RICHARD	LEOFF1 Retiree Medical Expense	24.03
<i>Org Key: GGM606 - Excess Retirement-Fire</i>	00211604	BARNES, WILLIAM	LEOFF1 Excess Benefit	2,162.44

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PO #	Check #	Vendor:	Transaction Description	Check Amount
	00211612	COOPER, ROBERT	LEOFF1 Excess Benefit	2,118.03
	00211640	JOHNSON, CURTIS	LEOFF1 Excess Benefit	1,220.32
	00211686	SCHOENTRUP, WILLIAM	LEOFF1 Excess Benefit	1,025.82
	00211681	RAMSAY, JON	LEOFF1 Excess Benefit	585.43
 <i>Org Key: GGX620 - Custodial Disbursements</i>				
P0114312	00211700	WA ST TREASURER'S OFFICE	Remit MAR-22 MI Court Transmit	2,520.24
P0114312	00211700	WA ST TREASURER'S OFFICE	Remit MAR-22 MI Court Transmit	1,423.25
P0114313	00211700	WA ST TREASURER'S OFFICE	Remit NC Court Transmittal	1,265.00
P0114313	00211700	WA ST TREASURER'S OFFICE	Remit NC Court Transmittal	773.27
P0114313	00211700	WA ST TREASURER'S OFFICE	Remit NC Court Transmittal	598.07
P0114312	00211700	WA ST TREASURER'S OFFICE	Remit MAR-22 MI Court Transmit	568.60
P0114313	00211700	WA ST TREASURER'S OFFICE	Remit NC Court Transmittal	260.32
P0114312	00211700	WA ST TREASURER'S OFFICE	Remit MAR-22 MI Court Transmit	212.89
P0114313	00211700	WA ST TREASURER'S OFFICE	Remit NC Court Transmittal	193.61
P0114312	00211700	WA ST TREASURER'S OFFICE	Remit MAR-22 MI Court Transmit	192.60
P0114312	00211700	WA ST TREASURER'S OFFICE	Remit MAR-22 MI Court Transmit	149.99
P0114312	00211700	WA ST TREASURER'S OFFICE	Remit MAR-22 MI Court Transmit	149.98
P0114313	00211700	WA ST TREASURER'S OFFICE	Remit NC Court Transmittal	129.90
P0114313	00211700	WA ST TREASURER'S OFFICE	Remit NC Court Transmittal	129.02
P0114312	00211700	WA ST TREASURER'S OFFICE	Remit MAR-22 MI Court Transmit	96.26
P0114312	00211700	WA ST TREASURER'S OFFICE	Remit MAR-22 MI Court Transmit	92.39
P0114312	00211700	WA ST TREASURER'S OFFICE	Remit MAR-22 MI Court Transmit	64.20
P0114313	00211700	WA ST TREASURER'S OFFICE	Remit NC Court Transmittal	32.04
P0114313	00211700	WA ST TREASURER'S OFFICE	Remit NC Court Transmittal	12.74
 <i>Org Key: GX9996 - Employee Benefits-Police</i>				
	00211651	LEOFF HEALTH & WELFARE TRUST	POLICE	44,383.33
	00211651	LEOFF HEALTH & WELFARE TRUST	POLICE SUPPORT	6,163.79
	00211651	LEOFF HEALTH & WELFARE TRUST	BILLING ADJUSTMENTS	2,659.97
 <i>Org Key: GX9997 - Employee Benefits-Fire</i>				
	00211650	LEOFF HEALTH & WELFARE TRUST	FIRE ACTIVE	53,850.24
 <i>Org Key: IS2100 - IGS Network Administration</i>				
P0114210	00211652	LIFTOFF LLC	15 Additional O365 licenses, 5	1,550.00
	00211587	US BANK CORP PAYMENT SYS	Computer Supplies	711.70
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	500.87
	00211641	KC TREASURY	ACCIS SPOKANE CONF	314.73
	00211660	MANDEVILLE, TROY	ACCIS CONF MILEAGE SPOK	314.73
	00211587	US BANK CORP PAYMENT SYS	Professional Services	206.92
	00211660	MANDEVILLE, TROY	ACCIS CONF PER DIEM	201.90
	00211667	MORENO, ALFREDO	ACCIS SPOKANE CONF	158.95
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	155.22
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	154.13
	00211587	US BANK CORP PAYMENT SYS	Computer Supplies	115.50
	00211587	US BANK CORP PAYMENT SYS	Services - Software Maint/Supt	82.58
	00211587	US BANK CORP PAYMENT SYS	Computer Supplies	47.00
	00211587	US BANK CORP PAYMENT SYS	Computer Supplies	37.89
	00211587	US BANK CORP PAYMENT SYS	Computer Supplies	36.32
	00211587	US BANK CORP PAYMENT SYS	Computer Supplies	14.30
	00211587	US BANK CORP PAYMENT SYS	Professional Services	13.21

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00211587	US BANK CORP PAYMENT SYS	Professional Services	13.21
	00211587	US BANK CORP PAYMENT SYS	Professional Services	5.35
	00211587	US BANK CORP PAYMENT SYS	Computer Supplies	-1,034.93
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P0111207	00211585	TRANSPORTATION SYSTEMS INC	ROW UNIT PRICED ELECTRICAL REP	2,055.60
P0114186	00211566	KC FINANCE	Project # 1135625 ISL CREST AN	1,363.06
P0114182	00211639	HOME DEPOT CREDIT SERVICE	SHELVES	798.24
P0114223	00211639	HOME DEPOT CREDIT SERVICE	TRASH CANS, SPRAYER & MOSS OUT	261.51
P0114191	00211696	TACOMA SCREW PRODUCTS INC	5/16" X 2" GALV. LAG SCREWS (4	173.47
P0114182	00211639	HOME DEPOT CREDIT SERVICE	TURFBLDR SEED	114.43
<i>Org Key: MT2150 - Pavement Marking</i>				
P0114182	00211639	HOME DEPOT CREDIT SERVICE	PROPANE TANKS	99.05
<i>Org Key: MT2255 - Urban Forest Management (ROW)</i>				
P0114198	00211578	RON'S STUMP REMOVAL	SUMMER TREE WORK	34,241.10
<i>Org Key: MT3100 - Water Distribution</i>				
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	236.55
<i>Org Key: MT3150 - Water Quality Event</i>				
P0113357	00211599	AM TEST INC	2022 WATER QUALITY SAMPLES	360.00
P0114053	00211695	T M G SERVICES INC	KIT, DIAPHRAGM PVDF	337.15
<i>Org Key: MT3300 - Water Associated Costs</i>				
	00211587	US BANK CORP PAYMENT SYS	Tuition & Registrations	119.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	-680.00
<i>Org Key: MT3400 - Sewer Collection</i>				
P0114209	00211639	HOME DEPOT CREDIT SERVICE	2) LASER MEASURE	110.03
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00211610	CENTURYLINK BUSINESS SERVICES	SEWER TELEMETRY	2,892.93
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	1,937.28
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	1,541.28
P0114187	00211602	AT&T MOBILITY	2022 TELEMTRY	818.35
P0114209	00211639	HOME DEPOT CREDIT SERVICE	PVC PIPE & FITTINGS	365.23
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
P0114297	00211672	OCCUPATIONAL HEALTH CTRS OF WA	DOT RECERT RAYMOND B	137.00
	00211587	US BANK CORP PAYMENT SYS	Tuition & Registrations	119.00
P0114296	00211672	OCCUPATIONAL HEALTH CTRS OF WA	DOT RECERT CHRIS K	116.00
<i>Org Key: MT3800 - Storm Drainage</i>				
P0114183	00211636	H D FOWLER	TYPE 16 OR TYPE 1L CATCH BASIN	3,074.99
P0114183	00211636	H D FOWLER	TYPE 16 OR TYPE 1L CATCH BASIN	936.32
P0114182	00211639	HOME DEPOT CREDIT SERVICE	SHELVES	798.24
P0114223	00211639	HOME DEPOT CREDIT SERVICE	TRASH CANS	280.04
<i>Org Key: MT4150 - Support Services - Clearing</i>				
	00211587	US BANK CORP PAYMENT SYS	Uniforms & Clothing	601.15
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	143.07
P0114233	00211588	VERIZON WIRELESS	VERIZON PARKS JAN 24-FEB23	87.14

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0114166	00211553	COMCAST	CITY OF MERCER ISLAND	86.41
P0114234	00211588	VERIZON WIRELESS	VERIZON FEB 24-MAR 23 PARKS	40.01
	00211587	US BANK CORP PAYMENT SYS	Office Supplies	28.61
P0113450	00211561	EPSCA	1 RADIO FOR MAINTENANCE	25.25
P0113450	00211561	EPSCA	ACCESS FEE REBATE MAINT	-1.66
<i>Org Key: MT4200 - Building Services</i>				
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	500.00
P0114149	00211542	AAA FIRE & SAFETY INC	FIRE EXIT SERVICE CITY HALL	351.22
P0114305	00211675	PACIFIC AIR CONTROL INC	MERCER ISLAND FIRE STATION #9	349.02
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	325.00
P0114301	00211620	EASTSIDE EXTERMINATORS	BI-MONTHLY	271.21
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	10.00
<i>Org Key: MT4300 - Fleet Services</i>				
P0114168	00211632	GOODYEAR TIRE & RUBBER CO, THE	2022 TIRE INVENTORY	1,518.17
P0114174	00211600	AMERIGAS-1400	2022 PROPANE DELIVERY	1,297.26
P0114167	00211671	NELSON PETROLEUM	2022 DIESEL DELIVERY	755.31
P0114173	00211670	NAPA AUTO PARTS	REPAIR PARTS	561.37
P0113519	00211569	KIA MOTORS FINANCE	2022 KIA LEASE - 2019 KIA NIRO	388.55
	00211587	US BANK CORP PAYMENT SYS	Fuel & Oil	103.96
P0114150	00211649	LEE JOHNSON CHEVROLET	REPAIR PARTS	88.95
P0114192	00211653	LINDE GAS & EQUIP	2022 ACETYLEN & OXYGEN TANK RE	62.41
<i>Org Key: MT4501 - Water Administration</i>				
P0114267	00211689	SEATTLE PUBLIC UTILITIES	MARCH 2022 WATER PURCHASE	103,040.11
<i>Org Key: MT6100 - Park Maintenance</i>				
P0114234	00211588	VERIZON WIRELESS	VERIZON FEB 24-MAR 23 PARKS	575.73
P0114233	00211588	VERIZON WIRELESS	VERIZON PARKS JAN 24-FEB23	554.99
P0114185	00211572	OCCUPATIONAL HEALTH CTRS OF WA	DOT RECERT FRAZEE, GREGG	116.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	65.88
<i>Org Key: MT6200 - Athletic Field Maintenance</i>				
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	1,265.00
P0114233	00211588	VERIZON WIRELESS	VERIZON PARKS JAN 24-FEB23	42.13
P0114234	00211588	VERIZON WIRELESS	VERIZON FEB 24-MAR 23 PARKS	42.13
<i>Org Key: MT6400 - ARPA-Park Deferred Maintenance</i>				
P0112428	00211678	PLANTSCAPES INC	Parks deferred maintenance ARP	22,900.80
P0112775	00211665	MONARCH LANDSCAPE HOLDINGS	Parks deferred maintenance ARP	6,871.78
P0112775	00211665	MONARCH LANDSCAPE HOLDINGS	Parks deferred maintenance ARP	5,190.07
<i>Org Key: MT6500 - Luther Burbank Park Maint</i>				
	00211572	OCCUPATIONAL HEALTH CTRS OF WA	DOT PHYSICAL RECERT	116.00
P0114233	00211588	VERIZON WIRELESS	VERIZON PARKS JAN 24-FEB23	82.16
P0114149	00211542	AAA FIRE & SAFETY INC	FIRE EXIT SERVICE CITY HALL	79.01
P0114234	00211588	VERIZON WIRELESS	VERIZON FEB 24-MAR 23 PARKS	40.07
<i>Org Key: MT6800 - Trails Maintenance</i>				
P0114247	00211635	GRANGE SUPPLY INC	ROUND 8' WOOD POST	246.54
P0114234	00211588	VERIZON WIRELESS	VERIZON FEB 24-MAR 23 PARKS	40.01

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PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT6900 - Aubrey Davis Park Maint</i>				
P0111207	00211585	TRANSPORTATION SYSTEMS INC	ROW UNIT PRICED ELECTRICAL REP	3,340.70
	00211587	US BANK CORP PAYMENT SYS	Rentals-Machines/Equipment	470.00
	00211587	US BANK CORP PAYMENT SYS	Rentals-Machines/Equipment	470.00
<i>Org Key: PA0100 - Open Space Management</i>				
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	295.07
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	116.73
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	114.24
P0114233	00211588	VERIZON WIRELESS	VERIZON PARKS JAN 24-FEB23	42.13
<i>Org Key: PA0109 - Aubrey Davis Park Trail Safety</i>				
P0112473	00211570	KPG	Aubrey Davis Park Trail Safety	4,214.50
P0114252	00211680	PRR INC	Professional Services ADP Trai	2,317.50
P0114252	00211680	PRR INC	Professional Services ADP Trai	1,519.74
<i>Org Key: PA0122 - Luther Burbank Dock Repair & R</i>				
P0107597	00211645	KPFF CONSULTING ENGINEERS	Floating Docs - Luther Burbank	901.74
<i>Org Key: PA0123 - Luther Burbank Minor Capital L</i>				
P0112425	00211593	WATERFRONT CONSTRUCTION	21-39 Luther Burbank Park Swim	1,500.00
	00211587	US BANK CORP PAYMENT SYS	Rentals-Machines/Equipment	924.84
P0112425	00211593	WATERFRONT CONSTRUCTION	21-39 Luther Burbank Park Swim	399.00
<i>Org Key: PA0125 - Mercerdale Playground Improvem</i>				
P0113654	00211580	SIGNS OF SEATTLE	PLAYGROUND PLAQUES FOR	1,127.31
<i>Org Key: PA122C - LB Non-Motorized Boat Dock</i>				
P0107597	00211645	KPFF CONSULTING ENGINEERS	Luther Burbank Dock Repair and	399.01
<i>Org Key: PO1100 - Administration (PO)</i>				
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	313.79
P0114200	00211592	WASPC	WASPC Dues - Chief Holmes	305.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	210.62
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	118.88
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	100.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	100.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	100.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	30.76
P0114238	00211557	DEPT OF ENTERPRISE SERVICES	MAX BUSINESS CARDS	29.25
P0114238	00211557	DEPT OF ENTERPRISE SERVICES	HAMMER CPL	29.25
P0114238	00211557	DEPT OF ENTERPRISE SERVICES	ROGGENKAMP SGT	29.25
P0114238	00211557	DEPT OF ENTERPRISE SERVICES	ERICKSON	29.25
P0114238	00211557	DEPT OF ENTERPRISE SERVICES	AMICI	29.25
<i>Org Key: PO1350 - Police Emergency Management</i>				
P0113450	00211561	EPSCA	13 RADIOS FOR EMERGENCY DEPT	328.25
	00211674	ORMSBY, ANNA	SAFE RIDES CAR CHECK MATERIAL	96.88
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	80.00
P0114206	00211576	REMOTE SATELLITE SYSTEMS INT'L	EMAC Sat Phone Service - Invoi	54.00
	00211674	ORMSBY, ANNA	PET LIGHTS PAW PATROL	36.99
P0113450	00211561	EPSCA	ACCESS FEE REBATE EMERGENCY	-21.58

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PO1650 - Regional Radio Operations</i>				
P0113450	00211561	EPSCA	60 RADIOS FOR POLICE DEPARTMEN	1,515.00
P0113450	00211561	EPSCA	ACCESS FEE REBATE POLICE	-99.60
<i>Org Key: PO1700 - Records and Property</i>				
P0114199	00211591	WASHINGTON STATE PATROL	CPL Background Check - Invoice	92.75
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
	00211587	US BANK CORP PAYMENT SYS	Telephone-WSP Terminal Access	2,401.28
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P0114207	00211579	SCORE	Jail Housing - Invoice Date	1,230.08
<i>Org Key: PO2100 - Patrol Division</i>				
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	428.84
P0114205	00211552	CINTAS	Medical Cabinet Service and su	101.44
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	25.65
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	-206.33
<i>Org Key: PO2200 - Marine Patrol</i>				
P0114201	00211583	SUPERIOR MARINE SERVICE INC	Patrol 11 service - inverter -	808.01
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	75.00
<i>Org Key: PO2201 - Dive Team</i>				
P0114208	00211589	VIRGINIA MASON	Yearly Dive Physical - Amici -	1,507.00
P0114208	00211589	VIRGINIA MASON	Yearly Dive Physical - Amici -	511.00
<i>Org Key: PO2350 - Bike Patrol</i>				
	00211587	US BANK CORP PAYMENT SYS	Uniforms & Clothing	59.55
<i>Org Key: PO4100 - Firearms Training</i>				
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	1,354.20
	00211587	US BANK CORP PAYMENT SYS	Tuition & Registrations	250.00
	00211587	US BANK CORP PAYMENT SYS	Tuition & Registrations	250.00
	00211587	US BANK CORP PAYMENT SYS	Tuition & Registrations	250.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	65.86
<i>Org Key: PO4300 - Police Training</i>				
	00211587	US BANK CORP PAYMENT SYS	Tuition & Registrations	3,090.33
	00211587	US BANK CORP PAYMENT SYS	Travel Expense	1,712.20
	00211623	ERICKSON, CHASE	HOTEL/GAS HISTORIC DAV	1,408.33
P0114203	00211554	CRIMINAL JUSTICE TRAINING COMM	FTO Training - Erickson, Robin	475.00
	00211687	SCHUMACHER, CHAD C	HOTEL MARINE LAW ENF	429.80
	00211623	ERICKSON, CHASE	50 HOURS SWAT PER DIEM	407.00
	00211623	ERICKSON, CHASE	MARINE LAW ENF PER DIEM	379.50
	00211687	SCHUMACHER, CHAD C	MARINE LAW ENF PER DIEM	379.50
	00211605	Barragan, Foster	MARINE PATROL PER DIEM	328.30
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	277.54
	00211587	US BANK CORP PAYMENT SYS	Tuition & Registrations	259.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	119.99
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	115.52
	00211587	US BANK CORP PAYMENT SYS	Tuition & Registrations	65.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	58.63

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PO #	Check #	Vendor:	Transaction Description	Check Amount
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	55.33
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	46.53
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	14.99
<i>Org Key: PR1100 - Administration (PR)</i>				
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	1,000.00
	00211587	US BANK CORP PAYMENT SYS	Dues & Subscriptions	310.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	198.25
P0114233	00211588	VERIZON WIRELESS	VERIZON PARKS JAN 24-FEB23	134.27
P0114234	00211588	VERIZON WIRELESS	VERIZON FEB 24-MAR 23 PARKS	134.27
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	123.13
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	88.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	23.64
	00211587	US BANK CORP PAYMENT SYS	Advertising	14.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	-21.99
<i>Org Key: PR2104 - Special Events</i>				
P0114182	00211639	HOME DEPOT CREDIT SERVICE	SHELVES	822.42
<i>Org Key: PR4100 - Community Center</i>				
P0114166	00211553	COMCAST	MERCER ISLAND COMMUNITY	299.18
P0114149	00211542	AAA FIRE & SAFETY INC	FIRE EXIT SERVICE CITY HALL	187.63
P0114180	00211607	BRINKS INC	MARCH 2022 ARMOURD TRUCK PICK	119.97
<i>Org Key: PR5600 - Cultural & Performing Arts</i>				
P0114239	00211668	MORGAN SOUND INC	A/V Service Call 3-16-2022	198.18
<i>Org Key: PR5900 - Summer Celebration</i>				
P0114274	00211706	WESTERN DISPLAY FIREWORKS LTD	FIREWORKS SHOW INSTALLMENT	20,000.00
<i>Org Key: SP0100 - Residential Street Resurfacing</i>				
P0114027	00211699	UNITED REPROGRAPHICS	2022 STREET RELATED UTILITY	65.12
<i>Org Key: SP0103 - SE 68 Street & SE 70 Place Ove</i>				
P0114041	00211699	UNITED REPROGRAPHICS	2022 STREET RELATED UTILITY	84.33
P0114027	00211699	UNITED REPROGRAPHICS	2022 STREET RELATED UTILITY	65.11
<i>Org Key: SP0114 - WMW P3 Shoulder Improvements</i>				
P0113975	00211673	OMA CONSTRUCTION INC	ROADSIDE SHOULDER	50,015.45
P0113975	00211673	OMA CONSTRUCTION INC	ROADSIDE SHOULDER	46,887.75
P0113975	00211673	OMA CONSTRUCTION INC	ROADSIDE SHOULDER	26,638.70
P0114026	00211699	UNITED REPROGRAPHICS	ROADSIDE SHOULDER	187.64
P0114023	00211699	UNITED REPROGRAPHICS	2022 ROADSIDE SHOULDER IMPROVE	76.63
<i>Org Key: SP0129 - Demo 4004 ICW Surplus Property</i>				
P0114164	00211547	Baklinski Group	FIRST BILLING MATERIAL AND LAB	5,438.94
<i>Org Key: ST0001 - ST Traffic Safety Enhancements</i>				
P0114246	00211701	Walker Consultants Inc.	TOWN CENTER PARKING STUDY	2,610.50
<i>Org Key: SU0109 - Sewer System Generator Replace</i>				
P0112274	00211577	RH2 ENGINEERING INC	21-31 Sewer Pump Station Gener	5,419.85
<i>Org Key: SU0113 - SCADA System Replacement-Sewer</i>				
P0103284	00211608	BROWN AND CALDWELL CONSULTANTS PH1	SCADA EQUIPMENT REPLACEMENT	38,125.21

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PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: SW0120 - East Mercer Way Trenchless Cul</i>				
P0111770	00211573	OSBORN CONSULTING INC	East & West Mercer Way Trenchl	6,232.18
<i>Org Key: WU0100 - Emergency Water System Repairs</i>				
P0111663	00211577	RH2 ENGINEERING INC	RESERVOIR PUMP-MOTOR	2,221.43
<i>Org Key: WU0101 - Booster Chlorination Station</i>				
P0108114	00211609	CAROLLO ENGINEERS INC	BOOSTER CHLORINATION SYSTEM	7,774.50
<i>Org Key: WU0102 - SCADA System Replacement-Water</i>				
P0103284	00211608	BROWN AND CALDWELL CONSULTANTS	PH1 SCADA EQUIPMENT REPLACEMEN	316.68
<i>Org Key: WU0106 - Madrona Crest East Addition Wa</i>				
P0112605	00211549	BLUELINE GROUP	2022 Water System Improvements	29,743.30
<i>Org Key: WU0115 - Water Model Updates/Fire Flow</i>				
P0114148	00211565	HDR ENGINEERING INC	2022 Water Modeling & Fire Flo	4,610.03
<i>Org Key: WU0116 - RRA/ ERP Updates & Water Syste</i>				
P0109465	00211609	CAROLLO ENGINEERS INC	Risk & Resilience Assessment (2,694.36
<i>Org Key: WU0117 - Meter Replacement Implementati</i>				
P0114038	00211627	FERGUSON ENTERPRISES LLC	3 OMNI+ C2 100CF AMR 1FPL 17LL	2,485.88
<i>Org Key: YF1100 - YFS General Services</i>				
	00211587	US BANK CORP PAYMENT SYS	Services - Software Maint/Supt	1,018.43
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	473.43
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	253.83
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	209.69
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	167.46
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	158.55
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	151.15
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	100.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	90.76
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	76.43
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	69.80
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	61.09
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	55.05
P0114238	00211557	DEPT OF ENTERPRISE SERVICES	2022 AMY BUSINESS CARDS	46.47
P0114238	00211557	DEPT OF ENTERPRISE SERVICES	2022 CORINEE BUSINESS CARDS	41.25
P0114238	00211557	DEPT OF ENTERPRISE SERVICES	2022 MICHELLE BUSINESS CARDS	29.25
P0114238	00211557	DEPT OF ENTERPRISE SERVICES	2022 CALEB BUSINESS CARDS	29.25
P0114238	00211557	DEPT OF ENTERPRISE SERVICES	2022 POLLY BUSINESS CARDS	29.25
P0114238	00211557	DEPT OF ENTERPRISE SERVICES	2022 ZAC BUSINESS CARDS	29.25
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	15.55
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	12.12
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	5.35
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	5.35
<i>Org Key: YF1200 - Thrift Shop</i>				
P0114306	00211675	PACIFIC AIR CONTROL INC	: FROM 11/01/2021 TO 12/31/202	345.16
	00211676	PEREZ, SHARON	FEDEX	179.45
	00211677	PETTY CASH FUND THRIFT SHOP	OPERATIONS	95.08

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P0114149	00211542	AAA FIRE & SAFETY INC	FIRE EXIT SERVICE CITY HALL	59.26
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	32.96
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	29.67
	00211676	PEREZ, SHARON	QFC FAREWELL	19.28
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	15.46
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	10.08
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	9.93
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	9.45
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	9.45
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	4.00
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	2.00
Org Key: YF2100 - School/City Partnership				
	00211587	US BANK CORP PAYMENT SYS	Operating Supplies	66.05
Org Key: YF2600 - Family Assistance				
P0113288	00211691	SHOREWOOD #14885	Rental assistance for EA clien	2,000.00
	00211587	US BANK CORP PAYMENT SYS	Misc-Emergency Assistance	856.53
	00211587	US BANK CORP PAYMENT SYS	Misc-Emergency Assistance	550.00
	00211587	US BANK CORP PAYMENT SYS	Food Pantry Purchases	500.00
	00211587	US BANK CORP PAYMENT SYS	Food Pantry Purchases	500.00
	00211587	US BANK CORP PAYMENT SYS	Misc-Emergency Assistance	409.00
P0114250	00211613	CREATIVE LEARNING CENTER	Campership for EA client	300.00
	00211587	US BANK CORP PAYMENT SYS	Misc-Emergency Assistance	99.60
	00211587	US BANK CORP PAYMENT SYS	Misc-Emergency Assistance	47.43
Org Key: YF2850 - Federal SPF Grant				
P0114253	00211666	MONTANA STATE UNIVERSITY	One year of Guide Services HYI	4,000.00
P0114251	00211644	KMIH Bridge Boosters Inc.	KMIH student testimonials for	2,000.00
	00211683	RITTER, MICHELLE	MAILING SUPPLIES/FOOD	330.03
Org Key: YF2860 - Federal STOP Grant				
P0114251	00211644	KMIH Bridge Boosters Inc.	KMIH student testimonials for	2,000.00
Total				<u>799,673.73</u>

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00211542	04/25/2022	AAA FIRE & SAFETY INC FIRE EXIT SERVICE CITY HALL	P0114149	11983640	03/08/2022	677.12
00211543	04/25/2022	ADAMS, RONALD E LEOFF1 Retiree Medical Expense	P0114220	041922	04/19/2022	171.53
00211544	04/25/2022	AIRGAS USA LLC Oxygen/Fire	P0114229	9987662289	03/31/2022	44.80
00211545	04/25/2022	Alvaria Inc Telestaff Monthly Maintenance/	P0114232	ASI070946	04/05/2022	165.15
00211546	04/25/2022	AUGUSTSON, THOR LEOFF1 Retiree Medical Expense	P0114219	041922	04/19/2022	67.65
00211547	04/25/2022	Baklinski Group FIRST BILLING MATERIAL AND LAB	P0114164	1000	03/17/2022	5,438.94
00211548	04/25/2022	BERK CONSULTING MERCER ISLAND IMPACT FEES UPDA	P0114242	10596-03-22	04/11/2022	7,387.50
00211549	04/25/2022	BLUELINE GROUP 2022 Water System Improvements	P0112605	23213	04/07/2022	29,743.30
00211550	04/25/2022	BOOTH, GLENDON D LEOFF1 Retiree Medical Expense	P0114218	041922	04/19/2022	126.06
00211551	04/25/2022	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		042222	04/22/2022	572.00
00211552	04/25/2022	CINTAS Medical Cabinet Service and su	P0114205	5103116628	04/07/2022	101.44
00211553	04/25/2022	COMCAST MERCER ISLAND FIRE STATION	P0114166	0012599-032522	03/25/2022	757.13
00211554	04/25/2022	CRIMINAL JUSTICE TRAINING COMM FTO Training - Erickson, Robin	P0114203	201136189	03/31/2022	475.00
00211555	04/25/2022	CULLIGAN SEATTLE WA Water Service/Fire	P0114231	202204672721	03/31/2022	245.74
00211556	04/25/2022	DEEDS, EDWARD G LEOFF1 Retiree Medical Expense	P0114221	041922	04/19/2022	785.45
00211557	04/25/2022	DEPT OF ENTERPRISE SERVICES online template ordered by mas	P0114238	731113469	04/06/2022	517.85
00211558	04/25/2022	DEVENY, JAN P LEOFF1 Retiree Medical Expense	P0114225	041922A	04/19/2022	6,379.16
00211559	04/25/2022	ELSOE, RONALD LEOFF1 Retiree Medical Expense	P0114216	041922	04/19/2022	190.04
00211560	04/25/2022	ENERSPECT MEDICAL SOLUTIONS 8 FR3 Batteries	P0114226	7357	04/13/2022	2,468.99
00211561	04/25/2022	EPSCA 44 RADIOS FOR FIRE 2022	P0113450	1057	04/01/2022	2,783.62
00211562	04/25/2022	FEHR & PEERS MERCER ISLAND TRAFFIC FEE UPDA	P0114244	153950	04/07/2022	1,359.67
00211563	04/25/2022	GOODMAN, J C LEOFF1 Retiree Medical Expense	P0114222	041922	04/19/2022	1,042.40
00211564	04/25/2022	HAGSTROM, CRAIG LEOFF1 Retiree Medical Expense	P0114215	041922	04/19/2022	436.73
00211565	04/25/2022	HDR ENGINEERING INC 2022 Water Modeling & Fire Flo	P0114148	1200424693	04/14/2022	4,610.03
00211566	04/25/2022	KC FINANCE Project # 1135625 ISL CREST AN	P0114186	118364-118367	03/31/2022	1,363.06
00211567	04/25/2022	KC RECORDS refill of escrow account for	P0113870	ESC #742 032122	03/21/2022	1,900.00

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00211568	04/25/2022	Kelly, Linda HR Recruiting Support April 20	P0114189	22008	04/16/2022	1,138.26
00211569	04/25/2022	KIA MOTORS FINANCE 2022 KIA LEASE - 2019 KIA NIRO	P0113519	1914423378-APR22	04/04/2022	388.55
00211570	04/25/2022	KPG Aubrey Davis Park Trail Safety	P0112473	3-19322	04/11/2022	4,214.50
00211571	04/25/2022	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		042222	04/22/2022	205.00
00211572	04/25/2022	OCCUPATIONAL HEALTH CTRS OF WA DOT RECERT FRAZEE, GREGG		74926134	04/04/2022	232.00
00211573	04/25/2022	OSBORN CONSULTING INC East & West Mercer Way Trenchl	P0111770	6979	03/21/2022	6,232.18
00211574	04/25/2022	POLICE ASSOCIATION PAYROLL EARLY WARRANTS		042222	04/22/2022	2,667.86
00211575	04/25/2022	PUBLIC SAFETY TESTING INC Fire Q1 2022 Subscription	P0114227	2022-178	04/08/2022	375.00
00211576	04/25/2022	REMOTE SATELLITE SYSTEMS INT'L EMAC Sat Phone Service - Invoi	P0114206	00117488	04/07/2022	54.00
00211577	04/25/2022	RH2 ENGINEERING INC 21-31 Sewer Pump Station Gener	P0111663	85533	04/08/2022	7,641.28
00211578	04/25/2022	RON'S STUMP REMOVAL SUMMER TREE WORK	P0114198	10702	03/18/2022	34,241.10
00211579	04/25/2022	SCORE Jail Housing - Invoice Date	P0114207	5902	04/11/2022	1,230.08
00211580	04/25/2022	SIGNS OF SEATTLE PLAYGROUND PLAQUES FOR MERCERD	P0113654	6820	04/18/2022	1,127.31
00211581	04/25/2022	SMITH, RICHARD LEOFF1 Retiree Medical Expense	P0114213	041922	04/19/2022	24.03
00211582	04/25/2022	STERICYCLE INC On-Call Charges/Fire	P0114228	3005962148	03/31/2022	10.36
00211583	04/25/2022	SUPERIOR MARINE SERVICE INC Patrol 11 service - inverter -	P0114201	99385036	03/29/2022	808.01
00211584	04/25/2022	TRANSPO GROUP USA INC ADA TRANSITION PLAN	P0111123	27795	04/06/2022	18,022.50
00211585	04/25/2022	TRANSPORTATION SYSTEMS INC ROW UNIT PRICED ELECTRICAL REP	P0111207	5210	03/07/2022	5,396.30
00211586	04/25/2022	TSO, TOM OVERPAYMENT		ADU21-007	04/08/2022	808.26
00211587	04/25/2022	US BANK CORP PAYMENT SYS Travel Expense		5539APR22	03/10/2022	37,239.27
00211588	04/25/2022	VERIZON WIRELESS VERIZON CM JAN 24 - FEB 23	P0114234	9902514265	03/23/2022	4,456.63
00211589	04/25/2022	VIRGINIA MASON Yearly Dive Physical - Amici -	P0114208	HA7-55-70-44	03/06/2022	2,018.00
00211590	04/25/2022	WALLACE, THOMAS LEOFF1 Retiree Medical Expense	P0114224	041922A	04/19/2022	6,266.37
00211591	04/25/2022	WASHINGTON STATE PATROL CPL Background Check - Invoice	P0114199	I22003748	01/04/2022	92.75
00211592	04/25/2022	WASPC WASPC Dues - Chief Holmes	P0114200	DUES 2022-00214	01/13/2022	305.00
00211593	04/25/2022	WATERFRONT CONSTRUCTION 21-39 Luther Burbank Park Swim	P0112425	44647-RET	04/01/2022	1,899.00

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00211594	04/25/2022	WHEELER, DENNIS LEOFF1 Retiree Medical Expense	P0114211	041922	04/19/2022	186.10
00211595	04/25/2022	WSCCCE AFSCME AFL-CIO PAYROLL EARLY WARRANTS		042222	04/22/2022	2,498.30
00211596	04/29/2022	ABBOTT, RICHARD LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	239.10
00211597	04/29/2022	ADAMS, RONALD E LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	206.60
00211598	04/29/2022	COOPER ZIETZ ENGINEERS INC ON CALL ELECTRICAL SERVICES	P0114273	21006-005R	04/01/2022	13,200.00
00211599	04/29/2022	AM TEST INC 2022 WATER QUALITY SAMPLES	P0113357	126750	04/15/2022	360.00
00211600	04/29/2022	AMERIGAS-1400 2022 PROPANE DELIVERY	P0114174	3134965701	04/06/2022	1,297.26
00211601	04/29/2022	ANNA & JOSEPH LEE REFUND OVERPAY 00624780001		041422	04/14/2022	670.15
00211602	04/29/2022	AT&T MOBILITY 2022 TELEMTRY	P0114187	4353437-APR22	04/05/2022	818.35
00211603	04/29/2022	AUGUSTSON, THOR LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	192.80
00211604	04/29/2022	BARNES, WILLIAM LEOFF1 Medicare Reimb		MAY2022A	05/01/2022	2,433.54
00211605	04/29/2022	Barragan, Foster MARINE PATROL PER DIEM		042022	04/20/2022	328.30
00211606	04/29/2022	BOOTH, GLENDON D LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	202.60
00211607	04/29/2022	BRINKS INC MARCH 2022 ARMOURED TRUCK PICK	P0114180	7484714	03/31/2022	736.19
00211608	04/29/2022	BROWN AND CALDWELL CONSULTANTS PH1 SCADA EQUIPMENT REPLACEMEN	SP0103284	14441781	04/20/2022	38,441.89
00211609	04/29/2022	CAROLLO ENGINEERS INC BOOSTER CHLORINATION SYSTEM	P0109465	FB21956	04/13/2022	10,468.86
00211610	04/29/2022	CENTURYLINK BUSINESS SERVICES SEWER TELEMTRY		288423820	04/04/2022	2,892.93
00211611	04/29/2022	CivicPlus Online Services Municode OrdLi	P0114249	224114	04/14/2022	71.95
00211612	04/29/2022	COOPER, ROBERT LEOFF1 Excess Benefit		063022	06/30/2022	2,628.33
00211613	04/29/2022	CREATIVE LEARNING CENTER Campership for EA client	P0114250	SUMMER2022	04/21/2022	300.00
00211614	04/29/2022	DEBBIE & LEANNE CROSBY REFUND OVERPAY 00776568003		041422	04/14/2022	246.52
00211615	04/29/2022	DEEDS, EDWARD G LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	271.10
00211616	04/29/2022	DEVENY, JAN P LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	182.00
00211617	04/29/2022	DOLLAR CAPITAL G2 LLC REFUND OVERPAY 0041600504		041422	04/14/2022	256.45
00211618	04/29/2022	DOWD, PAUL LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	203.20
00211619	04/29/2022	DUNN LUMBER COMPANY INVENTORY PURCHASES	P0114245	8623361	04/19/2022	848.21

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00211620	04/29/2022	EASTSIDE EXTERMINATORS BI-MONTHLY	P0114301	638427	04/07/2022	271.21
00211621	04/29/2022	EASTSIDE FIRE & RESCUE Parts/Labor 7609	P0114260	4582	04/11/2022	706.77
00211622	04/29/2022	ELSOE, RONALD LEOFF1 Medicare Reimb	P0114293	042722	04/27/2022	260.04
00211623	04/29/2022	ERICKSON, CHASE MARINE LAW ENF PER DIEM		041922-PER DIEM	04/19/2022	2,194.83
00211624	04/29/2022	ESA PROFESSIONAL SERVICES FROM FEB	P0114248	173594	04/20/2022	1,544.25
00211625	04/29/2022	ESO SOLUTIONS INC ESO EHR Connection	P0114261	ESO-77947	04/17/2022	561.34
00211626	04/29/2022	EXACT ELECTRIC NOT NEEDED		042222	04/22/2022	141.60
00211627	04/29/2022	FERGUSON ENTERPRISES LLC 3 OMNI+ C2 100CF AMR 1FPL 17LL	P0114038	1092179	04/14/2022	2,485.88
00211628	04/29/2022	FORSMAN, LOWELL LEOFF1 Medicare Reimb	P0114292	042722	04/27/2022	524.85
00211629	04/29/2022	GEMPLER'S INC INVENTORY PURCHASES	P0114032	94392/96443/7235	03/16/2022	1,376.33
00211630	04/29/2022	GONSER, THOMAS OVERPAYMENT		042222	04/22/2022	365.72
00211631	04/29/2022	GOODMAN, J C LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	239.00
00211632	04/29/2022	GOODYEAR TIRE & RUBBER CO, THE 2022 TIRE INVENTORY	P0114168	195-1161742	04/13/2022	1,518.17
00211633	04/29/2022	Gosanko, Gary REFUND OVERPAY 010798700		041922	04/19/2022	170.20
00211634	04/29/2022	GRAINGER INVENTORY PURCHASES	P0114188	9274895987	04/11/2022	593.89
00211635	04/29/2022	GRANGE SUPPLY INC ROUND 8' WOOD POST	P0114247	129075	04/19/2022	246.54
00211636	04/29/2022	H D FOWLER INVENTORY PURCHASES	P0114183	I6064726	04/14/2022	4,318.44
00211637	04/29/2022	HAGSTROM, JAMES LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	653.20
00211638	04/29/2022	HILTNER, PETER LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	619.50
00211639	04/29/2022	HOME DEPOT CREDIT SERVICE TRASH CANS, SPRAYER & MOSS OUT	P0114182	5274341	04/12/2022	3,649.19
00211640	04/29/2022	JOHNSON, CURTIS LEOFF1 Medicare Reimb		MAY2022A	05/01/2022	1,395.82
00211641	04/29/2022	KC TREASURY ACCIS SPOKANE CONF		042122-MILEAGE	04/21/2022	314.73
00211642	04/29/2022	KC TREASURY 531510-1234-03 2022 REAL ESTAT	P0114307	531510-1234-03	04/13/2022	7.36
00211643	04/29/2022	KELLEY IMAGING SYSTEMS Copier Service Fees Mar 2022 (P0114309	IN1031873	04/25/2022	1,008.78
00211644	04/29/2022	KMIH Bridge Boosters Inc. KMIH student testimonials for	P0114251	39214	04/25/2022	4,000.00
00211645	04/29/2022	KPFF CONSULTING ENGINEERS Floating Docs - Luther Burbank	P0107597	417058	04/11/2022	1,300.75

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00211646	04/29/2022	KROESENS UNIFORM COMPANY Department Hats	P0114243	67244	03/17/2022	1,053.68
00211647	04/29/2022	KUHN, DAVID LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	205.60
00211648	04/29/2022	Lakeside Construction overpayment		SHL21-032	04/22/2022	2,116.03
00211649	04/29/2022	LEE JOHNSON CHEVROLET REPAIR PARTS	P0114150	210329	03/07/2022	88.95
00211650	04/29/2022	LEOFF HEALTH & WELFARE TRUST FIRE RETIREES		050122	05/01/2022	57,073.35
00211651	04/29/2022	LEOFF HEALTH & WELFARE TRUST POLICE RETIREES		050122	05/01/2022	59,330.98
00211652	04/29/2022	LIFTOFF LLC 15 Additional O365 licenses, 5	P0114210	6250ADD15	04/19/2022	1,550.00
00211653	04/29/2022	LINDE GAS & EQUIP 2022 ACETYLEN & OXYGEN TANK RE	P0114192	69868044	03/31/2022	62.41
00211654	04/29/2022	LN CURTIS & SONS Regulator Repair	P0114264	INV585605	04/11/2022	1,021.00
00211655	04/29/2022	LOISEAU, LERI M LEOFF1 Medicare Reimb	P0114214	042722	04/27/2022	322.81
00211656	04/29/2022	LOTZKAR, STEPHEN A Invoice #3313 Professional Ser	P0114271	3313	04/05/2022	1,125.00
00211657	04/29/2022	LUBETICH, JOSEPH REFUND OVERPAY 003533200		041422	04/14/2022	337.76
00211658	04/29/2022	LYONS, STEVEN LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	211.80
00211659	04/29/2022	Madrona Law Group, PPLC Invoice #11232 Professional	P0114269	11234	04/06/2022	23,404.50
00211660	04/29/2022	MANDEVILLE, TROY ACCIS CONF MILEAGE SPOK		042122 PER DIEM	04/21/2022	516.63
00211661	04/29/2022	MARTEN LAW Invoice #44093230 Professional	P0114270	44093232	04/04/2022	878.75
00211662	04/29/2022	MASTEC NETWORK SOLUTIONS OVERPAYMENT		WCF22-003	04/22/2022	1,512.43
00211663	04/29/2022	METROPRESORT 1ST QTR 2022 PRINTING/MAILING	P0114268	IN643234	04/21/2022	1,222.51
00211664	04/29/2022	Mike Birkmeyer HYDRANT METER RENTAL DEPOSIT F	P0114202	041822	04/18/2022	2,576.12
00211665	04/29/2022	MONARCH LANDSCAPE HOLDINGS Parks deferred maintenance ARP	P0112775	CD20490981	02/07/2022	12,061.85
00211666	04/29/2022	MONTANA STATE UNIVERSITY One year of Guide Services HYI	P0114253	CHSC 790	04/21/2022	4,000.00
00211667	04/29/2022	MORENO, ALFREDO ACCIS SPOKANE CONF		042122-PERDIEM	04/21/2022	158.95
00211668	04/29/2022	MORGAN SOUND INC A/V Service Call 3-16-2022	P0114239	MIS108836	03/29/2022	198.18
00211669	04/29/2022	MYERS, JAMES S LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	179.80
00211670	04/29/2022	NAPA AUTO PARTS REPAIR PARTS	P0114173	16715156-033122	03/31/2022	561.37
00211671	04/29/2022	NELSON PETROLEUM 2022 DIESEL DELIVERY	P0114167	01-0010638	04/11/2022	755.31

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00211672	04/29/2022	OCCUPATIONAL HEALTH CTRS OF WA DOT RECERT CHRIS K	P0114297	73916138	04/11/2022	253.00
00211673	04/29/2022	OMA CONSTRUCTION INC ROADSIDE SHOULDER IMPROVEMENTS	P0113975	PP#1	04/20/2022	123,541.90
00211674	04/29/2022	ORMSBY, ANNA PET LIGHTS PAW PATROL		041322	04/13/2022	133.87
00211675	04/29/2022	PACIFIC AIR CONTROL INC MERCER ISLAND FIRE STATION #9	P0114306	47119	04/14/2022	694.18
00211676	04/29/2022	PEREZ, SHARON FEDEX		040722	04/07/2022	198.73
00211677	04/29/2022	PETTY CASH FUND THRIFT SHOP OPERATIONS		041722	04/17/2022	95.08
00211678	04/29/2022	PLANTSCAPES INC Parks deferred maintenance ARP	P0112428	55459E	03/31/2022	22,900.80
00211679	04/29/2022	PREMCHAND, GUPTA Hindi interpreter 4/11/22	P0114195	GUPTA-041122	04/11/2022	205.00
00211680	04/29/2022	PRR INC Professional Services ADP Trai	P0114252	4288.04-2	04/06/2022	3,837.24
00211681	04/29/2022	RAMSAY, JON LEOFF1 Medicare Reimb	P0114290	042722	04/27/2022	936.79
00211682	04/29/2022	RICOH USA INC (FIRE) Copier Rental/Fire	P0114265	106089048	04/21/2022	278.77
00211683	04/29/2022	RITTER, MICHELLE MAILING SUPPLIES/FOOD		041922	04/19/2022	330.03
00211684	04/29/2022	RUCKER, MANORD J LEOFF1 Medicare Reimb	P0114291	042722	04/27/2022	405.53
00211685	04/29/2022	SAFEBUILT LLC WA FEBRUARY INSPECTION SERVICES	P0114286	0084191-IN	02/28/2022	336.00
00211686	04/29/2022	SCHOENTRUP, WILLIAM LEOFF1 Medicare Reimb		MAY2022A	05/01/2022	1,266.42
00211687	04/29/2022	SCHUMACHER, CHAD C MARINE LAW ENF PER DIEM		041922-HOTEL	04/19/2022	809.30
00211688	04/29/2022	SEABORN PILE DRIVING CO OVERPAYMENT		SHL21-035	04/22/2022	2,488.65
00211689	04/29/2022	SEATTLE PUBLIC UTILITIES MARCH 2022 WATER PURCHASE	P0114267	MARCH 2022	03/31/2022	103,040.11
00211690	04/29/2022	SHILSHOLE DEV HYDRANT METER RENTAL DEPOSIT F	P0114197	041822	04/18/2022	2,900.00
00211691	04/29/2022	SHOREWOOD #14885 Rental assistance for EA clien	P0113288	042022	04/20/2022	2,000.00
00211692	04/29/2022	SMITH, RICHARD LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	220.70
00211693	04/29/2022	STATE AUDITOR'S OFFICE ACCOUNTABILITY/FINANCIAL AUDIT	P0114282	L147713	04/12/2022	397.35
00211694	04/29/2022	SYSTEMS DESIGN WEST LLC 03/22 Transport Billing Fees	P0114262	20220713	04/18/2022	1,359.20
00211695	04/29/2022	T M G SERVICES INC KIT, DIAPHRAGM PVDF	P0114053	0048092-IN	04/07/2022	337.15
00211696	04/29/2022	TACOMA SCREW PRODUCTS INC 5/16" X 2" GALV. LAG SCREWS (4	P0114191	100096642-00	04/15/2022	173.47
00211697	04/29/2022	THOMPSON, JAMES LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	245.90

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00211698	04/29/2022	TINOCO, LUCIO REFUND OVERPAY 00689841703		041422	04/14/2022	577.08
00211699	04/29/2022	UNITED REPROGRAPHICS 2022 STREET RELATED UTILITY	P0114023	9707397-IN	03/24/2022	478.83
00211700	04/29/2022	WA ST TREASURER'S OFFICE Remit MAR-22 MI Court Transmit	P0114313	NC-033122	03/31/2022	8,864.37
00211701	04/29/2022	Walker Consultants Inc. TOWN CENTER PARKING STUDY	P0114246	390013170001	03/31/2022	2,610.50
00211702	04/29/2022	WALLACE, THOMAS LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	183.10
00211703	04/29/2022	WALTER E NELSON CO INVENTORY PURCHASES	P0114178	860405	04/14/2022	1,882.16
00211704	04/29/2022	WEGNER, KEN LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	246.60
00211705	04/29/2022	WEST EDGE LANDWORKS OVERPAYMENT		SHL21-027	04/22/2022	2,285.37
00211706	04/29/2022	WESTERN DISPLAY FIREWORKS LTD FIREWORKS SHOW INSTALLMENT	P0114274	22-7049	04/11/2022	20,000.00
00211707	04/29/2022	WHEELER, DENNIS LEOFF1 Medicare Reimb		MAY2022B	05/01/2022	181.70
00211708	04/29/2022	XY CONSTRUCTION MINJUN WU HYDRANT METER RENTAL DEPOSIT 4	P0114196	041922	04/15/2022	2,900.00
					Total	<u>799,673.73</u>

Accounts Payable EFT Report

Item 2.

Date	Description	Vendor Name/Description	Dollar Amount
4/1/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 13.30
4/1/2022	Preauthorized ACH Debit	MERCHANT SVCS MERCH FEE 00000000259217	Merchant Fee - MBP.com 1,959.40
4/1/2022	Preauthorized ACH Debit	MERCHANT SVCS MERCH FEE 8037460410	Merchant Fee - Boat Launch 125.43
4/1/2022	Outgoing Money Transfer	KROGER	Food Pantry 9,600.00
4/4/2022	Preauthorized ACH Debit	DIRECT DEPOSIT BANKCARD	Merchant Fee - Utility Billing 7,098.95
4/4/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL AUTHNET GATEWAY BILLING	Merchant Fee 15.00
4/4/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL AUTHNET GATEWAY BILLING	Merchant Fee 25.00
4/4/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL AUTHNET GATEWAY BILLING	Merchant Fee 30.00
4/4/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL FISERV MERCHANT FEE	Merchant Fee 6.45
4/4/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL FISERV MERCHANT FEE	Merchant Fee 6.45
4/4/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL FISERV MERCHANT FEE	Merchant Fee 6.45
4/4/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL FISERV MERCHANT FEE	Merchant Fee - Permitting 303.28
4/4/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA MONTH END	Merchant Fee - Utility Billing 10.00
4/4/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 64.60
4/4/2022	Preauthorized ACH Debit	MERCHANT SERVICEMERCH FEES930553411164783	Merchant Fee - Thrift Shop 4,298.71
4/5/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 0.95
4/5/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 0.95
4/5/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 7.60
4/5/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 8.55
4/5/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL WA DEPT RET SYS DRS EPAY <i>Employee (payroll withholding)</i> <i>Employer Portion</i>	Remit Retirement 127,999.50 \$ 59,916.79 \$ 68,082.71

Accounts Payable EFT Report

Item 2.

Date	Description	Vendor Name/Description	Dollar Amount
4/5/2022	Preauthorized ACH Debit	VANTIV_INTG_PYMTBILLNG 295483290884	Merchant Fee - Recreation 772.87
4/5/2022	Preauthorized ACH Debit	VANTIV_INTG_PYMTBILLNG 295483291882	Merchant Fee - Recreation 448.78
4/5/2022	Preauthorized ACH Debit	VANTIV_INTG_PYMTBILLNG 295483292880	Merchant Fee - Recreation 11.95
4/6/2022	Outgoing Money Transfer	DIRECT WITHDRAWAL ADP WAGE PAY WAGE PAY	Net Payroll 639,514.40
4/6/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 6.65
4/7/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL ADP Tax ADP Tax <i>Employee (payroll withholding)</i> <i>Employer Portion</i>	Payroll Taxes 230,451.75 \$ 169,855.92 \$ 60,595.83
4/7/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL INVOICE CLOUD INVOICE CL	Merchant Fee - Utility Billing 107.30
4/7/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL NAVIA BENEFIT SOFLEXIBLE B	Employee Withholding - Payroll 60.00
4/7/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL NAVIA BENEFIT SOFLEXIBLE B	Employee Withholding - Payroll 614.18
4/7/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 7.60
4/7/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL Vimly Benefit SoAWC <i>Employee (payroll withholding)</i> <i>Employer Portion</i>	Employee Insurance Premiums 199,428.25 \$ 27,939.29 \$ 171,488.96
4/8/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL NATIONWIDE PAYMENTS	Employee Withholding - Payroll 1,075.00
4/8/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL NATIONWIDE PAYMENTS	Employee Withholding - Payroll 17,733.13
4/8/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL NAVIA BENEFIT SOFLEXIBLE B	Employee Withholding - Payroll 132.80
4/8/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 7.60
4/8/2022	Outgoing Money Transfer	FIRE DUES	Employee Withholding - Payroll 2,384.59
4/8/2022	Outgoing Money Transfer	ICMA	Employee Withholding - Payroll 34,593.20
4/8/2022	Outgoing Money Transfer	VEBA	Employee Withholding - Payroll 6,210.43
4/11/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 72.20

Accounts Payable EFT Report

Item 2.

Date	Description	Vendor Name/Description	Dollar Amount
4/11/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL WASHINGTON-DSHS Employee Withholding - Payroll	706.03
4/12/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES Merchant Fee - Utility Billing	2.85
4/12/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES Merchant Fee - Utility Billing	5.70
4/12/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES Merchant Fee - Utility Billing	6.65
4/13/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES Merchant Fee - Utility Billing	3.80
4/13/2022	Outgoing Money Transfer	VEBA Employee Insurance Premiums	172,265.34
4/14/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL NAVIA BENEFIT SOFLEXIBLE B Employee Withholding - Payroll	445.50
4/14/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL NAVIA BENEFIT SOFLEXIBLE B Employee Withholding - Payroll	1,837.42
4/14/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA REJECT FEE Merchant Fee - Utility Billing	15.00
4/14/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA REJECTS Merchant Fee - Utility Billing	319.00
4/14/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES Merchant Fee - Utility Billing	37.05
4/15/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES Merchant Fee - Utility Billing	4.75
4/15/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL WA DEPT RET SYS DRS EPAY OASI Insurance	81.62
4/15/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL WA DEPT RET SYS DRS EPAY Employee (payroll withholding) Employer Portion	Remit Retirement \$ 63,298.27 \$ 70,417.25 133,715.52
4/18/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL CAYAN HOLDINGS LPAYMENT Merchant Fee - Thrift Shop	101.68
4/18/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES Merchant Fee - Utility Billing	10.45
4/19/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA REJECT FEE Merchant Fee - Utility Billing	30.00
4/19/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA REJECTS Merchant Fee - Utility Billing	379.64
4/19/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES Merchant Fee - Utility Billing	0.95
4/19/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES Merchant Fee - Utility Billing	6.65

Accounts Payable EFT Report

Item 2.

Date	Description	Vendor Name/Description	Dollar Amount
4/19/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 6.65
4/19/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 33.25
4/20/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 57.00
4/21/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL ADP Tax ADP Tax <i>Employee (payroll withholding)</i> <i>Employer Portion</i>	Payroll Taxes \$ 141,306.58 \$ 52,937.45 194,244.03
4/21/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL ADP WAGE PAY WAGE PAY	Net Payroll 564,978.39
4/21/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL Cayan LLC EDI PYMNTS	Merchant Fee - Thrift Shop 5.80
4/21/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL NAVIA BENEFIT SOFLEXIBLE B	Employee Withholding - Payroll 258.37
4/21/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 8.55
4/22/2022	Preauthorized ACH Debit	5 3 BANKCARD SYSNET SETLMT295483290884	Recreation Refund 75.00
4/22/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL ADP PAYROLL FEESADP - FEES	ADP Fee 1,773.45
4/22/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL ADP PAYROLL FEESADP - FEES	ADP Fee 2,521.98
4/22/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA REJECT FEE	Merchant Fee - Utility Billing 15.00
4/22/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA REJECTS	Merchant Fee - Utility Billing 345.59
4/22/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 13.30
4/22/2022	Outgoing Money Transfer	FIRE DUES	Employee Withholding - Payroll 2,384.59
4/22/2022	Outgoing Money Transfer	ICMA	Employee Withholding - Payroll 33,743.91
4/22/2022	Outgoing Money Transfer	KROGER	Food Pantry 9,652.00
4/22/2022	Outgoing Money Transfer	VEBA	Employee Withholding - Payroll 6,210.43
4/25/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL NATIONWIDE PAYMENTS	Employee Withholding - Payroll 1,075.00
4/25/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL NATIONWIDE PAYMENTS	Employee Withholding - Payroll 17,733.13

Accounts Payable EFT Report

Item 2.

Date	Description	Vendor Name/Description	Dollar Amount
4/25/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 4.75
4/25/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL WASHINGTON-DSHS	Employee Withholding - Payroll 706.03
4/26/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 0.95
4/26/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 2.85
4/26/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 8.55
4/27/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL WA DEPT REVENUE TAX PYMT	Leasehold Excise Tax 6,244.46
4/27/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL WA DEPT REVENUE TAX PYMT	Remit Excise Tax 77,025.18
		<i>Water Fund</i>	\$ 35,990.10
		<i>Sewer Fund</i>	\$ 25,807.52
		<i>Stormwater Fund</i>	\$ 4,333.80
		<i>Thrift Shop</i>	\$ 9,780.02
		<i>General - Other</i>	\$ 1,113.74
4/28/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL LABOR&INDUSTRIESL&I ELF	Employer Paid Payroll Tax 148,544.76
4/28/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL NAVIA BENEFIT SOFLEXIBLE B	Employee Withholding - Payroll 1,101.49
4/28/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 50.35
4/29/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL PAYA TRX FEES	Merchant Fee - Utility Billing 9.50
4/29/2022	Preauthorized ACH Debit	DIRECT WITHDRAWAL WA DEPT RET SYS DRS EPAY	Remit Retirement 129,727.16
		<i>Employee (payroll withholding)</i>	\$ 60,580.45
		<i>Employer Portion</i>	\$ 69,146.71
Total			\$ 2,793,750.30



CITY COUNCIL MINUTES REGULAR HYBRID MEETING MAY 3, 2022

Item 3.

CALL TO ORDER & ROLL CALL

Mayor Salim Nice called the regular meeting to order at 5:01 pm in the Council Chambers at City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Salim Nice, Deputy Mayor David Rosenbaum and Councilmembers Jake Jacobson, Craig Reynolds, Wendy Weiker, and Ted Weinberg participated in person in Council Chambers.

Councilmember Lisa Anderl participated remotely using Zoom.

PLEDGE OF ALLEGIANCE

The City Council delivered the Pledge of Allegiance.

AGENDA APPROVAL

It was moved by Weinberg; seconded by Jacobson to:

Approve the agenda as presented.

PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

STUDY SESSION

AB 6059: Climate Action Plan Update

Sustainability Manager Ross Freeman presented the Climate Action Plan (CAP) update and a proposed community engagement process. He spoke about where the CAP process currently stands and what work is currently underway.

Addie Bash, Cascadia Consulting, presented the proposed Public Engagement Plan overall approach and what is hoped to be achieved through the community engagement, the phases of engagement, and types of engagement. She also spoke about the timeline for the community engagement.

Mike Chang, Cascadia Consulting, answered questions about the proposed public engagement plan and spoke about tailoring it specific to Mercer Island.

City Council discussed the CAP community engagement process and provided feedback to staff including adjusting process to include a statistically valid survey.

CITY MANAGER REPORT

City Manager Bon reported on the following items:

- **Council, Boards & Commission Meetings Update:** Hybrid City Council meeting on May 1, Parks & Recreation Commission Video meeting on May 5, Design Commission Video meeting on May 12, Planning Commission Video meeting on June 1. Boards & Commission recruitment final call.
- **City Services Updates:** Mercerdale Playground update, MI Climate Challenge, Mercer Room now available for rentals, Water Safety Days, 2022 CERT Program underway, Summer Celebration, Mostly Music in the Park.
- **Community Updates:** North Mercer Island/ Enatai sewer upgrade

- **News:** Mercer Island Firefighter accepted into Advanced Diving program, Another successful MIPA Circus, Aubrey Davis Park Picnic shelter replacement progress.

APPEARANCES

Callie Ridolfi (Mercer Island) spoke about climate goals and support of the climate action plan. She noted that the League of Women Voters will help however they can.

Jim Stanton (Mercer Island) spoke about recommendations for this year's TIP and his support of the TIP. He also expressed appreciate for the work on the shoulders on the Mercer Ways.

CONSENT AGENDA

Councilmember Jacobson requested to pull AB 6060: Heat Pump Installation Campaign Proposal from the Consent Agenda. Mayor Nice moved it to the first item of Regular Business.

AB 6072: April 22, 2022 Payroll Certification

Recommended Action: Approve the April 22, 2022 Payroll Certification (Exhibit 1) in the amount of \$855,207.84 and authorize the Mayor to sign the certification on behalf of the entire City Council.

Certification of Claims: Check Register 211456 – 211541 | 4/22/2022 | \$454,377

Recommendation Action: Certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

City Council Meeting Minutes of April 19, 2022 Regular Hybrid Meeting

Recommended Action: Approve the minutes of the April 19, 2022 Regular Hybrid City Council Meeting.

AB 6069: Affordable Housing Week (Proclamation No. 289)

Recommended Action: Proclaim May 8 – 14, 2022 as Affordable Housing Week.

AB 6071: 2022 Arterial and Residential Street Overlays Project Bid Award

Recommended Action: Award all four schedules of the 2022 Arterial and Residential Street Overlays project to Watson Asphalt Paving Co., Inc., authorize the City Manager to execute a contract with Watson Asphalt Paving Co, Inc in an amount not to exceed \$1,449,990.80, and appropriate \$95,733 from the Street Fund balance to fully fund the 2022 Arterial and Residential Street Overlays project.

AB 6048: Resolution to Apply for RCO ALEA, WWRP and LWCF grant funding programs for Luther Burbank Park Waterfront Renovation and Upgrades

Recommended Action: Adopt Resolution No. 1623 authorizing staff to submit grant applications for the Luther Burbank Waterfront Renovation and Upgrade project.

AB 6077: 2022-2023 Port of Seattle Economic Development Partnership Grant Award

Recommended Action: Authorize the City Manager to sign the Port of Seattle Economic Development Partnership agreement, accepting grant funds in the form substantially as attached in Exhibit A of the agreement.

AB 6070: One Washington MOU Among Washington Municipalities

Recommended Action: Authorize the City Manager to sign the One Washington MOU, relating to allocation and use of future settlement proceeds from opioid litigation by Washing municipalities, substantially in the form attached as Exhibit 1 to AB 6070.

AB 6076: ADA Transition Plan Adoption

Recommended Action: Adopt ADA Transition Plan.

AB 6085: Mayor's Letter to the Community

Recommended Action: Approve Mayor Nice sending the Letter to the Community in substantially the form as presented in Exhibit 1.

It was moved by Jacobson; seconded by Rosenbaum to:

Approve the Consent Agenda and the recommended actions contained therein.

PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

REGULAR BUSINESS**AB 6060: Heat Pump Installation Campaign Proposal**

Sustainability Manager Ross Freeman answered questions about the proposed Heat Pump Installation Campaign.

It was moved by Reynolds; seconded by Weinberg to:

Appropriate \$25,000 of ARPA funds to subsidize qualified low-income households participating in the Heat Pump Installation pilot campaign.

PASSED: 6-1

FOR: 6 (Anderl, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

AGAINST: 1 (Jacobson)

AB 6067: Town Center Moratorium Renewal

Mayor Nice opened the public hearing at 6:24 pm.

Kenneth Kataroff (Seattle), spoke in support of continuing the Town Center Moratorium.

There being no further comments, Mayor Nice closed the public hearing at 6:26 pm.

Economic Development Coordinator Sarah Bluvas provided an update to the work plan for permanent regulations for more outdoor seating for eating and drinking establishments.

It was moved by Weinberg; seconded by Jacobson to:

Move Ordinance No. 22-03 to a second reading extending the Town Center moratorium for an additional six-month period.

PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

AB 6073: Comprehensive Plan Update Project Status and Selection of Volunteers for Economic Development and Housing Work Groups

Interim CPD Director Jeff Thomas and Senior Planner Adam Zack presented an updated on the Comprehensive Plan project status and on the selection of volunteers for the Economic Development and Housing Work Groups.

It was moved by Weinberg; seconded by Weiker to:

1. **Consider amending the work groups charters to increase the number of City Council members appointed from two to three.**
2. **Recommend appointing Deputy Mayor David Rosenbaum and Councilmembers Lisa Anderl and Ted Weinberg to the Economic Development Work Group.**

3. **Recommend appointing Mayor Salim Nice and Councilmembers Wendy Weiker and Craig Reynolds to the Housing Work Group.**
4. **Direct staff to bring a consent agenda bill forward for the May 17, 2022 City Council meeting to amend the work group charters and make City Council appointments.**

PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

AB 6075: Puget Sound Regional Council (PSRC) General Assembly Voting Delegate

Mayor Nice explained that the PSRC General Assembly is meeting in May and that the City Council is seeking to appoint a voting delegate for that meeting.

It was moved by Rosenbaum; seconded by Reynolds to:

Appoint Councilmember Wendy Weiker as the PSRC Voting delegate to attend the PSRC General Assembly meeting in May.

PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

Council took a 10 minute recess until 6:40 pm.

AB 6068: 2023-2028 Six-Year Transportation Improvement Program Review and Public Hearing

Mayor Nice opened the public hearing at 6:40 pm.

There being no public comments, Mayor Nice closed the public hearing at 6:41 pm.

Deputy Public Works Director Patrick Yamashita and Transportation Engineer Lia Klein presented the Six-Year Transportation Improvement Program (TIP). He spoke about TIP background and RCW requirements for annual updates to the TIP. Transportation Engineer Klein presented on the public engagement process and the TIP schedule. Capital Division Manager Clint Morris discussed program elements and priorities of the TIP and provided an overview of the Mercer Island street network.

Finance Director Matt Mornick presented on the TIP funding, revenue sources and fund health. Transportation Engineer Klein presented the Island Crest Way corridor safety improvements that are included in the TIP. Deputy Public Works Director Yamashita spoke about the new and modified projects that are included in the six-year TIP.

City Council reviewed the TIP and provided feedback to staff.

AB 6074: Development Code Amendment ZTR21-006 Land Use Review Types (Ord. No. 22C-05 First Reading)

Interim CPD Director Jeff Thomas and Senior Planner Adam Zack presented proposed Development Code amendments regarding Land Use Review Types for 2 permit actions – Seasonal Development Limitations Waivers and Final Short Plants from Type I to Type II and the first reading of Ordinance No. 22C-05. He also spoke about the programmatic solution that was recommended by the Planning Commission to add information on how to search for electronic permit records in the Weekly Permit Bulletin and creation of a searchable permit map showing active permits throughout the City.

City Council discussed the proposed amendment and asked questions to staff.

It was moved by Reynolds; seconded by Jacobson to:

Schedule Ordinance No. 22C-05 for second reading on June 7, 2022.

PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

OTHER BUSINESS

Planning Schedule

City Manager Bon spoke about upcoming meetings: Adding an Executive Session to the May 17 meeting, the Parks levy renewal coming for a first touch on June 7, and the upcoming August recess.

Councilmember Absences and Reports

It was moved by Jacobson; seconded by Rosenbaum to:

Excuse Councilmember Anderl’s absence from the April 19, 2022 Joint Meeting with MISD School Board.

PASSED: 7-0

FOR: 7 (Anderl, Jacobson, Nice, Reynolds, Rosenbaum, Weiker, and Weinberg)

Councilmember Anderl noted that at the Open Space Conservancy Trust meeting, a number of workplan items were approve and that the Trust is functioning well and coming to good consensus on items. Councilmember Reynolds spoke about the Parks & Recreation Commission special meeting on the bike skills area and moving towards a temporary reopening in Upper Luther Burbank Park. Councilmember Weiker noted that Earth Day was April 22 and a lot of great work is happening. Councilmember Weinberg noted that would be at the gathering at 9101 MLK to open the regions 18th tiny home village on Thursday.

The regular Council Meeting adjourned at 7:52 pm.

EXECUTIVE SESSION

At 8:01 pm, Mayor Nice convened an Executive Session in the Farside Room at City Hall, 9611 SE 36th Street, Mercer Island, WA and via Microsoft Teams. The Executive Session was to discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i) and for planning or adopting the strategy or position to be taken by the City Council during the course of any collective bargaining, professional negotiations, or grievance or mediation proceedings, or reviewing the proposals made in the negotiations or proceedings while in progress pursuant to RCW 42.30.140(4)(b) for approximately 60 minutes.

Mayor Nice adjourned the Executive Session at 9:02 pm.

ADJOURNMENT

Salim Nice, Mayor

Attest:

Andrea Larson, City Clerk



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6078
May 17, 2022
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6078: East Mercer Way 5400-6000 Block (Glenhome Drive) Water System Improvements Project Closeout	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Accept the completed project and authorize staff to close out the contract.	

DEPARTMENT:	Public Works
STAFF:	Jason Kintner, Chief of Operations Clint Morris, Capital Division Manager Rona Lin, Utilities Engineer
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Project Location Map
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ 1,509,076
AMOUNT BUDGETED	\$ 1,895,870
APPROPRIATION REQUIRED	\$ 0

EXECUTIVE SUMMARY

The purpose of this agenda bill is to accept the completed East Mercer Way 5400-6000 Block (Glenhome Drive) Water System Improvements project and authorize staff to close out the construction contract.

- Work involved replacing over 2,400 linear feet of water main, along with water services, fire hydrants, and other water system components.
- The project was included in the 2015-2016 Capital Budget for design and in the 2017-2018 Capital Budget for construction and was all funded by the Water Fund.
- Construction was performed from April through September 2018.
- Project closeout was delayed until staff were able to resolve post-construction complaints with several affected residents.
- The total project cost was \$1,509,076, which was \$386,794 under the approved budget. Unspent funds remain in the Water Fund.

BACKGROUND

The East Mercer Way 5400-6000 Block (Glenhome Drive) Water System Improvements involved water main replacements along two private roadways lying below East Mercer Way in the 5400 to 6000 blocks, as shown in Exhibit 1.

The existing 4-inch and 6-inch water mains in the neighborhood were installed in the 1950s. These water mains were undersized, had a history of breaks, and had obsolete fire hydrants. A few segments of the old water main ran through residential backyards, under a carport, and through areas where access for repair was significantly obstructed. To construct this project, staff obtained 36 permanent utility easements.

Project design began in September 2016 and was completed in late January 2018. Additional time was needed to complete the design, resolve pavement restoration issues with the Glenhome property owners, and obtain the necessary easements for the new water main alignment.

Three contractor bids were received on February 28, 2018. On April 3, 2018, City Council awarded the construction contract to B & B Utilities in the amount of \$1,283,570.75 and set the total budget at \$1,895,870 ([AB 5405](#)).

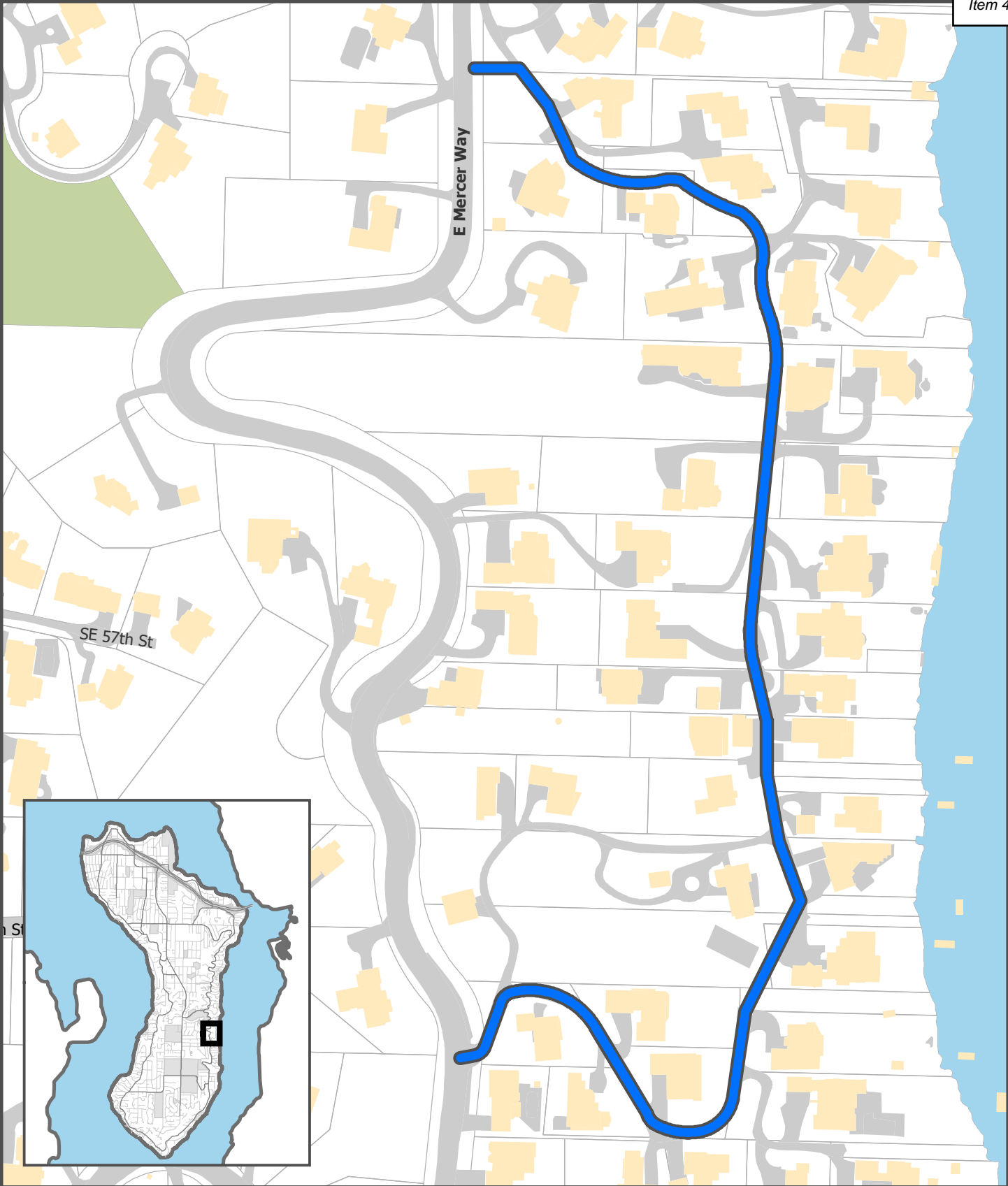
Construction activities began in April 2018 and the project was substantially complete by end of September 2018. Work included the installation of 2,450 linear feet of new 8-inch diameter ductile iron watermain, 42 water services, six fire hydrants, four air vacuum release valve assemblies, and two blow-off assemblies. Due to the extensive construction impacts to the existing narrow private roadway, the project's scope included full width pavement restoration. Steep segments of Glenhome Drive were restored with concrete pavement. The remaining roadway received hot mix asphalt pavement. Prior to this project, Glenhome Drive was a concrete roadway, built in the 1960s. After project completion, staff worked with several residents and the contractor to mitigate noise complaints related to the new concrete pavement. The noise issue was resolved after joint sealant was installed at several locations in fall of 2020.

The total cost of the project was \$1,509,076, which was \$386,794 less than the total amount budgeted at the time of the contract bid award. Over 65 percent of the savings were from unused contingency funds and lower than expected construction costs. Additional savings were realized in the categories of construction support and project management. The unspent funding from this project will remain in the Water Fund. The table on the next page provides a summary of project budget and overall project expenditures.





EMW 5400-6000 BLOCK (GLENHOME DRIVE) WATER SYSTEM IMPROVEMENTS PROJECT BUDGET AND ACTUAL EXPENDITURES		
Description	Approved Project Budget	Actual Expenditures
Construction Contract	\$ 1,283,571	\$ 1,166,108
Construction Contingency @20%	\$ 256,714	\$ -
Project Design - Consultant	\$ 149,000	\$ 165,416
Construction Support Services - Consultant	\$ 36,200	\$ 8,762
Project Management/In-House Support	\$ 110,385	\$ 105,998
Inspection	\$ 60,000	\$ 62,792
Total Project Budget and Expenditures	\$ 1,895,870	\$ 1,509,076

RECOMMENDED ACTION

Accept the completed East Mercer Way 5400-6000 Block (Glenhome Drive) Water System Improvements project and authorize staff to close out the contract.



**East Mercer Way 5400 - 6000 Block (Glenhome Drive)
Water System Improvements**

— Major Roads
 — Street Centerline
  Project Location
  Parks
  NORTH
  IGS
Information & Geographic Services

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 disclaimer: No warranties of any sort including accuracy, fitness or merchantability accompany this map.
 East Mercer Way 5400 - 6000 Block Water System Improvements.mxd
 Map Date: 5/9/2022



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6079
May 17, 2022
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6079: 2020 Water System Improvements Project Closeout	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Accept the completed project and authorize staff to close out the contract.	

DEPARTMENT:	Public Works
STAFF:	Jason Kintner, Chief of Operations Clint Morris, Capital Division Manager Rona Lin, Utilities Engineer
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Project Vicinity Map
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ 853,918
AMOUNT BUDGETED	\$ 1,194,009
APPROPRIATION REQUIRED	\$ 0

EXECUTIVE SUMMARY

The purpose of this agenda bill is to accept the completed 2020 Water System Improvements project and authorize staff to close out the construction contract.

- Work involved abandoning over 1,000 linear feet of obsolete and redundant watermain, replacing 1,400 linear feet of water main along with water services and fire hydrants, and upgrades to an existing stormwater system.
- The project was included in the 2019-2020 Capital Budget and was funded from the Water Fund and the Stormwater Fund.
- Construction was performed from June through October 2020.
- The total project cost was \$853,918, which was \$340,091 under the approved budget. Unspent funds remain in the Water Fund and Stormwater Fund.

BACKGROUND

The 2020 Water System Improvements involved water system upgrades (Bid Schedule A and B) in two different neighborhoods and stormwater drainage system improvements (Bid Schedule C) in one of the two neighborhoods.

Schedules A and C were in the neighborhood served by portions of SE 34th Street, 96th Avenue SE, and 97th Avenue SE, all lying north of I-90. Work scope for these two schedules included the abandonment of an aging, problematic water main, replacement of an undersized water main, replacement of water services and fire hydrants, and replacement of deteriorated storm pipes and catch basins. Schedule B was on 87th Avenue SE from SE 42nd to SE 44th Streets. Work in this schedule included the replacement of an aging water main and its associated water services and fire hydrants. Project locations for all three schedules are shown in Exhibit 1.

Project design began in October 2019 and was completed in March 2020. Four contractor bids were received on April 7, 2020. On May 5, 2020, Council awarded the construction contract to Oceanside Construction in the amount of \$705,841 and set the total budget at \$1,194,009 ([AB 5686](#)).

Construction activities began in June 2020 and the project was substantially complete by the end of September. Work included the abandonment of 1,050 linear feet of aging and redundant water main, installation of 1,400 linear feet of new 8-inch diameter ductile iron watermain, 33 water services, eight fire hydrants, and replacement of 180 linear feet of storm drainage pipe and associated catch basins.

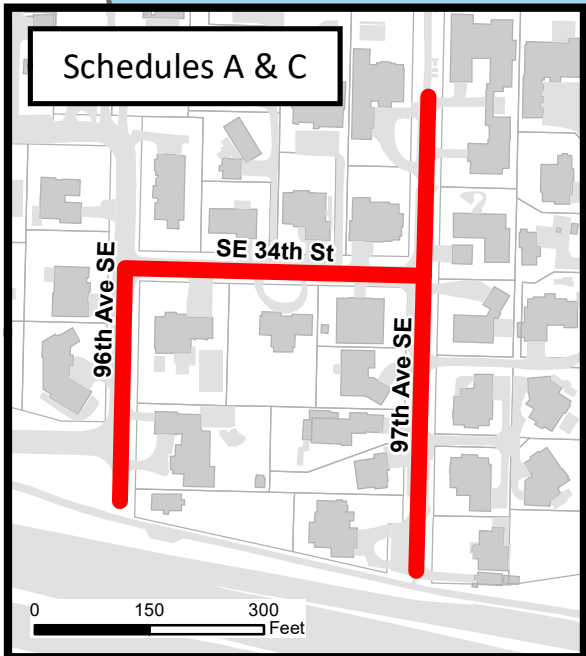
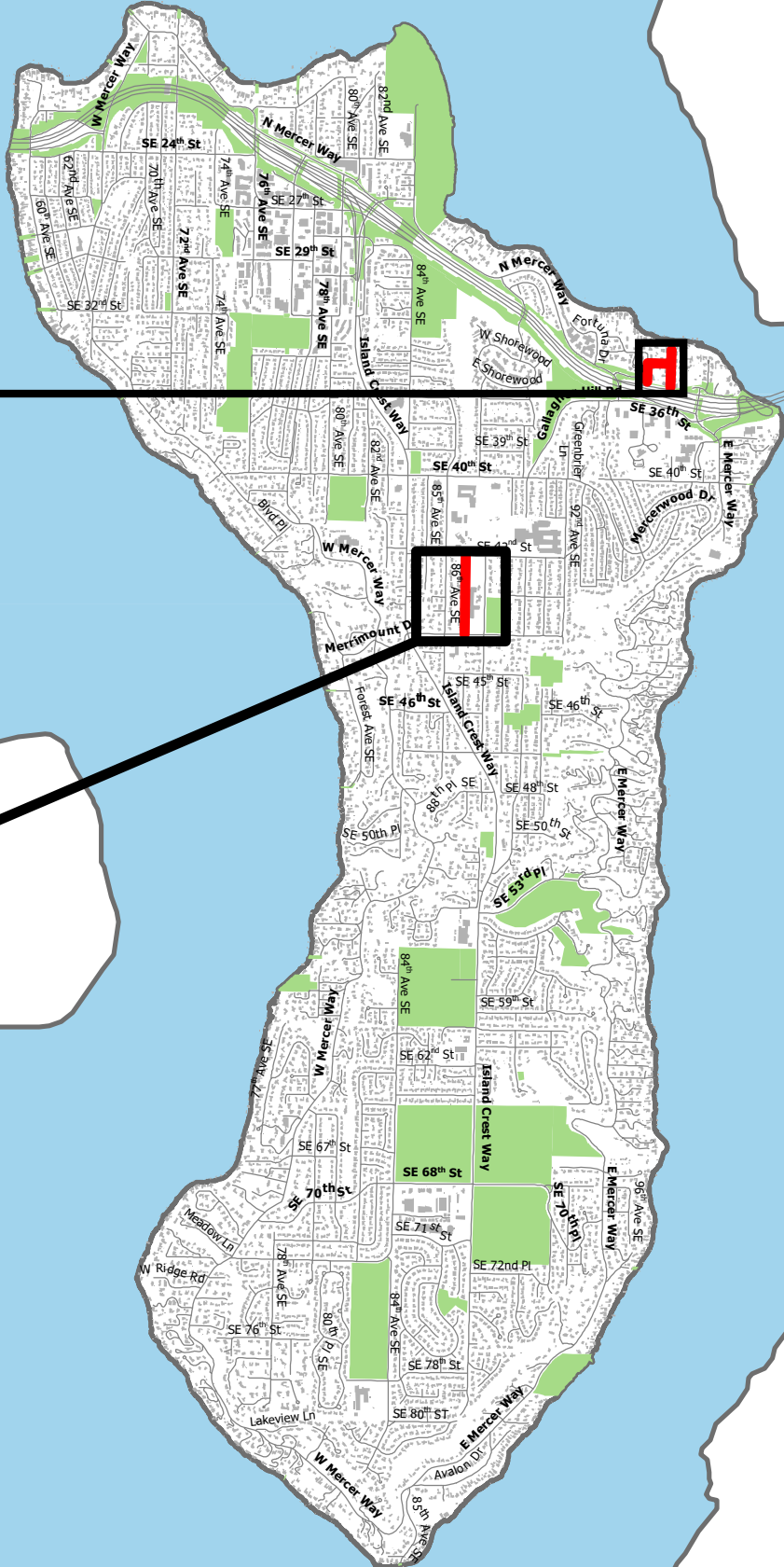
The total cost of the project was \$853,918, which was \$340,091 less than the total amount budgeted at the time of the contract bid award. Over 40 percent of the project savings came from unused contingency funds. Significant savings were also seen in lower-than-expected construction costs and lower design, project management, and inspection services costs. Unspent funds from the project will remain in the Water Fund (\$294,824) and in the Stormwater Fund (\$45,267). The table below provides a summary of project budget and overall project expenditures.

2020 WATER SYSTEM IMPROVEMENTS					
PROJECT BUDGET AND ACTUAL EXPENDITURES					
Description	Schedule A WW914R	Schedule B WW718R	Schedule C WD140R	TOTAL APPROVED PROJECT BUDGET	ACTUAL EXPENDITURES
Construction Contract					
Schedule A - SE 34th, 96th & 97th Ave SE - Water	\$ 230,593			\$ 230,593	\$ 182,996
Schedule B - 87th Ave SE - Water		\$ 404,283		\$ 404,283	\$ 336,075
Schedule C - Residential Stormwater			\$ 70,965	\$ 70,965	\$ 59,222
Total Construction Contract	\$ 230,593	\$ 404,283	\$ 70,965	\$ 705,841	\$ 578,293
Construction Contingency @ 20%	\$ 46,119	\$ 80,857	\$ 14,193	\$ 141,168	\$ -
Project Design - consultant	\$ 75,000	\$ 50,000	\$ 17,000	\$ 142,000	\$ 119,843
Project Management/In-house team support	\$ 20,000	\$ 78,000	\$ 15,000	\$ 113,000	\$ 101,066
Construction Inspection	\$ 20,000	\$ 62,000	\$ 10,000	\$ 92,000	\$ 54,716
Total Actual Expenditures					\$ 853,918
Total Project Budget	\$ 391,712	\$ 675,140	\$ 127,158	\$ 1,194,009	

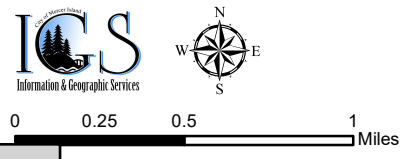
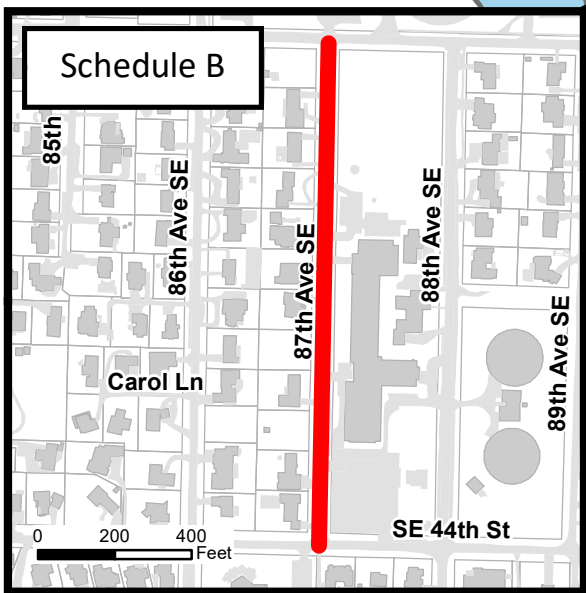
RECOMMENDED ACTION

Accept the completed 2020 Water System Improvements project and authorize staff to close out the contract.

City of Mercer Island 2020 Water System Improvements Project Vicinity Map



Project Area





**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 6080
May 17, 2022
Consent Agenda**

AGENDA BILL INFORMATION

TITLE:	AB 6080: 2021 Water System Improvements Project Closeout	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Accept the completed project and authorize staff to close out the contract.	

DEPARTMENT:	Public Works
STAFF:	Jason Kintner, Chief of Operations Clint Morris, Capital Division Manager Rona Lin, Utilities Engineer
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Project Location Map
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ 1,208,010
AMOUNT BUDGETED	\$ 1,638,960
APPROPRIATION REQUIRED	\$ 0

EXECUTIVE SUMMARY

The purpose of this agenda bill is to accept the completed 2021 Water System Improvements project and authorize staff to close out the construction contract.

- Work involved replacing over 2,600 linear feet of water main, along with water services, fire hydrants, and other components.
- The project was included in the 2021-2022 Capital Budget and was funded from the Water Fund.
- Construction was performed from May through September 2021.
- The total project cost was \$1,208,010, which was \$430,950 under the approved budget. Unspent funds remain in the Water Fund.

BACKGROUND

The 2021 Water System Improvements project involved water main replacements on three roadways: 81st Avenue SE (North Mercer Way to SE 24th Street), 82nd Avenue SE (north of SE 24th Street), and SE 24th Street (80th to 82nd Avenues SE), as shown in Exhibit 1. The existing 6-inch water mains in these areas were installed in the 1960's. The water mains were undersized, had a history of breaks, and had obsolete fire hydrants. Project design began in September 2020 and was completed in February 2021.

Six contractor bids were received on March 17, 2021. On April 6, 2021, Council awarded the construction contract to Pacific Civil & Infrastructure (PCI) in the amount of \$1,082,268 and set the total budget to \$1,638,960 with a budget appropriation of \$441,960 from the Water Fund ([AB 5826](#)) to accommodate the expanded scope of work.

Construction activities began in May 2021 and the project was substantially complete by end of August. Work included the installation of over 2,600 linear feet of new 8- and 12-inch diameter ductile iron watermain, 32 water services, 8 fire hydrants, and 3 air vacuum release valve assemblies.

Disturbed roadways within the project area received permanent trench patches at the end of construction. On 82nd Avenue SE, half-street width paving was necessary given the narrow roadway and areas of deteriorated pavement. Sidewalks were restored on portions of 81st Avenue SE and North Mercer Way near the entrance to Mercer Isle condominiums. All work on the project was completed by the end of September.

The total cost of the project was \$1,208,010, which was \$430,950 less than the total amount budgeted at the time of the contract bid award. Project savings include unused contingency funds and lower than expected construction costs. Additional savings in construction support, project management, and inspection services were also obtained. The unspent funding from this project will remain in the Water Fund. The table below provides a summary of project budget and overall project expenditures.

2021 WATER SYSTEM IMPROVEMENTS PROJECT BUDGET AND ACTUAL EXPENDITURES		
Description	Approved Project Budget	Actual Expenditures
Construction Contract	\$ 1,082,268	\$ 962,865
Construction Contingency @20%	\$ 216,452	
Project Design - Consultant	\$ 108,240	\$ 107,407
Construction Support Services - Consultant	\$ 31,000	\$ 14,538
Project Management/In-House Support	\$ 130,000	\$ 60,500
Inspection	\$ 71,000	\$ 62,700
Total Project Budget and Expenditures	\$ 1,638,960	\$ 1,208,010

RECOMMENDED ACTION

Accept the completed 2021 Water System Improvements project and authorize staff to close out the contract.



**City of Mercer Island
2021 Water System Improvements**

Major Roads

Street Centerline

 Project Location

 Parks



Disclaimer: No warranties of any sort including accuracy, fitness or merchantability accompany this map.

Map Date: 5/3/2022
2021 Water System Improvements.mxd



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6082
May 17, 2022
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6082: Town Center Moratorium Renewal	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Conduct second reading and adopt Ordinance No. 22-03 extending the Town Center moratorium for an additional six-month period.	

DEPARTMENT:	Community Planning and Development		
STAFF:	Jeff Thomas, Interim Director Sarah Bluvas, Economic Development Coordinator		
COUNCIL LIAISON:	n/a		
EXHIBITS:	1. Ordinance No. 22-03 2. Updated Legislative History		
CITY COUNCIL PRIORITY:	3. Implement an economic development program.		

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to adopt Ordinance No. 22-03, which will extend the current moratorium on major new construction south of SE 29th Street in the Town Center (TC) zoning designation for an additional six months.

- In June 2020, the City Council enacted a moratorium on major new construction generally in the southeast quadrant of the Town Center (TC) zoning designation.
- The City Council cited the goal of protecting and expanding Mercer Island’s retail sector as primary drivers for enacting the moratorium and directed City staff to explore and propose potential amendments to TC development regulations.
- On May 3, 2022, the City Council conducted the required Public Hearing on the ordinance and received testimony from one speaker.
- The current moratorium expires June 2, so the Council must vote to extend the moratorium for it to remain in effect while the associated legislative work continues.
- If adopted, the ordinance will take effect on June 1 and expire on December 2, 2022.
- Staff will return on June 21, 2022, for a fourth reading of Ordinance No. 22C-09 (formerly Ord. No. 21C-28) and seek adoption of the proposed development code amendment. At that time, staff will also present a mechanism for exiting the moratorium.

BACKGROUND

The current Town Center development regulations were established in June 2016 ([Ordinance No. 16C-06](#)). Per MICC 19.11.020(B), major new development located north of SE 29th Street in the Town Center must provide ground floor street frontage commercial space for retail, restaurant, or personal services (e.g., barber shop, nail salon, and fitness center) uses. Between 40 and 60 percent of the ground floor street frontage north of SE 29th Street must be designed for retail, restaurant, or personal services uses; 40 percent is required for those major new developments that provide public parking, while 60 percent is required for those developments that do not provide public parking. Commercial space is allowed, but not required, south of SE 29th Street in the Town Center (TC) zoning designation.

In June 2020, the City Council enacted a moratorium on major new construction generally in the southeast quadrant of the TC zone. This moratorium was intended to temporarily prevent submittal of development applications while the City considers potential updates and/or amendments to development regulations within the Town Center, including requirements for ground-floor commercial use and for preserving existing commercial square footage in the TC zone. The City Council cited the goal of protecting and expanding Mercer Island's retail sector to maintain and improve the community's quality of life and emergency preparedness as primary drivers for enacting the moratorium.

Since enacting the moratorium, City staff, the City Council, the Planning Commission, and consulting firm Community Attributes, Inc., participated in several discussions to present findings and arrive at a proposal to amend MICC 19.11.020(B), including twelve City Council meetings, five Planning Commission meetings, and two Public Hearings (Exhibit 2).

ISSUE/DISCUSSION

On May 3, 2022, the City Council conducted a Public Hearing on Ordinance No. 22-03 ([AB 6067](#)) and moved the ordinance to a second reading. Staff continue to refine the draft proposal to amend MICC 19.11.020(B) and plan to return to the Council on June 21 for a fourth reading of Ordinance No. 22C-09 (formerly Ord. No. 21C-28) and to seek adoption of the proposal. Since legislative action on the draft code amendment will not be complete before the current moratorium expires, staff recommend that the Council adopt Ordinance No. 22-03, extending the moratorium for another six months.

NEXT STEPS

If adopted, Ordinance No. 22-03 will take effect on June 1 and extend the Town Center moratorium through December 2, 2022. Staff will return on June 21 to conduct a fourth reading of the draft proposal to amend MICC 19.11.020(B). At that time, staff will also present a mechanism for exiting the moratorium.

RECOMMENDED ACTION

Adopt Ordinance No. 22-03 extending the Town Center moratorium for an additional six-month period.

**CITY OF MERCER ISLAND
ORDINANCE NO. 22-03**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON;
RENEWING THE MORATORIUM ADOPTED BY ORDINANCE NO. 20-12
AS AMENDED BY ORDINANCE NO. 20-18; PROVIDING FOR
SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City Council may adopt an immediate moratorium for a period of up to six months on the acceptance of building and development permit applications for major new construction as long as the City Council holds a public hearing on the proposed moratorium within sixty days after adoption, pursuant to RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, the City adopted Ordinance No. 20-12 on June 2, 2020, implementing a six-month moratorium pursuant to RCW 35A.63.220 and RCW 36.70A.390 on the submission of applications for any building permits or any other land use approvals for Major New Construction as defined in MICC 19.16.010 for properties located within the Town Center (TC) zone at Mercer Island south of SE 29th Street; and

WHEREAS, after the public hearing on the above referenced moratorium, the City adopted Ordinance No. 20-18 on September 1, 2020, amending Ordinance No. 20-12 to reduce the size of the geographic area subject to moratorium to the Town Center (TC) zone at Mercer Island south of SE 29th Street, east of 77th Avenue SE, and west of 80th Avenue SE, and to include additional findings of fact; and

WHEREAS, the City Council has extended the effective period of Ordinance No. 20-12 most recently on November 30, 2021 through Ordinance No. 21C-27 following a public hearing, and the most recent extension extends the moratorium into June 2022; and

WHEREAS, the moratorium is set to expire on June 2, 2022, unless otherwise repealed, extended or modified by the City Council; and

WHEREAS, consistent with RCW 35A.63.220 and RCW 36.70A.390, the City Council held a public hearing on May 3, 2022, to adopt findings of fact supporting and justifying the renewal of the moratorium for another 6-months; and

WHEREAS, because the preparation and adoption of changes to the Town Center development regulations will require additional time to complete, the City Council finds that the moratorium should be renewed pursuant to RCW 35A.63.220 and 36.70A.390 for an additional six months to avoid the risk that one or more applicants could vest to the existing development code if the current moratorium expires.

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

Section 1. Whereas Clauses Adopted. The “Whereas Clauses” set forth in the recital section above are hereby adopted as the findings of the City Council for passing this ordinance.

Section 2. Moratorium Renewed. The moratorium imposed by Ordinance No. 20-12, as amended by Ordinance No. 20-18, shall be renewed, and take effect on June 1, 2022, for a period of six months, unless earlier repealed, extended, or modified by the City.

Section 3. Public Hearing. A public hearing was noticed and completed on May 3, 2022, to hear and consider the comments and testimony of those wishing to speak regarding the renewal of the moratorium enacted by this ordinance.

Section 4. 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, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or its application to any other person, property, or circumstance.

Section 5. Publication and Effective Date. 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 days after the date of publication.

Passed by the City Council of the City of Mercer Island, Washington, at its meeting on May 17, 2022, and signed in authentication of its passage.

CITY OF MERCER ISLAND

Salim Nice, Mayor

Approved as to Form:

ATTEST:

Bio Park, City Attorney

Andrea Larson, City Clerk

Date of Publication: _____

LEGISLATIVE TIMELINE

- June 2, 2020** The City Council passed [Ordinance No. 20-12](#), which established a 6-month moratorium on major new construction south of SE 29th Street in the TC zoning designation. The City Council indicated that the City desired to possibly complete updates and/or amendments to development regulations within the Mercer Island Town Center, including requirements for various types of commercial space.
- July 21, 2020** The City Council completed the required Public Hearing for Ordinance No. 20-12 on the Town Center Moratorium and directed staff to prepare an amended interim Ordinance reducing the size of the geographic area subject to moratorium and include additional findings of fact.
- September 1, 2020** The City Council adopted [Ordinance No. 20-18](#) with a reduced size of the geographic area subject to moratorium and included additional findings of fact. Additionally, the City Council provided direction to staff to prepare a scope of work for a Town Center commercial analysis to inform options for resolving the moratorium and a corresponding budget appropriation request.
- November 17, 2020** The City Council completed the required Public Hearing and adopted [Ordinance No. 20-26](#) renewing the moratorium for another 6-month period with its current geographic area as previously amended.
- December 1, 2020** The City Council adopted [Ordinance No. 20-29](#), the 2021-22 Biennial Budget. Included in the budget is a \$50,000 one-time appropriation for qualified professional services to perform a Town Center commercial analysis and support the completion of any necessary updates and/or amendments to development regulations within the Mercer Island Town Center to be responsive to the moratorium. The City Council also approved [Resolution No. 1594](#), establishing the 2021 docket for amendments to the Comprehensive Plan and development regulations. Included in the docket is a placeholder for amending the Town Center Sub-Area Plan and corresponding development regulations as necessary to be responsive to the moratorium.
- April 6 and 20, 2021** The City contracted with the firm Community Attributes, Inc. (CAI) to analyze the demand for additional ground floor commercial uses and the feasibility of requiring such uses in new buildings. On April 6, the City Council received a presentation on the findings of this analysis and commenced discussion ([AB 5841 and associated presentation](#)). Further City Council discussion ensued on April 20, and the Council directed staff to complete additional analysis and to research legislative options in addition to a “no net loss” option.
- May 4, 2021** The City Council completed the required Public Hearing and adopted [Ordinance No. 21-09](#) renewing the moratorium for another 6-month period with its current geographic area as previously amended.

- July 6, 2021** Staff presented a number of legislative options to City Council ([AB 5910](#) and [associated presentation](#)). Council provided further direction to review and propose:
- Updates to [MICC 19.11.020\(B\)](#) Retail Use Required Adjacent to Street Frontages;
 - A new TC commercial Floor Area Ratio (FAR) requirement; and
 - The applicability of a new TC “no net loss” requirement.
- September 21, 2021** The City Council directed staff to work with the Planning Commission to develop the necessary code amendments to [MICC 19.11.020\(B\)](#), including updating MICC 19.11.020(B) Figure 2 Retail Use Required Adjacent to Street Frontages; instituting a Town Center Commercial FAR requirement; and adding a selective “No Net Loss” provision ([AB 5933](#) and [associated presentation](#)).
- September 22 and October 20, 2021** Staff presented the necessary code amendments (ZTR21-004) to implement the City Council direction to the Planning Commission for review and comment. (Video recordings: [September 22](#) and [October 20](#))
- November 3, 2021** The Planning Commission completed the required Public Hearing, deliberated the proposed amendments, and voted 5-1 on a recommendation to send to the City Council to not adopt the proposed amendments on November 16. ([Video recording](#))
- November 16, 2021** The City Council adopted [Ordinance No. 21C-27](#), which renews the moratorium for an additional 6-month period with its current geographic area as previously amended ([AB 5976](#)), held the required Public Hearing, and conducted the first reading of Ordinance No. 21C-28 (ZTR21-004) ([AB 5977](#)).
- December 7, 2021** The City Council conducted the second reading of Ordinance No. 21C-28 and remanded the ordinance back to the Planning Commission for a new public hearing and recommendation ([AB 5985](#)).
- January 26, 2022** The Planning Commission participated in a working session to provide comments and questions related to the amendments proposed and direction given by the City Council in preparation for a new public hearing on February 16.
- February 16, 2022** The Planning Commission completed the required Public Hearing, deliberated, and voted 6-0 on a recommendation to the City Council to not adopt the amendments as proposed.
- March 15, 2022** The City Council received the Planning Commission’s recommendation, conducted a third reading of Ordinance No. 21C-28 ([AB 6036](#)), and directed staff to update the code proposal for a fourth reading to be scheduled later in 2022.
- May 3, 2022** The City Council conducted a Public Hearing on Ordinance No. 22-03 ([AB 6067](#)), which renews the moratorium for an additional 6-month period with its current geographic area as previously amended ([AB 5976](#)), and moved the ordinance to a second reading on May 17.

June 21, 2022

The City Council will conduct a fourth reading of Ordinance No. 22C-09 (formerly Ord. No. 21C-28) and either adopt the proposed code amendment or provide additional direction. At that time, staff will also present a mechanism for exiting the Town Center moratorium, which will be repealed if/when the proposed code amendment is adopted.



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6083
May 17, 2022
Regular Business

AGENDA BILL INFORMATION

TITLE:	AB 6083: 2022 Board & Commission Annual Appointments (Resolution No. 1626)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution
RECOMMENDED ACTION:	Appoint members to vacant and expiring board and commission positions.	

DEPARTMENT:	City Council
STAFF:	Ali Spietz, Chief of Administration Andrea Larson, City Clerk
COUNCIL LIAISON:	n/a
EXHIBITS:	1. 2022-2023 Boards & Commission Vacancies 2. City Council Rules of Procedure, Section 8 3. Resolution No. 1626
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to appoint members to the vacant and expiring positions on the Arts Council, Design Commission, Open Space Conservancy Trust, Parks & Recreation Commission, Planning Commission, and Utility Board.

BACKGROUND

Each spring, the City conducts the annual recruitment process to fill positions expiring and/or vacant on the City's advisory boards and commissions. The following board and commission positions were advertised in March and April:

- [Arts Council](#) (1 position; term expires May 31, 2026)
- [Design Commission](#) (1 open position; term expires May 31, 2026)
- [Open Space Conservancy Trust](#) (2 open positions; terms expire May 31, 2026)
- [Parks & Recreation Commission](#) (2 open positions; terms expire May 31, 2026)
- [Planning Commission](#) (3 open positions; 1 position; term expires 2023, 2 positions; terms expire May 31, 2026¹)
- [Utility Board](#) (2 open positions; terms expire May 31, 2026)

¹ The Planning Commission recruitment was updated on April 20, 2022 to reflect three open positions after a resignation.

ISSUE/DISCUSSION

RECRUITMENT PROCESS

Position vacancies were advertised across several platforms, including a website news release, City Manager Reports, the MI Weekly newsletter, social media, and City Council and boards and commission meetings.

Emails were also sent to board and commission members whose terms are expiring to reapply if they were interested in continuing to serve on a board or commission. In addition, all board and commission members were encouraged to reach out to community members that might be willing to volunteer to apply for a position.

In response to outreach efforts, 27 applications were received by the May 4, 2022 deadline: one for the Arts Council, two for the Design Commission, six for the Open Space Conservancy Trust, nine for the Parks & Recreation Commission, five for the Planning Commission, and four for the Utility Board.

Eight applications for reappointment were received for positions on the Arts Council, Open Space Conservancy Trust, Parks & Recreation Commission, Planning Commission and Utility Board. One Design Commissioner and one Planning Commissioner did not apply for reappointment.

The application materials were forwarded to the City Council for review on May 5, 2022.

APPOINTMENT PROCESS

The board and commission appointment process (see Exhibit 2, [City Council Rules of Procedure](#), specifically Section 8.12) provides that all appointments are made by a vote of the City Council during a regularly scheduled meeting. Each Councilmember will complete a written ballot, casting a vote for the identified open seat on a board or commission. If there are more than one open seat on a board or commission, then each position will be voted on separately (the position with the longest term will be voted on first). Councilmembers attending the meeting virtually, ballots will be submitted to the City Clerk via email to comply with the Rules of Procedure and [RCW 42.30.060\(2\)](#). The City Clerk will read aloud the votes by each Councilmember.

The applicant(s) that receive the most votes, provided they have received a minimum of four votes, will be appointed to the open seats on the Arts Council, Design Commission, Open Space Conservancy Trust, Parks & Recreation Commission, Planning Commission, and Utility Board. The names of the applicants selected will be added to a resolution (see Exhibit 3), with final approval required by a vote of the City Council.

Design Commission Appointments

Under [MICC 3.34.030](#), the membership in the Design Commission must include at least one specialist from each of the following categories: architecture, landscape architecture, urban planning, and civil engineering. Additionally, it must include at least two lay persons (one of whom must own property or business within the City's business or commercial areas). If no certified specialist seeks or is available for appointment, persons who are knowledgeable in matters of design and aesthetic judgment by training, education, and/or experience may then be appointed in their place. The current Design Commission membership has two lay persons, two architects, one civil engineer, one landscape architect, and one interior designer. It lacks an urban planner. Consequently, if an urban planner seeks or is available for appointment, they must be considered and appointed to the open position before other applicants.

RECOMMENDED ACTION

Approve Resolution No. 1626, appointing members to fill the vacancies on the Arts Council, Design Commission, Open Space Conservancy Trust, Parks & Recreation Commission, Planning Commission, and Utility Board.

2022 Boards and Commissions Appointments

BOARD OR COMMISSION	POS #	TERM EXP	CURRENT MEMBER	DATE APPOINTED	HOW LONG SERVED?	RE-APPOINTMENT ?	APPOINTEE	NEW TERM
Arts Council	4	2022	Jonathan Harrington	3/1/2022	3 mths	Seeking re-appointment		2026
Design Commission	7	2022	Colin Brandt	11/21/2011	10 yrs, 6 mths	Term limit met		2026
Open Space Trust	2	2022	Carol Lynn Berseth	6/5/2018	4 yrs	Seeking re-appointment		2026
	4	2022	Thomas Hildebrandt	6/1/2016	6 yrs	Seeking re-appointment		2026
Parks & Recreation Commission	3	2022	Jodi McCarthy	6/4/2019	3 yrs	Seeking re-appointment		2026
	4	2022	Rory Westberg	6/4/2019	3 yrs	Seeking re-appointment		2026
Planning Commission	1	2023	Vacant			Vacant		2023
	6	2022	Jordan Friedman	6/1/2021	1 yr	Not seeking re-appointment		2026
	7	2022	Kate Akyuz	3/1/2022	3 mths	Seeking re-appointment		2026
Utility Board	6	2022	Brian Thomas	2/1/2016	6 yrs, 4 mths	Seeking re-appointment		2026
	7	2022	Will Quantz	3/1/2022	3 mths	Seeking re-appointment		2026

Term Limits as defined in MICC	
Arts Council - MICC 3.55.030(B)(4)	Term limits. Preference shall be given to applicants who have served fewer than two full consecutive terms. If a member is appointed to a vacancy with two or more years remaining on the term, that term will be deemed a full term. If a member is appointed to a vacancy with less than two years remaining in the term, that term will not count toward the two-consecutive-term limit. In the event there are two or more applicants for a position, and an applicant has previously served two full consecutive terms, preference shall be given to the applicant(s) who has not previously served two full consecutive terms.
Design Commission - MICC 3.34.030(B)(4)	Term limits. No member shall serve more than two consecutive terms. If a member is appointed to a vacancy with two or more years remaining on the term, that term will be deemed a full term. If a member is appointed to a vacancy with less than two years remaining in the term, that term will not count toward the two-consecutive-term limit.
Open Space Trust - ORD No. 96-002	n/a
Parks & Recreation Commission - MICC 3.53.030(B)(4)	Term limits. No member shall serve more than two consecutive terms. If a member is appointed to a vacancy with two or more years remaining on the term, that term will be deemed a full term. If a member is appointed to a vacancy with less than two years remaining in the term, that term will not count toward the two-consecutive-term limit.
Planning Commission - MICC 3.46.030(B)(4)	Term limits. No member shall serve more than two consecutive terms. If a member is appointed to a vacancy with two or more years remaining on the term, that term will be deemed a full term. If a member is appointed to a vacancy with less than two years remaining in the term, that term will not count toward the two-consecutive-term limit.
Utility Board - MICC 3.52.030(B)(4)	Term limits. Preference shall be given to applicants who have served fewer than two full consecutive terms. If a member is appointed to a vacancy with two or more years remaining on the term, that term will be deemed a full term. If a member is appointed to a vacancy with less than two years remaining in the term, that term will not count toward the two-consecutive-term limit. In the event there are two or more applicants for a position, and an applicant has previously served two full consecutive terms, preference shall be given to the applicant(s) who has not previously served two full consecutive terms.

SECTION 8. CITY ADVISORY BOARDS AND COMMISSIONS

- 8.1** Mercer Island's advisory boards and commissions provide an invaluable service to the City. Their advice on a wide variety of subjects aids the City Council in the decision-making process. Effective resident participation is an invaluable tool for local government.
- 8.2** These advisory bodies originate from different sources. Some are established by [Title 3](#) of the Mercer Island City Code while others are established by motion or ordinance of the City Council. It is at the discretion of the City Council as to whether any advisory body should be established by ordinance. The following advisory boards and commissions are established:
- A.** Design Commission
 - B.** Planning Commission
 - C.** Utility Board
 - D.** Mercer Island Arts Council
 - E.** Open Space Conservancy Trust Board
 - F.** Parks & Recreation Commission
- 8.3** Each board and commission shall adopt rules of procedure (or bylaws) to guide governance of their board or commission, including the number of meetings unless set forth in a resolution or ordinance or unless the number of meetings adversely impacts City staff resources, as determined by the City Manager.
- 8.4** The City Council may dissolve any advisory body that, in their opinion, has completed its working function or for any other reason.
- 8.5** Lengths of terms vary from one advisory body to another, but in all cases overlapping terms are intended.
- 8.6** All meetings of advisory bodies are open to the public in accordance with Chapter 42.30 RCW, [Open Public Meetings Act](#), and require a minimum 24-hour advance notice.
- 8.7** Members may be removed, from any advisory board or commission, prior to the expiration of their term of office, in accordance with the provisions of the ordinance or resolution establishing such advisory board or commission.
- 8.8** All members of advisory boards and commissions shall sign a statement acknowledging they have received, read, and agree to be bound by the City's code of ethics MICC Chapter 2.60 and RCW Chapter 42.23. The City shall provide new members training on the Code of Ethics.

- 8.9** The City Council transmits referrals for information or action through the City Manager and the City Council liaison to the advisory boards and commissions. Staff Liaisons, on behalf of advisory boards and commissions transmit findings, recommendations, reports, etc., to the full City Council as part of the City Council Agenda Packet.
- 8.10** The City Manager shall appoint City staff to assist advisory boards and commissions. City staff are not employees of that body and take direction only from the Department Director or the City Manager. Boards and commissions shall not direct City staff to perform research, gather information, or otherwise engage in activities involving projects or matters that are not listed on the work plan unless approved by the City Council or City Manager.
- 8.11** Annually, staff for the Parks and Recreation Commission, Planning Commission, and Open Space Conservancy Trust Board shall develop a draft work plan and present the work plan to the City Council for review, possible amendments, and approval.
- 8.12** **Appointment Process.** Annually, the City Clerk will advertise for applicants to fill expiring positions on the boards and commissions as follows, unless otherwise provided by law:
- A.** Available positions are advertised.
 - B.** Once the application deadline has passed, all applications received by the deadline will be forwarded to the City Council for review.
 - C.** The City Clerk will include the appointment process on the agenda for the next regularly scheduled City Council meeting.
 - D.** The City Clerk will prepare a ballot for each board or commission, listing applicants alphabetically by last name.
 - E.** The voting process for appointment to each board and commission shall be as follows:
 1. Each City Councilmember completes a written ballot, casting a vote for the identified open seat on the board or commission. If there is more than one open seat on a board or commission, then each position will be voted on separately.
 2. The City Clerk will collect the ballots, tally the votes, and read aloud the votes and outcome of the voting process.
 3. The applicant that receives the most votes, provided they have received a minimum of four votes, will be appointed to the open seat on the board or commission. In the event of a tie or if no applicant receives four votes, the procedures in Section 8.12(E)(4) and (5) shall be followed.
 4. If no applicant receives a minimum of four votes, a second round of voting will take place utilizing the following process:
 - a. Applicants receiving one or no votes in the first round will be dropped from the ballot and Councilmembers will re-vote on the remaining applicants. If more than one candidate has only one

- vote, the Mayor will recommend an appropriate procedure for breaking the tie, subject to approval by the Council.
- b. Voting will continue until an applicant receives the four-vote minimum.
5. If a tie exists after the first vote or in a subsequent round of voting, and a tiebreaker is necessary to make an appointment, a tiebreaker vote will be conducted utilizing the following process:
 - a. Councilmembers will vote on the applicants that are tied and all other applicants will be eliminated from the voting process.
 - b. If after three successive votes a tie still exists, the names of all of the applicants that are tied will be put into a hat and the City Clerk will draw out one of the names. The name that is drawn will be appointed to the open seat.
 6. The Mayor may call for a recess at any time during the voting process to allow Councilmembers to caucus. Caution should be exercised during a caucus to avoid “serial meetings” as these types of discussions are not allowed under the Open Public Meetings Act.
 7. The names of the applicant(s) selected will be added to a Resolution, with final approval required by a vote of the City Council.
- F. Letters will be sent to all applicants informing them of their appointment or thanking them for applying. Staff liaisons will contact new appointees in advance of the first board or commission meeting.

8.13 Vacancies.

- A. When vacancies occur, they are filled for the unexpired terms in the same manner as described in Section 8.12. If there is more than one vacancy to fill on a board or commission, the position with the longest term will be voted on first. The City Council will be notified of vacancies so they may encourage residents to apply.
- B. In the event a vacancy occurs mid-term, the City Council shall appoint a person to fill the unexpired term within 60 days, or as soon as reasonably practicable.
- C. If the mid-term vacancy occurs for a position with six months or less remaining in the term, the City Council may elect to fill the unexpired term and the next four-year term concurrently.

8.14 Open Government Training Requirement. Within 90 days of the appointment to a board or commission, all new members must complete the Open Public Meetings Act training required by the Open Government Trainings Act and provide proof of completion of such training to the City Clerk.

8.15 City Council Liaison Roles & Duties. The Mayor (in consultation with the Deputy Mayor) may appoint a City Council liaison for certain boards or commissions. The City Council liaison shall report objectively on the activities of both the City Council and the advisory group. The specific duties of a City Council liaison are as follows:

- A.** Attend meetings of the board or commission on a regular basis and sit at the table or dais, as applicable.
- B.** Participate in discussion and debate of the board or commission, but not vote on any matter (except for the Open Space Conservancy Trust as the City Council Liaison is a voting member).
- C.** Represent the majority City Council position, if known.
- D.** Participate in a manner that will not intimidate or inhibit the meetings and operations of the board or commission. Make comments in a positive manner to promote positive interaction between the City Council and the board or commission.
- E.** Be prepared to give the City Council regular and timely reports at regular City Council meetings. Take the lead on discussion items before the City Council which pertain to the assigned board or commission.
- F.** Provide input to the City Council regarding potential candidates for appointment to the board or commission.

CITY OF MERCER ISLAND, WASHINGTON
RESOLUTION NO. 1626

A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON
APPOINTING MEMBERS TO THE MERCER ISLAND BOARDS AND
COMMISSIONS

WHEREAS, Mercer Island's advisory boards and commissions provide an invaluable service to the City and their advice on a wide variety of subjects aids the City Council in the decision-making process; and

WHEREAS, there are currently eleven vacancies on the City Council Boards and Commissions; and

WHEREAS, the City Clerk solicited applications for said positions; and

WHEREAS, the appointment for each board and commission is established by ordinance and is to be made by a vote of the City Council during a regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AS FOLLOWS:

Section 1. Appointment of Arts Council. Pursuant to MICC 3.55.030(C), the City Council hereby appoints the following individual to the Mercer Island Arts Council for the designated term hereafter set forth:

_____ Position #4 Term Expires May 31, 2026

Section 2. Appointment of Design Commission. Pursuant to MICC 3.34.030(C), the City Council hereby appoints the following individual to the Mercer Island Design Commission for the designated term hereafter set forth:

_____ Position #7 Term Expires May 31, 2026

Section 3. Appointment of Open Space Conservancy Trust. Pursuant to Open Space Conservancy Trust bylaws, the City Council hereby appoints the following individuals to the Mercer Island Open Space Conservancy Trust for the designated terms hereafter set forth:

_____ Position #2 Term Expires May 31, 2026

_____ Position #4 Term Expires May 31, 2026

Section 4. Appointment of Parks and Recreation Commission. Pursuant to MICC 3.53.030(C), the City Council hereby appoints the following individuals to the Mercer Island Parks and Recreation Commission for the designated terms hereafter set forth:

_____ Position #3 Term Expires May 31, 2026

_____ Position #4 Term Expires May 31, 2026

Section 5. Appointment of Planning Commission. Pursuant to MICC 3.46.030(C), the City Council hereby appoints the following individuals to the Mercer Island Planning Commission for the designated terms hereafter set forth:

_____ Position #1 Term Expires May 31, **2023**

_____ Position #6 Term Expires May 31, **2026**

_____ Position #7 Term Expires May 31, **2026**

Section 6. Appointment of Utility Board. Pursuant to MICC 3.52.030(C), the City Council hereby appoints the following individuals to the Mercer Island Utility Board for the designated terms hereafter set forth:

_____ Position #6 Term Expires May 31, **2026**

_____ Position #7 Term Expires May 31, **2026**

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON MAY 17, 2022.

CITY OF MERCER ISLAND

Salim Nice, Mayor

ATTEST:

Andrea Larson, City Clerk



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6084
May 17, 2022
Regular Business

AGENDA BILL INFORMATION

TITLE:	AB 6084: Financial Status Update for the First Quarter 2022 and Budget Amending Ordinance	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Receive the FY 2022 First Quarter Financial Status Update and adopt Ordinance No. 22-08, amending the 2021-2022 Biennial Budget.	

DEPARTMENT:	Finance
STAFF:	Matt Mornick, Finance Director LaJuan Tuttle, Deputy Finance Director Ben Schumacher, Financial Analyst
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Financial Status Update – FY 2022 First Quarter 2. Ordinance No. 22-08 2021-2022 Budget Amendments
CITY COUNCIL PRIORITY:	2. Articulate, confirm, and communicate a vision for effective and efficient city services. Stabilize the organization, optimize resources, and develop a long-term plan for fiscal sustainability.

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to provide the City Council with the fiscal year (FY) 2022 First Quarter Financial Status Update.

- All Funds are performing as expected through the first three months of the year.
- Revenues in all three Utility Funds are performing as expected, up \$363 thousand from the prior year due to rate increases that were implemented on January 1, 2022.
- Detailed analysis across all Funds is provided in Exhibit 1, the FY 2022 First Quarter Financial Status Update.
- Budget Amending Ordinance No. 22-08 (Exhibit 2) outlines changes the City Council has approved to the 2021-2022 biennial budget since April 19, 2022.

ISSUE/DISCUSSION

Financial Status Update: FY 2022 First Quarter in Review

The Financial Status Update (Exhibit 1) includes revenue and expenditure actuals from January 1 through March 31, 2022. The budget reflected in the update includes budget amendments adopted by ordinance through April 19, 2022.

General Fund revenues ended the quarter at \$5.9 million, meeting budget expectations and are up \$77 thousand from the same period in FY 2021. Sales Tax revenues – both General and Criminal Justice – are up a combined \$116 thousand primarily due to an increase in sales in the food services sector, new construction on the Island, and taxable sales throughout King County. License, Permit, & Zoning revenues continue to outpace budget expectations with staff recouping costs in a more efficient manner due to an updated fee schedule implemented in January 2021 and improved administration of development services.

Expenditures in the General Fund were \$7.7 million at the end of the first quarter, up \$44 thousand from the prior year. The minor difference can be attributed to budgeted positions that were approved during the biennium finally being filled through recruitment processes and actuals reflecting the associated salary and benefits for those employees.

The Water, Sewer, and Stormwater Utility funds are operating within budget expectations. Capital project expenditures are well underway but significant projects, including the SCADA System Upgrades and Booster Chlorination Station, continue to be impacted by supply chain delays, a byproduct of the ongoing Pandemic.

All other operating and capital funds throughout the City are within budget expectations, and there are no significant variances to either revenue or expenditures.

RECOMMENDED ACTION

Adopt Ordinance No. 22-08, amending the 2021-2022 Biennial Budget.

INTRODUCTION

The Financial Status Update provides a budget to actual comparison of revenues and expenditures for the General Fund and all other Funds from January through March 2022.

This report is comprised of the following four sections:

- General Fund
- Utility Funds
- All Other Funds
- Budget Adjustment Summary

It should be noted that, where significant, revenues are recognized when earned, regardless of when cash is received, and expenditures are recognized when a liability has been incurred or when resources have been transferred to another Fund. Beginning Fund Balance represents net excess resources from a prior year that have been appropriated to Fund budgeted expenditures in the current year.

MAY 17, 2022

FINANCIAL STATUS UPDATE

AS OF MARCH 31, 2022

2022 General Fund

Adopted Revenue Budget

\$32.2 million

Amended Revenue Budget

\$34.5 million

Revenue Actuals

as of March 31,

*\$5.9 million (17.3% of
amended budget)*

Adopted Expenditure Budget

\$31.9 million

Amended Expenditure Budget

\$35.2 million

Expenditure Actuals

as of March 31,

*\$7.7 million (21.9% of
amended budget)*

Contingency Fund Balance

\$3.8 million

GENERAL FUND

Revenues

Overall, General Fund revenues met expectations through the first three months of the year. The 2022 amended revenue budget is included in the table below along with year-to-date (YTD) actuals, and YTD actuals as a percentage of the amended budget. Prior YTD actuals are presented for comparative purposes.

The budget and actual amounts are for the first three months of the year, through the end of March. Additional detail regarding primary General Fund revenues and material variances from the original budget is discussed in the narrative below.

GENERAL FUND: Revenues

As of March 31, 2022

Revenue Category	2022 Adopted Budget	2022 Amended Budget	Prior YTD 3/31/2021	YTD 3/31/2022	YTD Revenue as % of Amended Budget
Property Tax	\$ 13,215,386	\$ 13,215,386	\$ 1,212,120	\$ 1,077,200	8.2%
Sales Tax - General	4,322,610	4,407,846	1,182,392	1,244,011	28.2%
Sales Tax - Criminal Justice	708,600	708,600	183,422	211,713	29.9%
Utility Taxes	4,730,750	4,734,540	1,295,228	1,383,406	29.2%
B&O Taxes	483,200	483,200	33,735	30,357	6.3%
Shared Revenues	1,185,880	1,314,034	111,126	129,287	9.8%
Cost Allocation-Overhead	806,724	839,724	198,204	201,681	24.0%
EMS Revenues	1,599,400	1,707,400	371,864	405,502	23.7%
Parks & Recreation	293,063	1,029,502	63,602	100,353	9.7%
License, Permit & Zoning	2,900,700	3,144,353	1,067,284	1,057,553	33.6%
Municipal Court	257,400	257,400	66,295	39,616	15.4%
Miscellaneous Revenue	218,700	223,700	64,857	97,565	43.6%
Interest Earnings	24,700	24,700	2,066	1,571	6.4%
Interfund Transfers	0	0	50,000	0	N/A
Total Revenues	\$ 30,747,113	\$ 32,090,385	\$ 5,902,195	\$ 5,979,817	18.6%
Beginning Fund Balance	1,548,074	2,438,183	0	0	0.0%
Total Resources	\$ 32,295,187	\$ 34,528,568	\$ 5,902,195	\$ 5,979,817	17.3%

Property Tax is at 8.3 percent of the budget at the end of March. This lag in revenues reflects the annual timing of property tax payments to the City which typically occur in April and October.

General Sales Tax is 28.2 percent of the amended budget at the end of the first quarter. Because of the delay in receiving Sales Tax from the State, tax revenue is recognized one month later than it is collected (i.e., March Sales Tax revenue numbers represent February sales). Sales Tax revenue is performing above budget expectations primarily due to higher-than-expected returns across all business sectors. Most of these higher than anticipated returns are due to an increase of revenues related to food services and new construction.

Construction has historically been the largest component of Sales Tax revenue but Retail & Wholesale Trade has outperformed that sector for the first quarter in both 2021 and 2022. This can be attributed to the seasonal timing of revenues in each sector with the majority of construction revenues expected during the second and third quarters of the year. Both sectors are performing higher than the prior year. The following table compares Sales Tax revenue by business sector through March for 2021 and 2022.

2021-2022 General Sales Tax Revenue by Business Sector (in thousands)						
Business Sector	Year to Date 3/31/2021	Year to Date 3/31/2022	Increase / (Decrease)	% of Total		
				2021	2022	Sector Totals Change
Retail & Wholesale Trade	\$429	\$441	\$12	36.3%	35.4%	-0.9%
Construction	\$368	\$402	\$34	31.1%	32.3%	1.2%
Admin & Support Services	\$120	\$109	(\$11)	10.2%	8.8%	-1.4%
All Other Sectors	\$100	\$109	\$9	8.5%	8.8%	0.3%
Food Services	\$45	\$57	\$12	3.8%	4.6%	0.8%
Finance/Insurance/Real Estate	\$44	\$43	(\$1)	3.7%	3.5%	-0.3%
Professional, Scientific & Tech	\$35	\$47	\$12	3.0%	3.8%	0.8%
Telecommunications	\$41	\$36	(\$5)	3.5%	2.9%	-0.6%
Total	\$1,182	\$1,244	\$62	100.0%	100.0%	

Criminal Justice Sales Tax is 29.9 percent of the adopted budget at the end of March. This revenue consists of a 0.1 percent sales tax imposed by King County that is shared amongst cities in the county on a per capita (population) basis. It is closely tied to county wide taxable sales numbers. According to King County's Office of Economic and Financial Analysis, taxable sales recovered significantly in 2021 and are expected to continue recovering throughout 2022.

Business & Occupation (B&O) Tax is 6.3 percent of budget at the end of March. This revenue is within expectations through the first quarter of the year because most of the City's registered businesses file an annual, rather than quarterly, B&O tax return.

Shared Revenues are 9.8 percent of budget through the first three months of the fiscal year. Major revenue sources include State shared taxes; hazardous waste grants; the I-90 corridor landscape maintenance revenue from the Washington State Department of Transportation; vessel registration fees received from the state through King County; the marine patrol services contract revenue from the City of Renton; and financial support for the School Resource Officer received from the Mercer Island School District. Timing of these revenues is variable with most expected in the fourth quarter of the year.

Parks and Recreation revenues are 9.7 percent of budget at the end of March. Revenue sources include field rentals, boat launch fees, program fees, and rent payments from the annex building outside the Mercer Island Community and Event Center (MICEC). FY 2022 is the first year many Recreation programs that were canceled in 2020 with the onset of the Pandemic will return. Revenue from these programs is expected to be received primarily in the second and thirds quarters of the year during what has historically been the "busy season" for Recreation services.

License, Permit, and Zoning Fees are 33.6 percent of budget at the end of March. This revenue category consists of fees related to development services, business licenses, and a cable franchise. This revenue

stream is performing well due to improved administration of development services, an updated fee schedule, and staff being able to collect deferred revenues on a handful of commercial and residential projects.

Municipal Court revenues are 15.4 percent of budget through the end of the first quarter. Revenues in this category have declined compared to the prior year primarily due to historically low case filings that began at the onset of the Pandemic and has been slow to recover to pre-Pandemic levels.

Miscellaneous Revenue is at 43.6 percent of the budget primarily due to higher-than-expected employee disability reimbursements received from the Washington State Department of Labor and Industries. These reimbursements are a result of the voluntary buy-back policy the City has with active employees that qualify for time-loss compensation through the Department of Labor and Industries.

Interest Earnings are budgeted in the General Fund as an estimate of earnings tied to the balance of the reserve for LEOFF-1 long-term care. The City's idle cash resources are invested in the State Treasury Local Government Investment Pool. Per current budget policy, interest earnings are distributed to the various Funds based on their relative cash balances at the end of each quarter. Across all Funds, interest earnings experienced a decline throughout 2021 with yields just beginning to rise in February and March of 2022.

All other revenues are within expectations through the end of March.

Expenditures

Overall, General Fund expenditures are within budget estimates at the end of March. The table below lists the 2022 amended expenditure budget, year-to-date actuals, and year-to-date actuals as a percentage of the amended budget. Prior year actuals are presented for comparative purposes.

The budget and actual amounts are through the first three months of the year, through the end of March. Additional detail of material variances from the adopted budget are discussed in the narrative below.

GENERAL FUND: Expenditures

As of March 31, 2022

General Fund Department	2022 Adopted Budget	2022 Amended Budget	Prior YTD 3/31/2021	YTD 3/31/2022	YTD Expense as % of Amended Budget
Administrative Services	\$ 489,438	\$ 529,438	\$ 106,361	\$ 95,041	18.0%
City Attorney's Office	758,528	1,072,937	276,436	346,229	32.3%
City Council	37,875	162,875	10,107	12,401	7.6%
City Manager's Office	904,734	1,111,534	178,335	181,814	16.4%
Community Planning & Development	2,901,549	3,376,034	566,380	675,926	20.0%
Finance	1,058,817	1,154,317	203,932	198,884	17.2%
Fire	7,200,781	7,424,060	1,860,290	1,720,700	23.2%
Human Resources	583,410	888,124	209,771	163,277	18.4%
Information & Geographic Services	163,517	163,517	39,399	43,381	26.5%
Municipal Court	484,370	484,370	105,103	93,046	19.2%
Non-Departmental	2,003,460	2,531,396	825,553	844,404	33.4%
Parks & Recreation	431,311	1,526,250	197,039	193,577	12.7%
Police	7,947,376	8,152,376	1,912,336	1,920,778	23.6%
Public Works	5,023,869	5,040,069	726,305	866,120	17.2%
Total Expenditures	\$ 29,989,035	\$ 33,617,297	\$ 7,217,348	\$ 7,355,580	21.9%
Interfund Transfers	1,998,862	1,627,100	467,721	373,471	23.0%
Total Expenditures + Interfund Transfers	\$ 31,987,897	\$ 35,244,397	\$ 7,685,070	\$ 7,729,051	21.9%

In reviewing expenditures by department, the following are noteworthy:

City Attorney's Office has expended 32.3 percent of budget at the end of March. The City Attorney budget for 2022 includes \$314.4 thousand in funding for case litigation of which 69.5 percent has been expended to date. Regular operating expenditures in the City Attorney's office are within expectations at the end of the first quarter.

City Council expenditures ended March at 7.6 percent of budget. Ordinance No. 21-03 included a budget amendment of \$125 thousand for the development of a Climate Action Plan, of which less than 1.0 percent has been spent to date. Regular operating expenditures are within budget expectations.

Non-Departmental expenditures ended March at 33.4 percent of amended budget. The largest line-item expenditure in non-departmental is the annual payment of liability and property insurance which is paid in full in January. Expenditures are expected to remain within budget throughout the remainder of the year.

All other expenditures are meeting expectations through the end of March.

UTILITY FUNDS

At the end of March, all three utility Funds are within expectations for operating revenues and expenditures.

Revenues

The table below lists the 2022 adopted revenue budget, January through March actuals, and a percentage of budget received. Prior year actuals are presented for comparative purposes. The budget and actual amounts are through the end of March. Additional detail of major variances is discussed in the narrative following the table.

UTILITY FUNDS: Revenues

As of March 31, 2022

Revenue Category	2022 Adopted Budget	Prior YTD 3/31/21	YTD 3/31/22	YTD Revenue as % of Adopted Budget
Operating Revenues				
Water Utility	\$ 9,163,900	\$ 1,604,387	\$ 1,831,387	20.0%
Sewer Utility	10,922,700	2,782,544	2,916,011	26.7%
Storm Water Utility	2,333,300	598,101	608,365	26.1%
Interest Earnings				
Water Utility	157,100	11,342	8,978	5.7%
Sewer Utility	63,400	8,500	4,242	6.7%
Storm Water Utility	45,400	2,908	2,106	4.6%
Total Revenues	\$ 22,685,800	\$ 5,007,783	\$ 5,371,090	23.7%

Water, Sewer, and Storm Water Utility operating revenues are within budget expectations and reflect the seasonality of utility revenues. Adopted rate increases that became effective January 1, 2022, result in dollar increases as compared to FY 2021 revenues over the same period.

Interest earnings for the Water, Sewer, and Storm Water Utility Funds continue to fall below expected revenue totals. The local government investment pool saw a steady decline in yields throughout all of 2021 but has recently begun to increase at the end of the first quarter of 2022. Staff is continuing to track these fluctuations and plan to address revenue expectations during the revenue forecast in September.

Expenditures

The table below lists the 2022 adopted and amended expenditure budget by Utility Fund and category, January through March actuals, and a percentage of budget spent. Prior year actuals are presented for comparative purposes. The budget and actual amounts are through the end of March. Additional detail of major variances is discussed following the table.

UTILITY FUNDS: Expenditures

As of March 31, 2022

Category	2022 Adopted Budget	2022 Amended Budget	Prior YTD 3/31/21	YTD 3/31/22	YTD Expense as % of Adopted Budget
Operating Expenditures					
Water Utility	\$ 6,101,297	\$ 6,434,801	\$ 997,227	\$ 976,573	16.0%
Sewer Utility	7,966,290	8,093,090	1,754,588	1,815,435	22.8%
Storm Water Utility	1,875,851	1,922,290	304,998	314,304	16.8%
Capital Projects					
Water Utility	10,493,737	14,820,914	258,155	319,837	3.0%
Sewer Utility	2,321,310	3,880,002	31,525	150,308	6.5%
Storm Water Utility	1,111,982	1,459,941	47,605	84,960	7.6%
Debt Service					
Water Utility	415,958	415,958	-	-	0.0%
Sewer Utility	1,256,361	1,256,361	-	-	0.0%
Storm Water Utility	-	-	-	-	N/A
Total Expenditures	\$ 31,542,786	\$ 38,283,357	\$ 3,394,097	\$ 3,661,417	12%

Operating expenditures in all three Utility funds are within expectations at the end of the first quarter.

Utility capital projects are below budget projections in 2022. This expenditure shortfall is typical for the first quarter of the fiscal year as projects are being designed and advertised for the construction season that occurs throughout the final part of the year. The unspent budget allocation is also a result of delays due to supply chain issues (a Pandemic-related impact) for projects such as the water and sewer SCADA System Upgrades and Booster Chlorination Station. This is continuing into 2022.

The water system SCADA Upgrade is currently in the construction phase. Delivery of the SCADA electronic control and communications components have experienced repeated delays, with shipments now anticipated in June 2022. The sewer system SCADA Upgrade is in the design phase with work slowed due to system complexities related to operational control and communication needs. The sewer project is expected to bid in Q3 2022 with construction starting in mid-2023 if supply chain delays continue.

The bid for the Booster Chlorination Station was awarded in July of 2021 with construction having started in late 2021 following the review of extensive material submittals and procurement of materials. This project has also faced supply chain delays and delays associated with the concrete truck drivers'

strike. This project aims to construct a booster disinfection system to reduce the risk of future water system contaminations, a need identified by the 2014 Boiled Water Advisory long-term action plan.

Much of the progress on the Meter Replacement project has been focused on finalizing the contract and completing the propagation evaluation for the Advanced Metering Infrastructure. This project will replace aging water meters throughout the City, more than 60 percent of which are 15 years or older. Once completed, the project will implement new Advanced Metering Infrastructure (AMI) technologies that integrate with the SCADA System Upgrade to better support future system analysis and operations.

ALL OTHER FUNDS

Revenues

The table below lists the 2022 amended revenue budget, end of March actuals, and a percentage of budget received. Prior year actuals are presented for comparative purposes. The budget and actual amounts are through the end March. Additional detail of major variances is discussed in the narrative following the table.

ALL OTHER FUNDS: Revenues

As of March 31, 2022

Fund Name	2022 Adopted Budget	2022 Amended Budget	Prior YTD 3/31/2021	YTD 3/31/2022	YTD Revenue as % of Amended Budget
Self Insurance Claim	\$ 10,000	\$ 10,000	\$ -	\$ -	N/A
Youth Services Endowment	5,000	5,000	166	-	0.0%
Street	4,143,618	4,535,638	677,182	396,102	8.7%
Contingency	261,800	260,300	14,961	15,325	5.9%
1% for the Arts	17,000	17,000	-	-	0.0%
Youth & Family Services	2,027,918	3,524,675	622,025	419,074	11.9%
ARPA	-	2,744,000	-	-	0.0%
Bond Redemption (Voted)	-	-	-	-	N/A
Bond Redemption (Non-Voted)	234,100	234,100	-	-	0.0%
Town Center Parking Facilities	-	-	-	-	N/A
Capital Improvement	3,625,844	3,720,044	630,867	289,074	7.8%
Technology & Equipment	360,500	1,063,500	70,000	70,000	6.6%
Capital Reserve	-	-	-	-	N/A
Equipment Rental	2,225,162	2,225,162	494,409	400,402	18.0%
Computer Equipment	1,158,213	1,158,213	283,574	285,858	24.7%
Firefighter's Pension	174,210	174,210	100,540	100,446	57.7%

Youth Services Endowment Fund revenues are at 0.0 percent of budget at the end of March. Following guidance provided by the City Council, staff has begun the dissolution of the Youth Services Endowment Fund with the intent to absorb the remaining balance into the Youth & Family Services Fund's operating Fund Balance equivalent to six-months of average monthly expenditures. The operating Fund Balance provides adequate reserves to address the asynchronous nature between the City's biennial budget and the Mercer Island School District's academic year.

Street Fund revenues are at 8.7 percent of budget at the end of March. The primary revenue source in the Street Fund is Real Estate Excise Tax (REET). REET revenues are down compared to FY 2021 due to a lower number of sales recorded through the first three months of the year. Staff will continue to monitor factors relating to REET to better inform the revenue forecast later this year.

Revenues in the **Contingency Fund** are made up of interest earnings, which totaled 5.9 percent of budget at the end of March. Across all funds, interest earnings were much lower than anticipated due to

a steady decline in local government investment pool yields seen throughout 2021. Yields began to rise in February and then again in March for FY 2022 but are still well below Pre-Pandemic numbers.

Capital Improvement Fund revenues ended the first quarter at 7.8 percent of budget. Similar to the Street Fund, the Capital Improvement Fund's primary revenue source is REET. Total REET revenues for this Fund through March are 10.3 percent of total budget expectations. This is consistent with historical averages with FY 2021 being an exceptional year and subsequent outlier.

Technology & Equipment Fund revenues are at 6.6 percent of budget at the end of March. This underage is a result of multiple fund contributions not yet posted as they depend on the project with which they are associated to begin. Revenues are within budget expectations through the first quarter and align with prior FY experience.

Firefighter's Pension Fund: Total revenues are 57.7 percent of budget at the end of March. This is a result of a one-time interfund transfer using General Fund surplus from FY 2020 into the Firefighter's Pension Fund to pay down long term liability related to the fund. Investment interest earnings are at 4.2 percent of total budget expectations, down when compared to 2021. This lower-than-expected interest earnings comes as local government investment pool yields saw a continued decline throughout 2021 and have only just begun to increase in the first quarter of FY 2022.

All other revenues are within expected norms through the end of the third quarter.

Expenditures

The table below lists the 2021 amended expenditures budget by Fund, end of March actuals and a percentage of budget spent. Prior year actuals are presented for comparative purposes. The budget and actual amounts are through the end of March. Additional detail of major variances is discussed in the narrative following the table.

ALL OTHER FUNDS: Expenditures

As of March 31, 2022

Fund Name	2022 Adopted Budget	2022 Amended Budget	Prior YTD 3/31/2021	YTD 3/31/2022	YTD Expense as % of Amended Budget
Self Insurance Claim	\$ 10,000	\$ 10,000	\$ 50,000	\$ -	N/A
Youth Services Endowment	5,000	294,469	-	-	0.0%
Street	4,045,768	5,472,269	148,402	206,035	3.8%
Contingency	-	-	-	-	N/A
1% for the Arts	15,000	15,000	-	1,066	7.1%
Youth & Family Services	2,127,962	3,239,995	490,209	707,197	21.8%
ARPA	-	3,009,226	-	95,477	3.2%
Bond Redemption (Voted)	-	-	-	-	N/A
Bond Redemption (Non-Voted)	234,100	234,100	-	-	0.0%
Town Center Parking Facilities	-	222,975	6,588	1,269	0.6%
Capital Improvement	4,228,583	8,355,063	128,841	843,737	10.1%
Technology & Equipment	234,500	1,044,740	3,840	19,074	1.8%
Capital Reserve	-	169,999	-	-	0.0%
Equipment Rental	1,647,322	2,111,404	298,029	541,756	25.7%
Computer Equipment	1,171,434	1,258,414	290,777	372,915	29.6%
Firefighter's Pension	87,000	94,500	35,134	25,720	27.2%

Street Fund: Total expenditures are 3.8 percent of budget at end of March. Expenditures are up \$57.6 thousand from the prior year due to more project related expenses in the first quarter than FY 2021. This is within expectations when comparing the second year of a biennium to the first as progress on multi-year projects is historically slow to start at the beginning of a new biennium.

Computer Equipment Fund: Total expenditures are 29.6 percent of budget at end of March. Expenditures in this fund include yearly service costs for software maintenance and support that occur within the first quarter. Operating expenditures are within budget estimates.

All other variances meet budget expectations through the end of March.

Two summary listings of the originally adopted 2021-2022 Budget (expenditures only), broken down by year, and amendments adopted by Ordinance through April 19, 2022, are presented below.

Fund Type / Fund Name	Original 2021 Budget	2021 Budget Adjustments					Amended 2021 Budget	
		Administrative Biennial Corrections	ORD 21-07 4/20/2021	ORD21-11 5/18/2021	ORD21-15 7/6/2021	ORD21-20 9/21/2021		ORD21-31 12/7/2021
General Purpose Funds:								
General	30,533,485	(1,134,909)	1,590,252	897,860		500,078	32,386,766	
Self-Insurance	60,000						60,000	
Youth Services Endowment	5,000						5,000	
Special Revenue Funds:								
Street*	3,366,531	(1,034,481)	25,000		1,193,000	437,872	3,987,922	
Contingency	-						-	
1% for the Arts	15,000			17,000			32,000	
Youth & Family Services	2,178,182		212,750	220,372		60,000	2,934,632	
ARPA Funds	-	(265,226)				200,000	126,274	
Debt Service Funds:								
Bond Redemption (Voted)	-						-	
Bond Redemption (Non-Voted)	847,200						847,200	
Capital Projects Funds:								
Town Center Parking Facilities*	-	(222,975)	237,645				14,670	
Capital Improvement*	3,590,573	(2,287,780)	86,079			495,182	1,884,054	
Technology & Equipment*	287,560	(107,240)	10,000				190,320	
Capital Reserve*	-						-	
Enterprise Funds:								
Water*	12,317,373	(4,342,177)	300,000	441,960			8,717,156	
Sewer*	10,950,027	(1,436,392)	49,309				9,562,944	
Stormwater*	2,756,580	(351,659)	45,420				2,450,341	
Internal Service Funds:								
Equipment Rental*	2,043,931	(464,082)	467,380				2,047,229	
Computer Equipment*	1,060,228	(65,280)					994,948	
Trust Funds:								
Firefighter's Pension	83,000						83,000	
Total	70,094,670	(11,712,201)	3,023,835	1,577,192	1,193,000	1,693,132	454,828	66,324,456

* Capital Improvement Program (CIP) projects are accounted for in these funds.

Fund Type / Fund Name	Original 2022 Budget	2022 Budget Adjustments					Amended 2022 Budget
		Administrative Biennial Corrections	ORD21-11 5/18/2021	ORD21-20 9/21/2021	ORD21-31 12/7/2021	ORD22-04 4/19/2022	
General Purpose Funds:							
General	31,987,897	1,134,909	30,000	428,199	1,867,000	(203,608)	35,244,397
Self-Insurance	10,000						10,000
Youth Services Endowment	5,000					289,469	294,469
Special Revenue Funds:							
Street*	4,045,768	1,034,481				392,020	5,472,269
Contingency	-						-
1% for the Arts	15,000						15,000
Youth & Family Services	2,127,962		122,757		980,276	9,000	3,239,995
ARPA Funds		265,226			1,671,000	1,073,000	3,009,226
Debt Service Funds:							
Bond Redemption (Voted)	-						-
Bond Redemption (Non-Voted)	234,100						234,100
Capital Projects Funds:							
Town Center Parking Facilities*	-	222,975					222,975
Capital Improvement*	4,228,583	2,287,780				1,838,700	8,355,063
Technology & Equipment*	234,500	107,240				703,000	1,044,740
Capital Reserve*	-					169,999	169,999
Enterprise Funds:							
Water*	17,010,992	4,342,177				318,504	21,671,673
Sewer*	11,543,961	1,436,392				249,100	13,229,453
Stormwater*	2,987,833	351,659				42,739	3,382,231
Internal Service Funds:							
Equipment Rental*	1,647,322	464,082					2,111,404
Computer Equipment*	1,171,434	65,280			21,700		1,258,414
Trust Funds:							
Firefighter's Pension	87,000				15,000		102,000
Total	77,337,352	11,712,201	152,757	428,199	4,554,976	4,881,923	99,067,408

* Capital Improvement Program (CIP) projects are accounted for in these funds.

**CITY OF MERCER ISLAND
ORDINANCE NO. 22-08**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
INCORPORATING CERTAIN BUDGET REVISIONS TO THE 2021-2022
BIENNIAL BUDGET AND AMENDING ORDINANCE NO 20-29, 21-07, 21-11, 21-
15, 21-20 AND 22-04**

(BUDGET AMENDMENT NO. 7)

WHEREAS, the City Council adopted the 2021-2022 Budget by Ordinance No. 20-29 on December 1, 2020, representing the total for the biennium of estimated resources and expenditures for each of the separate funds of the City; and

WHEREAS, budget adjustments are needed that have been previously approved by the City Council, as noted in the following table;

Fund	Department	Description	Agenda Bill	Budget Year	Expenditure Adjustment	Revenue Adj / Funding Source
General	Community, Planning & Development	Port of Seattle Economic Development Partnership Grant Award	AB6077	2022	\$ 51,580	Port of Seattle Grant
Street Fund	Public Works	Arterial and Residential street overlay project.	AB6071	2022	\$ 95,733	Unappropriated Fund Balance
ARPA	Public Works	Assistance to low income households for installation of Heat Pumps.	AB6060	2022	\$ 25,000	ARPA Funds

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

Section 1. Amending the 2021-2022 Budget

The 2021-2022 Budget for the City of Mercer Island, as adopted in Ordinance No. 20-29 and amended by Ordinance No 21-07, 21-11, 21-15, 21-20 and 22-04 is hereby amended to incorporate increases in resources and expenditures in the following funds for the 2021-2022 biennium:

Fund	Fund Name	Resources	Expenditures
001	General Fund	\$ 51,580	\$ 51,580
104	Street Fund	\$ 95,733	\$ 95,733
170	ARPA Administration Fund	\$ 25,000	\$ 25,000
Total		\$ 172,313	\$ 172,313

Section 2. Amending Previously Adopted Budget Ordinances

City Ordinance 20-29, 21-07, 21-11, 21-15, 21-20 and 22-04, as previously adopted and as hereby amended, is hereby ratified, confirmed, and continued in full force and effect.

Section 3. Effective Date

This Ordinance shall take effect and be in force 5 days after passage and publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON THE 17th DAY OF MAY 2022.

CITY OF MERCER ISLAND

Salim Nice, Mayor

ATTEST:

Andrea Larson, City Clerk

APPROVED AS TO FORM:

Bio Park, City Attorney

Date of Publication: _____

Log #	Received From	Comment/Question	Staff Response																																																																		
01	Councilmember Weinberg	The general sales tax revenues are up about 5% from last year. Did our budget for this year take inflation into account? Is there a delta between the inflation we anticipated and the actual inflation that's been observed in Q1? Does this delta cover some or all of this 5% gap?	<p>In August 2020 when the revenue forecast was developed, inflation was not included on the revenue side of the budget. See the chart below, which includes food, energy, and consumer goods. Inflation, however, was included on the expenditure side of the budget.</p> <p>The revenue forecast presented to Council in September 2020 served as the basis for developing the 2021-2022 budget. The top of page 6 outlined assumptions regarding sales tax at that time.</p> <div style="text-align: center;"> <table border="1"> <caption>CPI Chg% - All Items US</caption> <thead> <tr> <th>Month</th> <th>Year</th> <th>CPI Chg%</th> </tr> </thead> <tbody> <tr><td>Aug</td><td>20</td><td>1.3%</td></tr> <tr><td>Sep</td><td>20</td><td>1.4%</td></tr> <tr><td>Oct</td><td>20</td><td>1.2%</td></tr> <tr><td>Nov</td><td>20</td><td>1.2%</td></tr> <tr><td>Dec</td><td>20</td><td>1.4%</td></tr> <tr><td>Jan</td><td>21</td><td>1.4%</td></tr> <tr><td>Feb</td><td>21</td><td>1.7%</td></tr> <tr><td>Mar</td><td>21</td><td>2.6%</td></tr> <tr><td>Apr</td><td>21</td><td>4.2%</td></tr> <tr><td>May</td><td>21</td><td>5.0%</td></tr> <tr><td>Jun</td><td>21</td><td>5.4%</td></tr> <tr><td>Jul</td><td>21</td><td>5.4%</td></tr> <tr><td>Aug</td><td>21</td><td>5.3%</td></tr> <tr><td>Sep</td><td>21</td><td>5.4%</td></tr> <tr><td>Oct</td><td>21</td><td>6.2%</td></tr> <tr><td>Nov</td><td>21</td><td>6.8%</td></tr> <tr><td>Dec</td><td>21</td><td>7.0%</td></tr> <tr><td>Jan</td><td>22</td><td>7.5%</td></tr> <tr><td>Feb</td><td>22</td><td>7.9%</td></tr> <tr><td>Mar</td><td>22</td><td>8.5%</td></tr> <tr><td>Apr</td><td>22</td><td>8.3%</td></tr> </tbody> </table> </div> <p>On the revenue side, inflation directly impacts sales tax revenues given it is typically passed on in higher prices. The 5% increase in the first quarter of 2022 is in part a result of inflation, reflected as an initial increase in gross receipts. We anticipate sales tax revenues will reach a tipping point if/when consumers pull back from spending due to higher prices.</p> <p>Inflation is now a material factor and will be included in the Revenue Forecast presented later this year.</p> <p>General Sales tax revenues are closely tracked via data we receive from the Department of Revenue. We are tracking gross sales by sector and now transaction volume to see how demand in each sector is impacted in FY 2022. My hope is to observe how inflation is impacting the number of purchases by sector, which will inform the 2023-2024 forecast given inflation is unlikely to go down in the foreseeable future.</p>	Month	Year	CPI Chg%	Aug	20	1.3%	Sep	20	1.4%	Oct	20	1.2%	Nov	20	1.2%	Dec	20	1.4%	Jan	21	1.4%	Feb	21	1.7%	Mar	21	2.6%	Apr	21	4.2%	May	21	5.0%	Jun	21	5.4%	Jul	21	5.4%	Aug	21	5.3%	Sep	21	5.4%	Oct	21	6.2%	Nov	21	6.8%	Dec	21	7.0%	Jan	22	7.5%	Feb	22	7.9%	Mar	22	8.5%	Apr	22	8.3%
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Log #	Received From	Comment/Question	Staff Response																																						
02	Councilmember Weinberg	The county-wide criminal justice sales tax revenues are up over 15% from last year – which is triple the growth rate of general sales tax. I wonder why the two are not within a couple percentage points of each other. Was there an outlier event at the county level, such as a big airplane order for Boeing or something?	<p>General sales tax is based on sales for Mercer Island alone and is limited by the types of businesses and business sectors that exist on the Island. Criminal justice sales tax is from King County and distributed on a per capita basis to Cities. This criminal justice sales tax is affected by more varied types of businesses and business sectors and, because of this, performs differently.</p> <p>Staff has not been notified of any outlier event but presume the high growth rate in Q1 2022 ties to the strong recovery that occurred throughout 2021 in countywide taxable sales.</p>																																						
03	Councilmember Weinberg	I notice that the Municipal Court revenues are 40% lower in Q1'22 than in Q1'21. Judge Gregory informs me fewer cases are being filed. When comparing Q1'22 to Q1'21, have the island's rates of property crime and domestic violence (historically our 2 highest generators of court cases) gone down just as dramatically? If not, any theories as to why cases filed per 100 crimes is lower?	<p>During the roughly 2-year pandemic there were fewer court filings due primarily to a reduction in traffic citations.</p> <p>When looking specifically at Q1 2021 compared with Q1 2022 our court did see an overall decrease in case filings and revenue. The main driver behind the reductions is due to Newcastle's significant reduction in activity as seen in the below chart. As you know, the City of Newcastle contracts with Mercer Island for their court services.</p> <p>Mercer Island's filings increased from 118 in Q1 2021 to 159 in Q1 2022. Mercer Island's court revenue was down approximately \$4,000 during that same time, or -15%. Cases can take time to work their way through the court once filed, resulting in a lag between case filings and court revenues.</p> <table border="1"> <thead> <tr> <th colspan="2"></th> <th>Q1 2021</th> <th>Q1 2022</th> <th>\$ Difference</th> <th>% Difference</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Court Filings</td> <td>Mercer Island</td> <td>118</td> <td>159</td> <td>41</td> <td>35%</td> </tr> <tr> <td>Newcastle</td> <td>409</td> <td>45</td> <td>(364)</td> <td>-89%</td> </tr> <tr> <td>Total</td> <td>527</td> <td>170</td> <td>-323</td> <td>-61%</td> </tr> <tr> <td rowspan="3">Court Revenue (rounded)</td> <td>Mercer Island</td> <td>\$27,000</td> <td>\$23,000</td> <td>(\$4,000)</td> <td>-15%</td> </tr> <tr> <td>Newcastle</td> <td>\$38,000</td> <td>\$17,000</td> <td>(\$21,000)</td> <td>-55%</td> </tr> <tr> <td>Total</td> <td>\$65,000</td> <td>\$40,000</td> <td>(\$25,000)</td> <td>-38%</td> </tr> </tbody> </table>			Q1 2021	Q1 2022	\$ Difference	% Difference	Court Filings	Mercer Island	118	159	41	35%	Newcastle	409	45	(364)	-89%	Total	527	170	-323	-61%	Court Revenue (rounded)	Mercer Island	\$27,000	\$23,000	(\$4,000)	-15%	Newcastle	\$38,000	\$17,000	(\$21,000)	-55%	Total	\$65,000	\$40,000	(\$25,000)	-38%
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04	Councilmember Weinberg	I'm curious as to why the \$125,000 allocated for CAP is being categorized under City Council and not Public Works.	Staff budgeted the Climate Action Plan to the City Council given this was a City Council driven initiative discussed in prior City Council meetings.																																						
05	Councilmember Weinberg	I notice that 8 of the general fund departments expended less than 20% of their annual budget in Q1. Other than the City Council dept, which you explained, is there a common reason why the other 7 are coming in below 20%? Are they	It is common for expenditures to lag in the first quarter of the year, partly due to salary savings due to unfilled positions, but largely due to underspending operating supplies. Based on historical seasonality, expenditures increase as we progress through the calendar year.																																						

Log #	Received From	Comment/Question	Staff Response
		all seasonal where Q1 is expected to be low? Are some of them underspending due to unfilled positions where we're realizing a salary savings in the short term but potentially creating a work backlog longer term?	Additionally, departments have yet to tap into their professional service expense budgets through the first quarter, of which only 16.2 percent has been spent to date across all departments.
06	Councilmember Weinberg	The water revenues are 14% higher in Q1 2022 than they were in Q1 2021, while the sewer revenues are only 5% higher and storm water only 1.6% higher. I wonder why these 3 rates of growth aren't much closer to one another. Theoretically, inflation should affect them all the same. Did water rates go up while sewer rates didn't? Is storm water revenue in some way proportional to the weather?	<p>Water based revenues are more volatile compared to sewer and stormwater revenues because water revenues are based on consumption. Sewer and stormwater rates are largely based on fixed costs.</p> <p>Utility rates will be updated with the next biennial budget. Staff is working with an outside consulting firm to ensure that cost recovery is being met efficiently and adequately through the current rates.</p>
07	Councilmember Weinberg	As Supply Chain Management issues impact the progress of various in-flight projects, to what extent are we able to switch resources over to other projects not facing such delays? Is there anything that can be done to mitigate SCM's "shift to the right" impact on the city's long-term CIP? Anything Council can do to help?	<p>Staff is working to address resource delays with projects by completing design and having "construction ready" projects. Additionally, staff is working with the design teams to identify potential material or resource delays early in design and begin procurement of these elements sooner to help account for resource/material delays.</p> <p>Switching to other projects is only successful if projects are designed and ready to be constructed, hence the focus on getting "construction ready" projects.</p>



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 6087
May 17, 2022
Regular Business**

AGENDA BILL INFORMATION

TITLE:	AB 6087: Transportation and Parks Impact Fee Rate Updates (First Reading Ord No. 22C-06 & Ord No. 22C-07)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Schedule Ordinance Nos. 22C-06 and 22C-07 for second reading on June 7, 2022. Provide direction to staff on whether to include a commercial parks impact fee in the final rate study.	

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomes, Interim CPD Director Alison Van Gorp, Deputy CPD Director
COUNCIL LIAISON:	n/a
EXHIBITS:	<ol style="list-style-type: none"> 1. Planning Commission Recommendation 2. Staff memos dated March 17, 2022 and April 20, 2022 3. Ordinance No. 22C-06 4. Ordinance No. 22C-07 5. Draft Transportation Impact Fee Rate Study 6. Draft Parks Impact Fee Rate Study
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to transmit the Planning Commission’s recommendation on a set of code amendments to MICC 19.18.100 and MICC 19.19.100 that would update the process for adopting new transportation and parks impact fee rates. In addition, consultants have prepared updated rate studies, including the proposed new transportation and parks impact fee rates. Additional summary information includes:

- The Planning Commission has reviewed the proposed code amendments and prepared a recommendation for City Council consideration (Exhibit 1).
- After reviewing the staff memos dated March 17, 2022 and April 20, 2022 (Exhibit 2) and holding a public hearing on April 27, 2022, the Planning Commission has recommended the proposed code amendments shown in draft Ordinance No. 22C-06 and Ordinance No. 22C-07 (Exhibits 3 and 4, respectively).

- The proposed amendments will allow the City to adopt transportation and parks impact fee rate studies by reference, without having to further amend the development code.
- Consultants have prepared Transportation and Parks Impact Fee Rate studies analyzing the City's capital project lists and calculating recommended updates to the impact fee rates (Exhibits 5 and 6, respectively).

BACKGROUND

What are Impact Fees?

Impact fees are one-time charges assessed by a local government against a new development project to help pay for new or expanded public facilities that will directly address the increased demand for services created by that development. [RCW 82.02](#) (sections .050 - .110) and [WAC 365-196-850](#) authorize counties, cities, and towns planning under the Growth Management Act (GMA) to impose impact fees for:

- Public streets and roads
- Publicly owned parks, open space, and recreation facilities
- School facilities
- Fire protection facilities

Impact fees can only be imposed for “system improvements,” which are public facilities included in the capital facilities plan that provide service to the community at large, are reasonably related to the new development, and will benefit the new development. Impact fees cannot exceed a proportionate share of the cost of the system improvements, and municipalities must have additional funding sources and may not rely solely on impact fees to fund the improvements. Impact fees may not be used to correct existing deficiencies. Generally, impact fees must be expended within ten years of receipt; otherwise, they must be refunded to the developer.

Impact Fees in Mercer Island

The Mercer Island City Council adopted transportation and park impact fees in 2015, and the City began collecting fees in 2016. Payment of the fees is required as a part of the permitting process for new development. The initial fees were set based on rate studies conducted on 2015; the fees are indexed to the construction cost index and have been adjusted accordingly on an annual basis. The current transportation and parks impact fees are shown in the table, below. There is not currently a commercial impact fee for parks. Since their inception, the City has collected \$662,217 in transportation impact fees and \$189,001 in park impact fees.

	Single Family (per dwelling unit)	Multi-family (per dwelling unit)	Commercial (per sq. ft.)
Transportation Impact Fee	\$4,914.53	\$2,801.61	\$19.56
Parks Impact Fee	\$2,600.31	\$1,671.59	--

The impact fees were established based on the capital facilities planned at the time of the rate studies in 2015. In the seven years since the impact fees were adopted, many of those projects have been completed, and new projects are now planned. In addition, costs for projects that remain in capital facilities plans have likely increased. So even though the impact fees have been increased relative to the index, it is a best practice to periodically update the rate studies to reflect changes in planned facilities and cost estimates to ensure the fees accurately represent the improvements needed to accommodate new development.

Review Process

The proposed code amendments were brought forward by the City as a part of the annual docket process in the fall of 2020. The City Council added these proposals to the final docket and the CPD work program with the approval of [Resolution No. 1594](#) on December 1, 2020. The proposals were assigned file numbers ZTR21-007 and ZTR21-008. The City also included resources in the 2020-2021 biennial budget to support consultant services to update the transportation and parks impact fee rate studies.

The Planning Commission first discussed and gave initial feedback regarding ZTR21-007 and ZTR21-008 on March 23, 2022. Staff prepared a draft code amendment based on the initial feedback for the Planning Commission to consider after holding a public hearing. A State Environmental Policy Act (SEPA) determination of non-significance was issued on March 21, 2022, and the project was assigned SEPA register file number 202201240. The SEPA determination comment period was open from March 23 to April 4, 2022; no comments were received. The WA Department of Commerce was notified of the intent to adopt development code amendments on March 21, 2022. Notice of the Planning Commission public hearing was published in the *Mercer Island Reporter* on March 23, 2022, and in the CPD Weekly Permit Bulletin on March 21, 2022. The Planning Commission held a public hearing regarding ZTR21-007 and ZTR21-008 on April 27, 2022.

ISSUE/DISCUSSION

Planning Commission Recommended Code Amendments

The Planning Commission recommended code amendments shown in Ordinance No. 22C-06 and Ordinance No. 22C-07 would amend the transportation and parks impact fee update requirements in MICC 19.18.100 and MICC 19.19.100. The proposed code amendments enable the impact fee rates to be updated periodically without the need for further code amendments in the future (Exhibits 3 and 4). Instead, once a rate study is approved by City Council, the new rates will be adopted as part of the annual development and construction fee schedule update.

Draft Transportation and Parks Impact Fee Rate Studies

The City contracted with Fehr and Peers to conduct an updated transportation impact fee rate study and with BERK Consultants to conduct an updated parks impact fee rate study. The consultants have prepared Transportation and Parks Impact Fee Rate studies analyzing the City's capital project lists and calculating recommended updates to the impact fee rates (Exhibits 5 and 6).

The impact fee rate studies look at the planned capital improvements that are needed to add capacity to accommodate projected new development. Development-related improvements are capital projects that add capacity that is intended to serve the needs generated by new development. For example, in areas where new development capacity is planned, improvements such as new sidewalks, bike lanes, turn lanes, traffic signals, trails or expanded park playgrounds might be needed to serve the new residents, employees and customers generated by the future development. The total cost of development-related improvements is pro-rated for each new residential and/or commercial development that is projected over the planning period. The impact fees charged for each unit of new development would then pay for a proportional share of the cost of the needed improvements.

The project lists included in the updated rate studies were developed in close partnership between the consultants and the City's Parks and Public Works staff. Capital project lists included in the Transportation Improvement Plan, Parks Recreation and Open Space Plan as well as the Comprehensive Plan were reviewed for inclusion in the parks and transportation rate studies. Staff used their professional judgement and knowledge of the planned projects to identify the projects (or portions of projects) that are development-

related improvements. In addition, the consultant teams have worked closely with CPD staff to understand the City's housing and employment growth targets and the areas in the city where development capacity exists, and future development is likely to occur. Each rate study includes the list of eligible projects and the total estimated cost to construct the eligible projects. The recommended impact fees are calculated by dividing the total project cost by the projected growth in either transportation trips or in park users generated by new development.

Policy Options

As explained above, the City currently charges transportation impact fees for single family, multi-family, and commercial uses. However, parks impact fees are currently only charged for single family and multi-family uses. The City Council can consider adding a parks commercial impact fee. Adding a commercial fee will not increase the total revenue generated by parks impact fees, rather it will redistribute how the fees are charged. Residential parks impact fees will be slightly reduced, and the commercial parks impact fee would be added in an equivalent proportion. Thus, this policy choice is really a matter of who pays, not how much revenue is collected.

Recommended Impact Fee Rates

The updated rate studies prepared by the consultants recommend the rates shown in the table below, with the final parks rates dependent on the policy decision described above. The City Council will be asked to provide direction to staff on including *either* the residential-only option *or* the residential and commercial option in the final parks impact fee rate study.

	Single Family (per dwelling unit)		Multi-family (per dwelling unit)		Commercial (per sq. ft.)	
	Current	Proposed	Current	Proposed	Current	Proposed
Transportation Impact Fee	\$4,914.53	\$4,418	\$2,801.61	\$1,856	\$19.56	\$18.73
Parks Impact Fee (Residential-Only Option)	\$2,600.31	\$6,073	\$1,671.59	\$3,782	--	--
Parks Impact Fee (Residential + Commercial Option)	--	\$5,027	--	\$3,130	--	\$2.11

NEXT STEPS

If the City Council would like to pursue the proposed code amendment, second reading of Ordinance Nos. 22C-06 and 22C-07 can be scheduled for the June 7, 2022 City Council Meeting. The consultants will finalize the rate studies based on City Council feedback at the May 17 meeting. The final drafts can also be scheduled for approval at the June 7, 2022 meeting. Once approved, the new rates will be adopted as a part of the annual development and construction fee schedule update planned for the November-December 2022 timeframe and take effect on January 1, 2023.

RECOMMENDED ACTION

Schedule Ordinance Nos. 22C-06 and 22C-07 for second reading on June 7, 2022. Provide direction to staff on whether to include a commercial parks impact fee in the final rate study.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



PLANNING COMMISSION

To: City Council

From: Daniel Hubbell, Planning Commission Chair

Date: April 27, 2022

RE: ZTR21-007 Transportation Impact Fees
ZTR21-008 Parks Impact Fees

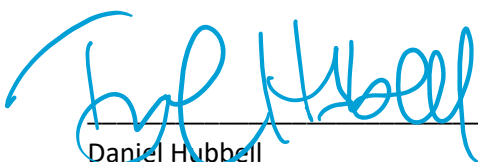
ATTACHMENTS: A. Recommended Amendments to Mercer Island City Code 19.18.100 and 19.19.100.

On behalf of the Planning Commission, I am pleased to present our recommendation on ZTR21-007 and 008, transportation and parks impact fees.

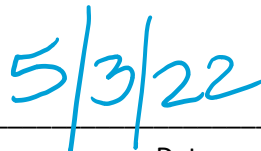
This code amendment was prompted by a project to update City impact fee rate studies initiated in 2020. The code amendments are proposed to enable the City to periodically update rate studies in the future without requiring corresponding code amendments. The Planning Commission worked on this amendment beginning in March 2022. The Planning Commission recommended code amendment would amend the transportation and parks impact fee update requirements in MICC 19.18.100 and MICC 19.19.100 (Attachment A).

This matter first came before the City of Mercer Island Planning Commission on March 23, 2022. The Planning Commission held an open record public hearing on April 27, 2022. No public comment was received during the public hearing on this amendment. The Planning Commission considered the staff reports dated March 17, 2022, and April 20, 2022, in making its recommendation.

After deliberation, the Commission recommends the draft code amendment to MICC 19.18.100 and MICC 19.19.100 as shown in Attachment A. The changes will allow the City to adopt future rate studies by reference without having to amend the development code.



Daniel Hubbell
Planning Commission Chair
City of Mercer Island



Date

Recommended Amendments to MICC 19.18.100 and 19.19.100

1 **19.18.100 - Fee schedule and updates.**
2

3 A. ~~The parks impact fees shall be adopted in the development and construction fee schedule based on the~~
4 ~~most recent rate study approved by the city council and updated annually thereafter as described in~~
5 ~~MICC 19.18.100 (B). The following impact fees are based on the city's 2015 rate study:~~

6 ~~1. Single family dwelling unit: \$2,054.00 per dwelling unit.~~

7 ~~2. Multifamily: \$1,320.00 per dwelling unit.~~

8 B. Park impact fee rates shall be updated annually using the following procedures:

9 1. The code official shall use the Construction Cost Index for Seattle (June-June) published by the
10 Engineering News-Record to calculate annual inflation adjustments in the impact fee rates. The park
11 impact fees shall not be adjusted for inflation should the index remain unchanged.

12 2. The indexed impact fee rates shall be effective January 1. ~~A copy of the indexed impact fee rates~~
13 ~~shall be provided to the city council but the indexed rates shall become effective without further~~
14 ~~council review.~~

15 C. The code official shall review the park impact fee rates annually to determine when a new park impact
16 fee rate study ~~should be prepared~~ is necessary and recommend to the city council when a new study
17 should be prepared.

18 **19.19.100 - Fee schedule, review of schedule and updates.**
19

20 A. ~~The impact fees on exhibit A to the ordinance codified in this chapter are based on the city's 2015 rate~~
21 ~~study. The transportation impact fees shall be adopted in the development and construction fee schedule~~
22 ~~based on the most recent rate study approved by the city council and updated annually thereafter as~~
23 ~~described in MICC 19.19.100 (B).~~

24 B. Transportation impact fee rates shall be updated annually using the following procedures:

25 1. The code official shall use the Construction Cost Index for Seattle (June-June) published by the
26 Engineering News Record to calculate annual inflation adjustments in the impact fee rates. The
27 transportation impact fees shall not be adjusted for inflation should the index remain unchanged.

28 2. The indexed impact fee rates shall be effective January 1. ~~A copy of the indexed impact fee rates~~
29 ~~shall be provided to the city council but the indexed rates shall become effective without further~~
30 ~~council review.~~

31 C. The code official shall review the transportation impact fee rates annually to determine ~~when~~ if a new
32 transportation impact fee rate study ~~should be prepared~~ is necessary and recommend to the city council
33 when a new study should be prepared.

34

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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PHONE: 206.275.7605 | www.mercerisland.gov



PLANNING COMMISSION

To: Planning Commission
From: Alison Van Gorp, Deputy Director
Date: March 17, 2022
RE: ZTR21-007 & ZTR21-008 Transportation Impact Fee and Parks Impact Fee Code Amendments

SUMMARY

In 2015, the City Council adopted code amendments implementing transportation and parks impact fees in [MICC 19.19](#) and [MICC 19.18](#), respectively. In late 2020, the City Council budgeted for consultant work to update the rate studies for these impact fees and added to the final docket the accompanying code amendments necessary to update the fees. Code amendments are proposed to allow the City to update the impact fee rates during the annual development and construction fee schedule update.

The City contracted with Fehr and Peers to conduct an updated transportation impact fee rate study and with BERK to conduct an updated parks impact fee rate study. These consultant teams are now in the final stages of their work, and the City is ready to initiate the code amendment process.

At the March 23 meeting, Kendra Brieland, Principal at Fehr and Peers, and Jason Hennessey, Senior Associate at BERK, will provide a presentation on “Impact Fees 101” as well as an overview of the methodology for the rate study updates. At the April 27 meeting, the Planning Commission is scheduled to hold a public hearing on the proposed code amendments that are necessary to adopt the updated impact fees. At that time, the draft rate studies and recommended impact fees will also be available for review.

BACKGROUND

What are Impact Fees?

Impact fees are one-time charges assessed by a local government against a new development project to help pay for new or expanded public facilities that will directly address the increased demand for services created by that development. [RCW 82.02](#) (sections .050 - .110) and [WAC 365-196-850](#) authorize counties, cities, and towns planning under the Growth Management Act (GMA) to impose impact fees for:

- Public streets and roads
- Publicly owned parks, open space, and recreation facilities
- School facilities
- Fire protection facilities

Impact fees can only be imposed for “system improvements,” which are public facilities included in the capital facilities plan that provide service to the community at large, are reasonably related to the new development, and will benefit the new development. Impact fees cannot exceed a proportionate share of the cost of the system improvements, and municipalities must have additional funding sources and may not rely solely on impact fees to fund the improvements. Impact fees may not be used to correct existing deficiencies. Generally, impact fees must be expended within 10 years of receipt; otherwise, they must be refunded to the developer.

Impact Fees in Mercer Island

The Mercer Island City Council adopted transportation and park impact fees in 2015, and the City began collecting fees in 2016. Payment of the fees is required as a part of the permitting process for new development. The initial fees were set based on rate studies conducted on 2015; the fees are indexed to the construction cost index and have been adjusted accordingly on an annual basis. The current transportation impact fees are \$4,914.53 per single-family dwelling, \$2,801.61 per multi-family dwelling unit and \$19.56 per square foot of commercial floor area. The current park impact fees are \$2,600.31 per single-family dwelling and \$1,671.59 per multi-family dwelling unit. There is not currently a commercial impact fee for parks. Since their inception, the City has collected \$662,217 in transportation impact fees and \$189,001 in park impact fees.

The impact fees were established based on the capital facilities planned at the time of the rate studies in 2015. In the seven years since the impact fees were adopted, many of those projects have been completed, and new projects are now planned. In addition, costs for projects that remain in capital facilities plans have likely increased. So even though the impact fees have been increased relative to the index, it is a best practice to periodically update the rate studies to reflect changes in planned facilities and cost estimates to ensure the fees accurately represent the improvements needed to accommodate new development.

Rate Study Methodology

Impact fee rate studies look at the planned capital improvements that are needed to add capacity to accommodate projected new development. The total cost of development-related improvements is then pro-rated for each new residential and/or commercial development that is projected over the planning period. Development-related improvements are capital projects that add capacity that is intended to serve the needs generated by new development. For example, in areas where new development capacity is planned, improvements such as new sidewalks, bike lanes, turn lanes, traffic signals, trails or expanded park playgrounds might be needed to serve the new residents, employees and customers generated by the future development. The impact fees charged for each unit of new development would then pay for a proportional share of the cost of the needed improvements.

The rate study updates are being developed in close partnership with the City’s Parks and Public Works staff. Capital project lists included in the Transportation Improvement Plan, Parks Recreation and Open Space Plan as well as the Comprehensive Plan have been reviewed for inclusion in the parks or transportation rate studies. Staff used their professional judgement and knowledge of the planned projects to identify the projects (or portions of projects) that are development-related improvements. In addition, the consultant teams have worked closely with CPD staff to understand the City’s housing and employment growth targets and the areas in the city where development capacity exists, and future development is likely to occur. Work is still underway to refine project cost estimates, determinations of the percentage of projects that are development-related, and to finalize the findings of the rate studies. The rate studies and recommended impact fees will be completed in advance of the public hearing

scheduled for April 27.

Proposed Code Amendments

The following code amendments are recommended to enable the parks and transportation impact fee rates to be updated periodically without the need for further code amendments in the future. Instead, once a rate study is approved by City Council, the new rates would be adopted as part of the annual development and construction fee schedule update.

19.18.100 - Fee schedule and updates.

- A. ~~The parks impact fees shall be adopted in the development and construction fee schedule based on the most recent rate study approved by the city council and updated annually thereafter as described in MICC 19.18.100 (B). The following impact fees are based on the city's 2015 rate study:~~
- ~~1. Single family dwelling unit: \$2,054.00 per dwelling unit.~~
 - ~~2. Multifamily: \$1,320.00 per dwelling unit.~~
- B. Park impact fee rates shall be updated annually using the following procedures:
1. The code official shall use the Construction Cost Index for Seattle (June-June) published by the Engineering News-Record to calculate annual inflation adjustments in the impact fee rates. The park impact fees shall not be adjusted for inflation should the index remain unchanged.
 2. The indexed impact fee rates shall be effective January 1. ~~A copy of the indexed impact fee rates shall be provided to the city council but the indexed rates shall become effective without further council review.~~
- C. The code official shall review the park impact fee rates annually to determine when a new park impact fee rate study ~~should be prepared~~ is necessary and recommend to the city council when a new study should be prepared.

19.19.100 - Fee schedule, review of schedule and updates.

- A. ~~The impact fees on exhibit A to the ordinance codified in this chapter are based on the city's 2015 rate study. The transportation impact fees shall be adopted in the development and construction fee schedule based on the most recent rate study approved by the city council and updated annually thereafter as described in MICC 19.19.100 (B).~~
- B. Transportation impact fee rates shall be updated annually using the following procedures:
1. The code official shall use the Construction Cost Index for Seattle (June-June) published by the Engineering News Record to calculate annual inflation adjustments in the impact fee rates. The transportation impact fees shall not be adjusted for inflation should the index remain unchanged.
 2. The indexed impact fee rates shall be effective January 1. ~~A copy of the indexed impact fee rates shall be provided to the city council but the indexed rates shall become effective without further council review.~~
- C. The code official shall review the transportation impact fee rates annually to determine ~~when if~~ a new transportation impact fee rate study ~~should be prepared~~ is necessary and recommend to the city council when a new study should be prepared.

NEXT STEPS

The Planning Commission will receive a briefing from Kendra Breland and Jason Hennessey at the March 23 meeting. Time will also be available for questions and discussion. At the April 27 meeting, the Commission will hold a public hearing and make a recommendation to the City Council on proposed code amendments. The City Council is scheduled to review the rate studies and proposed code amendments in May and June.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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PLANNING COMMISSION

To: Planning Commission

From: Alison Van Gorp, Deputy Director

Date: April 20, 2022

RE: ZTR21-007 & ZTR21-008 Transportation Impact Fee and Parks Impact Fee Code Amendments

Attachments:

1. Proposed Code Amendment to MICC 19.18 and MICC 19.19
2. Draft Transportation Impact Fee Rate Study
3. Draft Parks Impact Fee Rate Study (will be transmitted separately, at a later date)

SUMMARY

The City has contracted with consultants to prepare updated rate studies for the transportation and parks impact fees. The draft rate studies are now available for review. A code amendment is needed to enable adoption of the new impact fee rates via the annual development and construction fee schedule update.

BACKGROUND

In 2015, the City Council adopted code amendments implementing transportation and parks impact fees in [MICC 19.19](#) and [MICC 19.18](#), respectively. In late 2020, the City Council budgeted for consultant work to update the rate studies for these impact fees and added to the final docket the accompanying code amendments necessary to update the fees. Code amendments are proposed to allow the City to update the impact fee rates during the annual development and construction fee schedule update.

The City contracted with Fehr and Peers to conduct an updated transportation impact fee rate study and with BERK to conduct an updated parks impact fee rate study. These consultant teams are now in the final stages of their work, and the City is ready to initiate the code amendment process.

At the March 23 meeting, Kendra Brieland, Principal at Fehr and Peers, and Jason Hennessey, Senior Associate at BERK, provided an overview of impact fee implementation in Washington and the methodology for the rate study updates. The Planning Commission had an opportunity for Q and A with each of the consultants. At the April 27 meeting, the Planning Commission will hold a public hearing on the proposed code amendments that are necessary to adopt the updated impact fees. The draft rate studies and recommended impact fees are also available for review.

Proposed Code Amendments

The following code amendments are recommended to enable the parks and transportation impact fee rates to be updated periodically without the need for further code amendments in the future. Instead, once a rate study is approved by City Council, the new rates would be adopted as part of the annual development and construction fee schedule update.

19.18.100 - Fee schedule and updates.

A. The parks impact fees shall be adopted in the development and construction fee schedule based on the most recent rate study approved by the city council and updated annually thereafter as described in MICC 19.18.100 (B). ~~The following impact fees are based on the city's 2015 rate study:~~

~~1. Single family dwelling unit: \$2,054.00 per dwelling unit.~~

~~2. Multifamily: \$1,320.00 per dwelling unit.~~

B. Park impact fee rates shall be updated annually using the following procedures:

1. The code official shall use the Construction Cost Index for Seattle (June-June) published by the Engineering News-Record to calculate annual inflation adjustments in the impact fee rates. The park impact fees shall not be adjusted for inflation should the index remain unchanged.
2. The indexed impact fee rates shall be effective January 1. ~~A copy of the indexed impact fee rates shall be provided to the city council but the indexed rates shall become effective without further council review.~~

C. The code official shall review the park impact fee rates annually to determine when a new park impact fee rate study ~~should be prepared~~ is necessary and recommend to the city council when a new study should be prepared.

19.19.100 - Fee schedule, review of schedule and updates.

A. ~~The impact fees on exhibit A to the ordinance codified in this chapter are based on the city's 2015 rate study.~~ The transportation impact fees shall be adopted in the development and construction fee schedule based on the most recent rate study approved by the city council and updated annually thereafter as described in MICC 19.19.100 (B).

B. Transportation impact fee rates shall be updated annually using the following procedures:

1. The code official shall use the Construction Cost Index for Seattle (June-June) published by the Engineering News Record to calculate annual inflation adjustments in the impact fee rates. The transportation impact fees shall not be adjusted for inflation should the index remain unchanged.
2. The indexed impact fee rates shall be effective January 1. ~~A copy of the indexed impact fee rates shall be provided to the city council but the indexed rates shall become effective without further council review.~~

C. The code official shall review the transportation impact fee rates annually to determine ~~when if~~ a new transportation impact fee rate study ~~should be prepared~~ is necessary and recommend to the city council when a new study should be prepared.

Draft Rate Studies

The consultants have prepared draft park and transportation impact fee rate studies. Each study includes the list of eligible projects and the basis for the calculation of the recommended impact fees. In the case of the Transportation impact fee rate study, some work is still underway to further refine the use chart on

page 16 and the use definitions in Appendix D to align with the allowed uses in the City's development code. This will aid city staff in the administration of the impact fees, in particular making it simpler to determine the appropriate fee for the various types of commercial businesses and ensuring impact fee rates are established for all allowed uses. These updates will be included in the final draft of the rate study.

For the parks impact fee, a policy choice is required on whether to add a commercial impact fee. Currently, parks impact fees are only charged for residential uses. Adding a commercial impact fee would have the effect of somewhat lowering the residential impact fee rate to offset the rate being charged to commercial businesses and would not result in the City collecting additional revenue.

Staff Recommendation

Approve the proposed code amendments for recommendation to the City Council. These code amendments are necessary to adopt the new impact fee rates proposed in the rate studies. The code amendments will also allow the rates to be updated in the future without additional code amendments (via the annual adoption of the development and construction fee schedule).

NEXT STEPS

At the April 27 meeting, the Commission will hold a public hearing and make a recommendation to the City Council on proposed code amendments. The City Council is scheduled to review the rate studies and proposed code amendments in May and June.

**CITY OF MERCER ISLAND
ORDINANCE NO. 22C-06**

AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON, AMENDING MERCER ISLAND CITY CODE 19.19.100 TO AMEND THE PROCESS FOR UPDATING TRANSPORTATION IMPACT FEE RATES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the procedures for updating transportation impact fee rates are established in MICC 19.19.100 Fee schedule, review of schedule and updates. MICC 19.19.100 was adopted by Ordinance 16C-01, Section 1; and

WHEREAS, the current transportation impact fee rates are based on a rate study conducted in 2015; and

WHEREAS, it is a best practice to update impact fee rate studies periodically to reflect changes in capital project lists and project costs; and

WHEREAS, the City added a code amendment to update the transportation impact fee rates to the 2021 CPD work program through the annual development code and comprehensive plan docket and the adoption of Resolution 1594; and

WHEREAS, on March 23, 2022, the Planning Commission provided initial direction on the proposed code amendment; and

WHEREAS, on March 21, 2022, CPD issued a State Environmental Policy Act (SEPA) threshold determination of non-significance (DNS) consistent with the procedures established in Chapter 19.21 MICC and notified the Washington State Department of Commerce of the City's intent to adopt development code amendments; and

WHEREAS, on April 27, 2022, the Planning Commission held a duly advertised public hearing and made a recommendation to the City Council; and

WHEREAS, on May 17, 2022, the City Council was briefed on the Planning Commission recommendation and had their first reading of this ordinance; and

WHEREAS, on **June 7, 2022**, the City Council had their second reading of this ordinance.

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

Section 1. MICC 19.19.100 Amended. MICC 19.19.100 is amended to update the process for updating transportation impact fee rates as provided below:

19.19.100 - Fee schedule, review of schedule and updates.

- A. ~~The impact fees on exhibit A to the ordinance codified in this chapter are based on the city's 2015 rate study. The transportation impact fees shall be~~

adopted in the development and construction fee schedule based on the most recent rate study approved by the city council and updated annually thereafter as described in MICC 19.19.100 (B).

- B. Transportation impact fee rates shall be updated annually using the following procedures:
 - 1. The code official shall use the Construction Cost Index for Seattle (June-June) published by the Engineering News Record to calculate annual inflation adjustments in the impact fee rates. The transportation impact fees shall not be adjusted for inflation should the index remain unchanged.
 - 2. The indexed impact fee rates shall be effective January 1. ~~A copy of the indexed impact fee rates shall be provided to the city council but the indexed rates shall become effective without further council review.~~
- C. The code official shall review the transportation impact fee rates annually to determine ~~when-if~~ a new transportation impact fee rate study ~~should be prepared~~ is necessary and recommend to the city council when a new study should be prepared.

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, or its application held inapplicable to any person, property, or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this Ordinance or its application to any other person, property, or circumstance.

Section 3. Publication and Effective Date. 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 days after the date of publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS REGULAR MEETING ON **XXXXXX**, 2022.

ATTEST:

CITY OF MERCER ISLAND

Andrea Larson, City Clerk

Salim Nice, Mayor

APPROVED AS TO FORM

Bio Park, City Attorney

Date of publication: _____

**CITY OF MERCER ISLAND
ORDINANCE NO. 22C-07**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
AMENDING MERCER ISLAND CITY CODE 19.18.100 TO AMEND THE
PROCESS FOR UPDATING PARKS IMPACT FEE RATES; PROVIDING FOR
SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the procedures for updating parks impact fee rates are established in MICC 19.18.100 Fee schedule and updates. MICC 19.18.100 was adopted by Ordinance 15C-22, Section 1; and

WHEREAS, the current parks impact fee rates are based on a rate study conducted in 2015; and

WHEREAS, it is a best practice to update impact fee rate studies periodically to reflect changes in capital project lists and project costs; and

WHEREAS, the City added a code amendment to update the parks impact fee rates to the 2021 CPD work program through the annual development code and comprehensive plan docket and the adoption of Resolution 1594; and

WHEREAS, on March 23, 2022, the Planning Commission provided initial direction on the proposed code amendment; and

WHEREAS, on March 21, 2022, CPD issued a State Environmental Policy Act (SEPA) threshold determination of non-significance (DNS) consistent with the procedures established in Chapter 19.21 MICC and notified the Washington State Department of Commerce of the City's intent to adopt development code amendments; and

WHEREAS, on April 27, 2022, the Planning Commission held a duly advertised public hearing and made a recommendation to the City Council; and

WHEREAS, on May 17, 2022, the City Council was briefed on the Planning Commission recommendation and had their first reading of this ordinance; and

WHEREAS, on **June 7, 2022**, the City Council had their second reading of this ordinance.

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

Section 1. MICC 19.18.100 Amended. MICC 19.18.100 is amended to update the process for updating parks impact fee rates as provided below:

19.18.100 - Fee schedule and updates.

- A. [The parks impact fees shall be adopted in the development and construction fee schedule based on the most recent rate study approved by the city council and updated annually thereafter as described in MICC 19.18.100 \(B\). The following impact fees are based on the city's 2015 rate study:](#)

- ~~1. Single-family dwelling unit: \$2,054.00 per dwelling unit.~~
- ~~2. Multifamily: \$1,320.00 per dwelling unit.~~

- B. Park impact fee rates shall be updated annually using the following procedures:
- 1. The code official shall use the Construction Cost Index for Seattle (June-June) published by the Engineering News-Record to calculate annual inflation adjustments in the impact fee rates. The park impact fees shall not be adjusted for inflation should the index remain unchanged.
 - 2. The indexed impact fee rates shall be effective January 1. ~~A copy of the indexed impact fee rates shall be provided to the city council but the indexed rates shall become effective without further council review.~~
- C. The code official shall review the park impact fee rates annually to determine ~~when~~ if a new park impact fee rate study ~~should be prepared~~ is necessary and recommend to the city council when a new study should be prepared.

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, or its application held inapplicable to any person, property, or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this Ordinance or its application to any other person, property, or circumstance.

Section 3. Publication and Effective Date. 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 days after the date of publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS REGULAR MEETING ON **XXXXXX**, 2022.

ATTEST:

CITY OF MERCER ISLAND

Andrea Larson, City Clerk

Salim Nice, Mayor

APPROVED AS TO FORM

Bio Park, City Attorney

Date of publication: _____

Transportation Impact Fee Rate Study Update

Prepared for
City of Mercer Island

May 9, 2022

SE21-0792

FEHR  PEERS



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CHAPTER 1: INTRODUCTION

Impact fees are a broad category of charges on new development assessed to pay for capital improvements (e.g., parks, schools, roads, etc.) necessitated by new development. Transportation impact fees are collected to fund improvements that add capacity to the transportation system to accommodate the travel demand added by new development. The Revised Code of Washington (RCW 82.02.050) defines the legislation as intended to ensure that adequate facilities are available to serve new growth; to establish standards by which new growth and development pay a proportionate share of the cost of new facilities needed to serve new growth and development; and to ensure that impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicative fees for the same impact.

LEGAL BASIS

The primary enabling mechanism for imposing impact fees in Washington is the Growth Management Act (GMA). Prior to the passage of the GMA, local agencies primarily relied on the State Environmental Policy Act (SEPA) process to require developers to fund mitigation projects necessitated by new development.

The GMA, passed in 1990, modified the portion of RCW 82.05.050 regarding impact fees and specifically authorized the use of impact fees. The GMA allows impact fees for system improvements that reasonably relate to the impacts of new development and specifies that fees are not to exceed a proportionate share of the costs of improvements.

For a city to impose GMA impact fees, the following specific provisions are required:

- The city must have an ordinance authorizing impact fees;
- Fees may apply only to improvements identified in a Capital Facilities Plan;
- The agency must establish one or more service areas for fees;
- A formula or other method for calculating impact fees must be established;
- The fees cannot be used to finance the portion of improvements needed to pay for existing capacity deficiencies. (Note: the fees can be used to recoup the cost of improvements already made to address the needs of future development);
- The fees may not be arbitrary or duplicative;
- The fees must be earmarked specifically and be retained in special interest-bearing accounts;
- Fees may be paid under protest; and,
- Fees not expended within ten years must be refunded with interest.

An accounting system is important to ensure that the impact fees collected are assigned to the appropriate improvement projects and the developer is not charged twice for the same improvement.

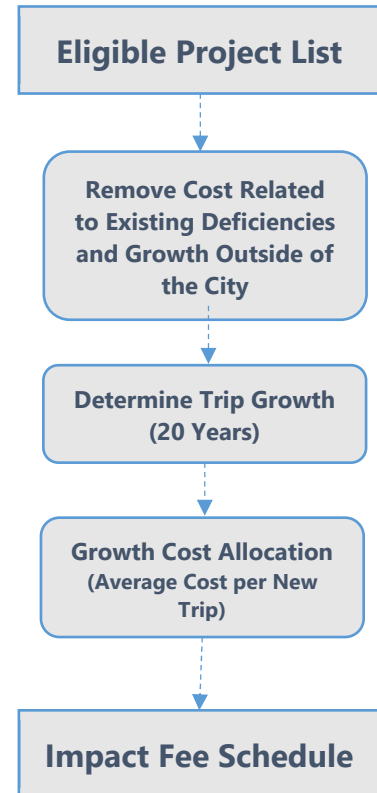
TRANSPORTATION IMPACT FEE STRUCTURE

The key steps involved in developing an impact fee program are shown in **Figure 1**. Steps include identifying eligible projects from adopted City plans, calculating the eligibility of each individual project, and allocating the growth-related costs that can be charged as impact fees, which are presented in the form of a fee schedule. Each step is described in more detail in subsequent sections of this report.

DATA ROUNDING

The data in this study were prepared using computer spreadsheet software. In some tables in this study, there will be very small variations from the results that would be obtained using a calculator to compute the same data. The reason for these insignificant differences is that the spreadsheet software calculated the results to more places after the decimal than is reported in the tables in the report.

Figure 1: Steps to Develop a Transportation Impact Fee Program



CHAPTER 2: TRANSPORTATION IMPACT FEE PROJECT LIST

Washington State law (RCW 82.02.050) specifies that Transportation Impact Fees are to be spent on “system improvements.” System improvements can include physical or operational changes to existing roadways, as well as new roadway connections that are built in one location to benefit projected needs at another location. These are generally projects that add capacity (such as new streets, additional lanes, widening, signalization), but can also include bicycle, pedestrian, and transit-supportive projects that provide capacity for future growth and are within the right of way of ‘streets and roads’ as defined by the GMA.

To identify projects that may be eligible for impact fees, Fehr & Peers reviewed the City’s 2022-2027 Transportation Improvement Program (TIP), the May 2015 draft of the Comprehensive Plan Transportation Element, the 2015 Transportation Impact Fee project list, and associated documentation related to the City’s transportation level of service (LOS) analysis. Projects related to maintenance (such as street overlays) are not eligible to receive funding from the impact fee program and were not included in the impact fee program. Fehr & Peers separated the projects into two possible categories:

1. Motorized projects required to meet the City’s LOS standard, and
2. Pedestrian and bicycle projects.

Table 1 summarizes the eligible motorized projects and **Table 2** summarizes the eligible pedestrian and bicycle projects. **Figure 2** displays the location of the projects on a citywide map.

TABLE 1: LIST OF ELIGIBLE MOTORIZED PROJECTS

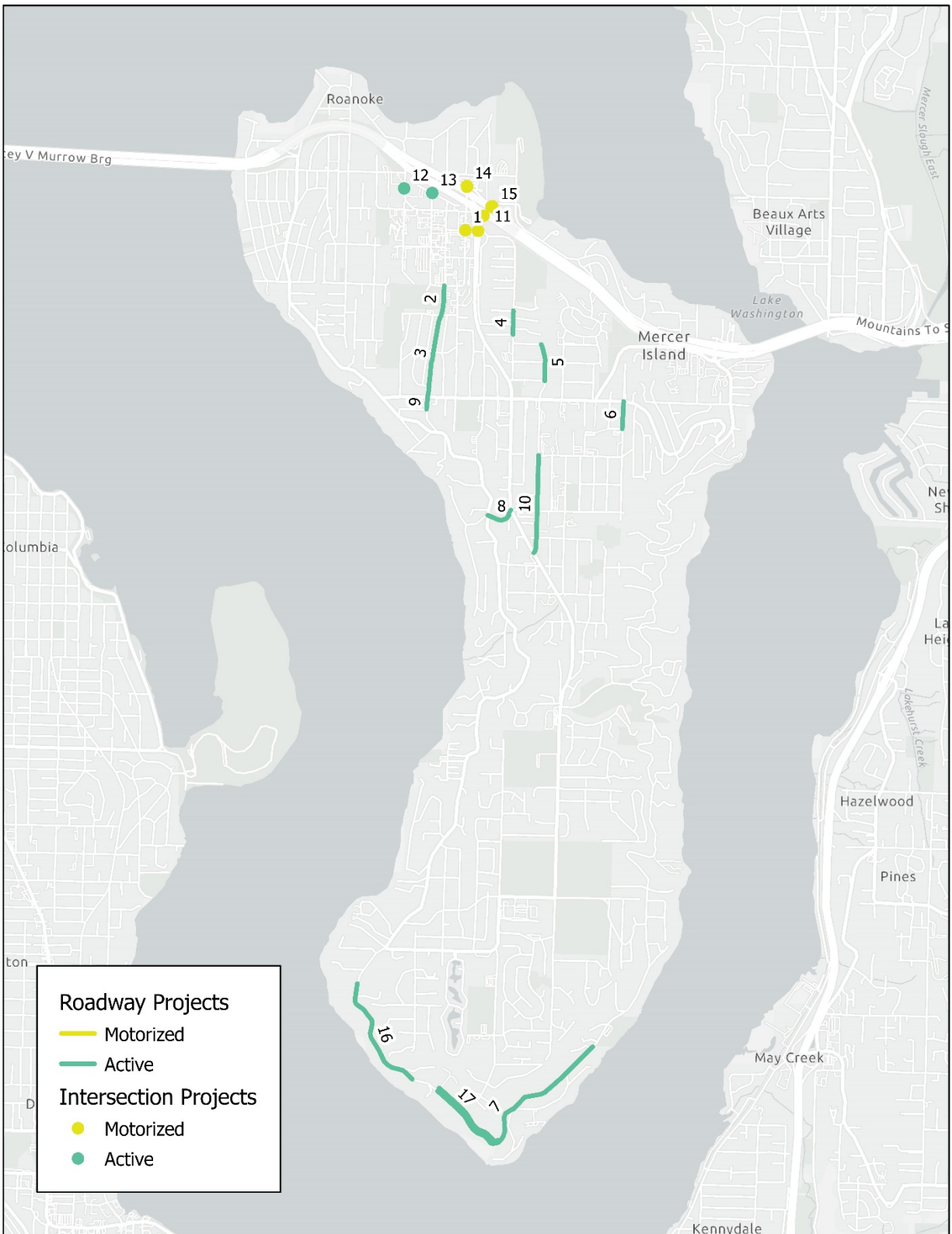
Number	Project	Description	Total Cost (2022\$)
1	SE 28th Street/80th Avenue SE	Install new signal with new combo mast arm and illumination poles, all new curb ramps and catch basins. Adjust utilities at the intersection and repave 25' from stop bars. Include re-striping to match existing channelization and WSDOT coordination costs.	\$1,464,000
11	Signal coordination (Island Crest Way to Mercer Way)	Project includes upgrades of controller equipment and cabinets to include radio interconnect communication hardware with repeaters at SE 27th Street /Island Crest Way, SE 28th Street/Island Crest Way, Island Crest Way /N Mercer Way, 80th Ave SE/N Mercer Way. Project includes allowance for WSDOT coordination.	\$690,000
14	80th Ave/North Mercer Way	New turn lane to improve the capacity of the intersection.	\$754,000
15	N Mercer Way/I-90 Westbound Off-Ramp/Island Crest Way	Add an exclusive westbound left turn lane at I-90 off-ramp.	\$650,000
TOTAL			\$3,558,000

TABLE 2: LIST OF ELIGIBLE PEDESTRIAN AND BICYCLE PROJECTS

Number	Project	Description	Total Cost (2022\$)
2	78th Avenue sidewalk (SE 32nd Street to SE 34th Street)	Install 6ft wide sidewalk with new curb and gutter on east side of street and 20% replacement of sidewalk on west side for sidewalk repair. Remove and replace existing trees on the east side and add illumination and ADA ramps.	\$737,000
3	78th Avenue SE (SE 34th Street to SE 40th Street)	Replace raised asphalt shoulder on west side with bike lane. Add sidewalk and new curb & gutter on east side. Assumes new curb ramps on all corners of at SE 37th St. On parallel side street provide pavement markings on west side of street for a bike lane and make street one-way northbound.	\$1,697,000
4	84th Avenue SE sidewalk (SE 33rd Street to SE 36th Street)	Add 6ft sidewalk on east side and include 3ft full depth pavement patch for curb and gutter with piped storm drain improvements. Add/replace existing sharrows. Estimate includes allowance for tree and vegetation protection.	\$597,000
5	86th Avenue SE sidewalk Phase 2 (SE 36th Street to SE 39th Street)	Add 6ft sidewalk with curb and gutter on east side of street of 86th Ave SE and north side of SE 36th Street. Project includes parking pullouts, driveway apron reconstruction, addition/replacement of sharrows, reconstruction of ADA ramps and a new crosswalk at SE 37th Street.	\$1,141,000

Number	Project	Description	Total Cost (2022\$)
6	92nd Avenue SE sidewalk (SE 40th Street to SE 41st Street)	Add 6ft sidewalks with curb and gutter on west side of the street with new curb ramps, storm drain, and parking pull-outs.	\$803,000
7	East Mercer Way shoulders (SE 79th Place to just north of 81st Ave SE/W Mercer Way)	Complete previous shoulder improvements constructed in 2017 and 2019. Regrade and widen pavement on north side of street to provide 5ft paved shoulder with 2ft gravel. Includes conflict with existing retaining walls, hydrants, storm drain systems, and mailboxes, and corridor restriping as needed.	\$1,517,000
8	Merrimount Drive sidewalk (ICW to Mercer Way)	Install new sidewalk with curb and gutter on both sides. Includes reconstruction of 84th Ave SE approach as a driveway ramp with sidewalk behind and 4ft tall retaining wall from ICW to driveway on west side.	\$632,000
9	78th Avenue SE sidewalk (SE 40 th Street to SE 41 st Street)	Install sidewalk with curb & gutter on west side of street and new curb ramps at SE 41st St.	\$250,000
10	86th Avenue SE sidewalk (SE 42 nd Street to ICW)	Install cycle track and sidewalk with curb and gutter on west side. Provide accessible curb ramps for crosswalks at SE 44th Street, SE 45th Street, and SE 42nd Street. Reconstruct existing speed humps. Estimate includes an allowance for bus stop relocation, downspout connections, and storm drain improvements.	\$2,666,000
12	Mid-block crosswalk 76th Ave SE between SE 24th and SE 27th	Add a new crosswalk with center island and RRFB.	\$265,000
13	Sunset Hwy/77th Ave SE Improvements	Intersection improvements to facilitate ped/bike/vehicle through the intersection. The intersection is in WSDOT ROW and requires WSDOT review and approval prior to construction.	\$1,040,000
16	West Mercer Way Roadside Shoulders (7400- 8000 Block)	Add a paved shoulder for non-motorized users.	\$543,000
17	West Mercer Way Roadside Shoulders - Ph 4 (8100 WMW -8400 EMW)	Add a paved shoulder for non-motorized users.	\$794,000
TOTAL			12,682,000

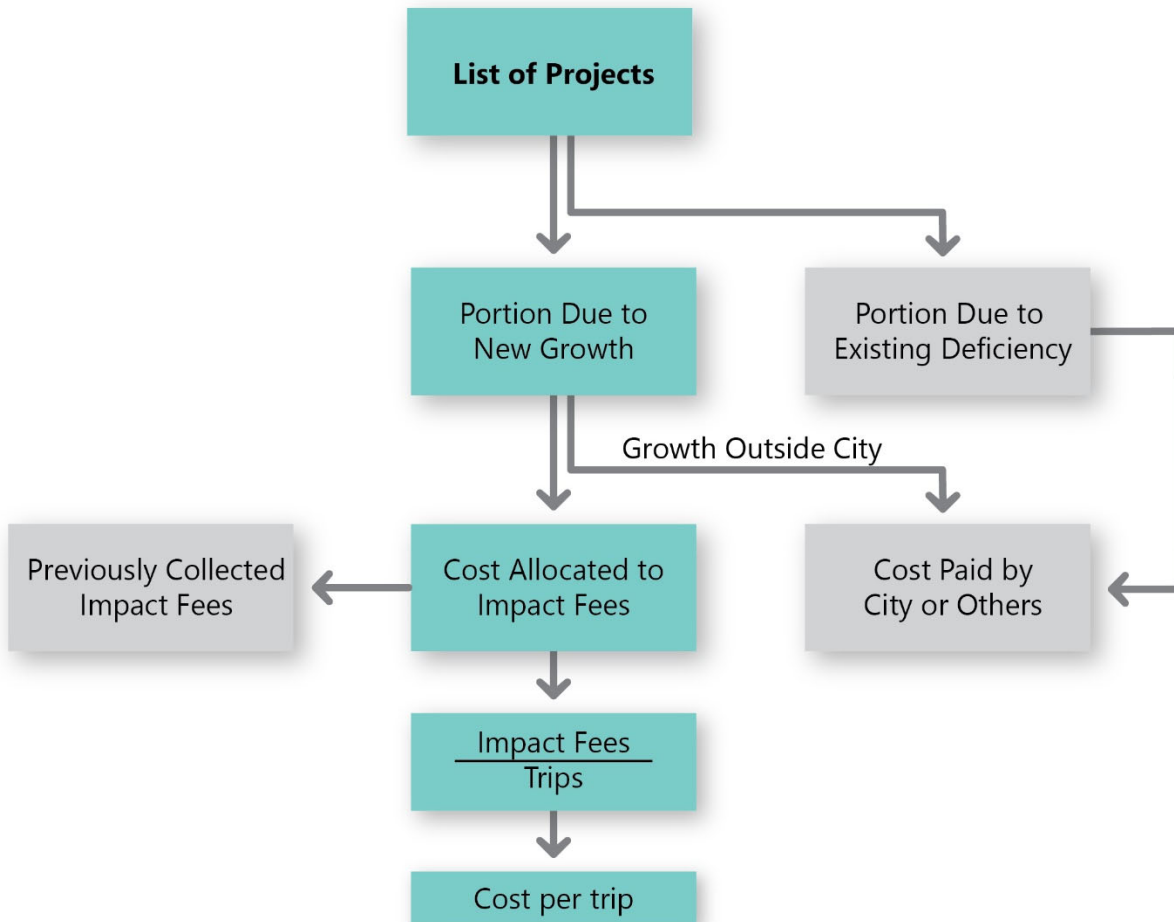
Figure 2: Transportation Impact Fee Projects



CHAPTER 3: COST ALLOCATION

Of the eligible project list, only a portion of those costs may be funded through impact fees. The portion of project costs addressing existing deficiencies is not eligible for impact fee funding. The GMA states that impact fees can only fund the portion of projects that provide capacity required to serve new trip ends. Moreover, impact fees are limited to the portion of projects accommodating growth within the City – impact fees cannot pay for growth that occurs outside the City. This section describes adjustments made to identify the portion of project costs eligible for impact fee funding. **Figure 3** diagrams the process. The last step, divide by growth in trips, is explained further in Chapter 4.

Figure 3: Transportation Impact Fee Cost Allocation Concept



TRANSPORTATION DEFICIENCIES

RCW 82.02.050(4) (a) requires that the capital facilities element of a jurisdiction's comprehensive plan identify "deficiencies in public facilities serving existing development." Future development cannot be held responsible for the portion of added roadway capacity needed to serve existing development.

The existing deficiency calculation for motorized projects was based on the City's current LOS standard, documented in the Comprehensive Plan. Any arterial intersection within the Town Center operating below LOS C or outside the Town Center operating below LOS D has an existing deficiency. The deficiency for motorized projects is shown in **Appendix A**. The pedestrian and bicycle project existing deficiency is based on the need for the project. The City of Mercer Island is improving urban amenities on city streets to accommodate both its existing population and to prepare for future growth. As such, these projects are a shared investment between existing and future residents and the existing deficiency is 50 percent of the project cost.

PERCENT OF GROWTH WITHIN MERCER ISLAND

Once existing deficiencies are removed, the remaining costs are attributable to growth. Although there are few pass-through trips on the island's roadways, not all of the growth comes from Mercer Island development - there is a portion of growth that comes from surrounding jurisdictions. All of the trips that start and end on the island and half of the trips that either start or end outside of the island are related to growth within the City. The travel model was used to determine that approximately 58 percent of trips in the Town Center and 62 percent outside the Town Center are attributable to City growth. For non-motorized facilities, it is assumed that approximately 75 percent of bicycle trips and 90 percent of pedestrian trips are attributable to City growth. These are standard percentages used in many other Puget Sound communities.

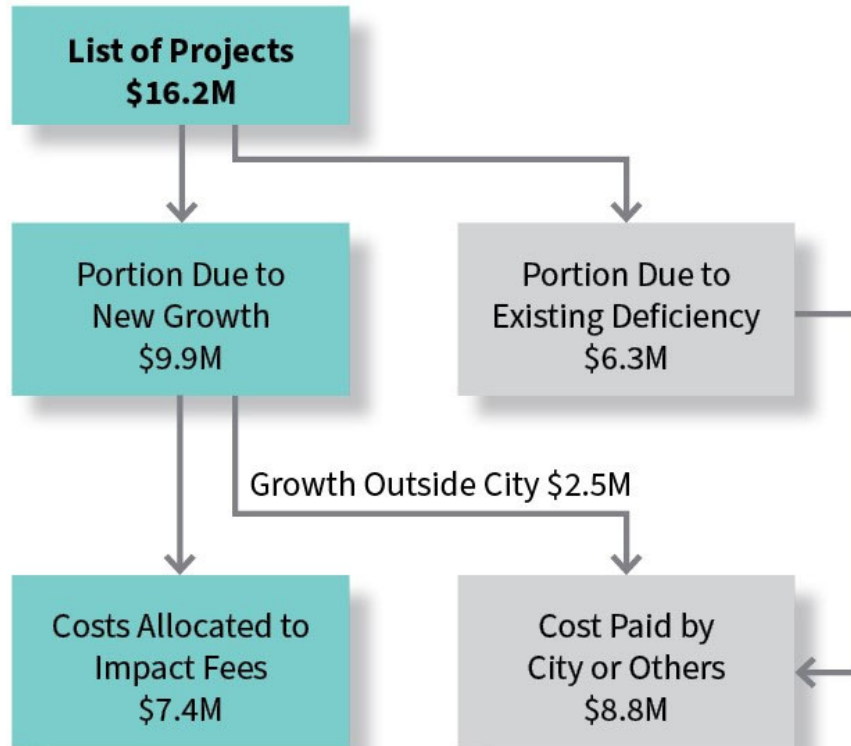
COST ALLOCATION RESULTS

Figure 4 summarizes the cost allocation results. For discussion purposes, the dollar amounts shown in this figure and the following text descriptions are approximate values expressed in million dollars. The actual amounts used in the calculations are accurate to a single dollar.

The total cost of the capacity projects on the capacity project list is \$16.2 million, as previously shown in **Tables 1** and **2**. This was divided into growth costs and existing deficiencies. The growth costs were further

divided into 'city growth' and 'outside city growth' components using the City's travel model data. The details of this calculation are shown in **Appendix B**.

Figure 4: Cost Allocation Results



CHAPTER 4: TRAVEL GROWTH

The portion of project costs over the next twenty years that is eligible for impact fee funding has been identified as \$7.4 million dollars. The impact fees are paid by development based on their impacts on the roadway on a cost per new vehicle trip basis. This section describes the calculation for new vehicle trips in the city.

Fehr & Peers developed a method for forecasting growth in PM peak hour vehicle trips ends¹ within the City of Mercer Island over the next 20 years based on growth in employment and households. **Table 3** displays the growth in employment and households between 2020 and 2040. Further details on these growth calculations can be found in **Appendix C**.

TABLE 3: EXISTING AND FUTURE YEAR LAND USE GROWTH

	2020	2040	Growth	% Growth
Households	10,259	11,250	991	9.7%
Employment	6,971	8,011	1,040	14.9%

Source: Fehr & Peers, 2022

The land use is then used to estimate total trip ends with the following steps:

1. Converting employees into square footage using standard estimates of square feet per employee
2. Calculating PM peak hour vehicle trip ends using generalized ITE trip generation rates (ITE, *Trip Generation, 11th Edition*, 2021) for each land use categories

The total growth in PM Peak hour trip ends between 2020 and 2040 within the City was estimated to be 1,672.

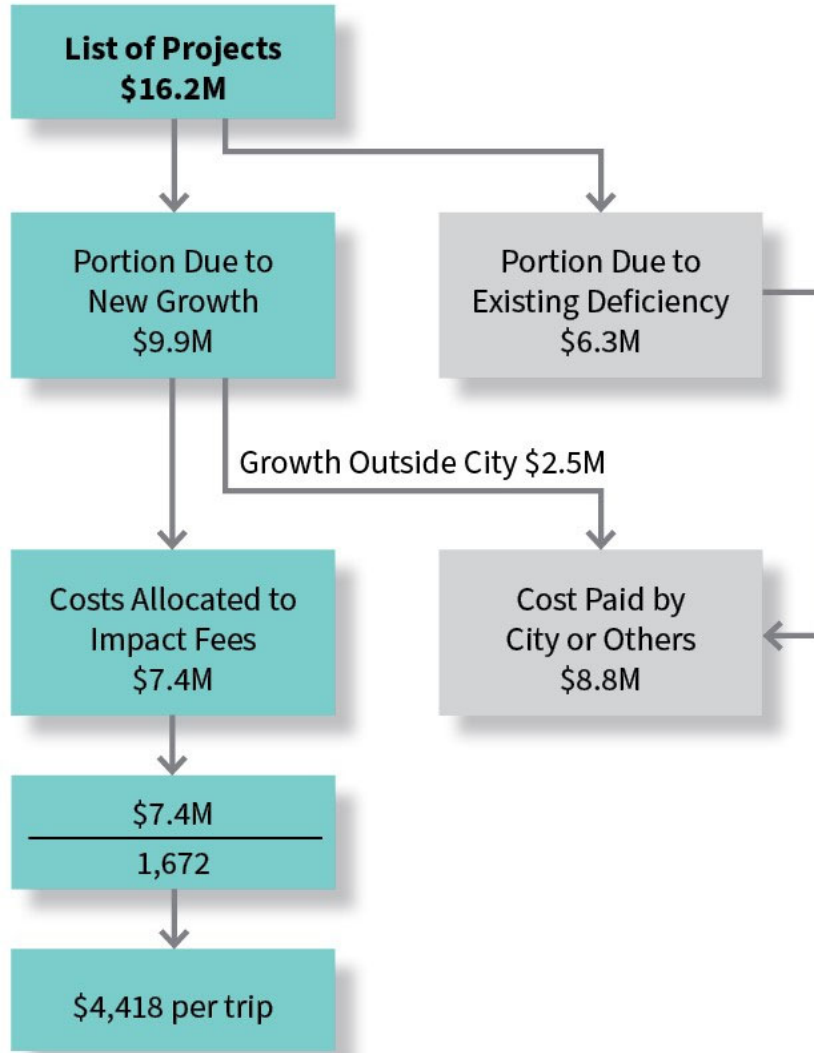
RESULTS

The final step in the cost allocation process dealt with calculating the "cost per new trip end" within Mercer Island, derived by dividing the final impact fee cost by the total number of new PM peak hour trip ends based in Mercer Island.

¹ A trip travels between an origin and a destination. Each trip has two trip ends, one each at the origin and destination. Trip ends represent the persons coming to and from a given land use.

The calculated cost per new trip end is \$4,418 as shown in **Figure 5**.

Figure 5: Impact Fee Cost Per Trip End Results



CHAPTER 5: TRANSPORTATION IMPACT FEE SCHEDULE

The impact fee schedule was developed by adjusting the "cost per new trip end" information to reflect differences in trip-making characteristics for a variety of land use types within the study area. The fee schedule is a table where fees are represented as dollars per unit for each land use category. **Table 4** shows the various components of the fee schedule (trip generation rates and new trip percentages).

TRIP GENERATION COMPONENTS

Trip generation rates for each land use type are derived from the Institute of Transportation Engineers (ITE) *Trip Generation* (11th Edition). The rates are expressed as vehicle trips entering and leaving a property during the PM peak hour.

PASS-BY TRIP ADJUSTMENT

The trip generation rates represent total traffic entering and leaving a property at the driveway points. For certain land uses (e.g., general retail), a substantial amount of this traffic is already passing by the property and merely turns into and out of the driveway. These pass-by trips do not significantly impact the surrounding street system and therefore are subtracted out prior to calculating the impact fee. The resulting trips are considered "new" to the street system and are therefore subject to the transportation impact fee calculation. The "new" trip percentages are derived partially from ITE data and from available surveys conducted around the country.²

SCHEDULE OF RATES

The transportation impact fee schedule of rates is shown in **Table 4**, as well as the various components of the fee schedule. In the fee schedule, fees are shown as dollars per unit of development for various land use categories, as defined in **Appendix D**. The impact fee program is flexible in that if a use does not fit into one of the categories, an impact fee can be calculated based on the development's projected trip generation.

² Trip Generation Sources: ITE *Trip Generation* (11th Edition); ITE *Trip Generation Handbook: An ITE Proposed Recommended Practice* (2017)

TABLE 4: MERCER ISLAND PROPOSED TRANSPORTATION IMPACT FEE RATE SCHEDULE

Based on a PM peak hour cost per trip of \$4,418

Land Uses	Unit of Measure ¹	Basic Rate PM Peak Trips/Unit ²	New Trips % ³	New Trip Rate ⁴	Fee Per Unit of Measure ⁵
Single Family (1 or 2 dwellings)	dwelling	0.94	100%	0.94	\$4,153
Multi Family (3 or more dwellings)	dwelling	0.42	100%	0.42	\$1,856
Senior Housing	dwelling	0.28	100%	0.28	\$1,237
Care Facility	dwelling	0.21	100%	0.21	\$928
Lodging	room	0.59	100%	0.59	\$2,607
Commercial Services	SF GFA	1.76	100%	1.76	\$7.78
Auto Service Center	SF GFA	2.06	100%	2.06	\$9.10
Bank	SF GFA	21.01	65%	13.66	\$60.33
School	student	0.14	100%	0.14	\$619
Daycare	SF GFA	11.12	100%	11.12	\$49.13
Institutional	SF GFA	0.68	100%	0.68	\$3.00
Light Industry/ Industrial Park	SF GFA	0.50	100%	0.50	\$2.21
Warehousing/Storage	SF GFA	0.18	100%	0.18	\$0.80
Restaurant	SF GFA	7.80	56%	4.37	\$19.30
Quick Restaurant/Coffee Shop	SF GFA	34.83	45%	15.67	\$69.25
General Retail	SF GFA	9.03	60%	5.42	\$23.94
Supermarket	SF GFA	8.95	76%	6.80	\$30.05
Gas Station	pump	18.42	44%	8.10	\$35,807
Administrative Office	SF GFA	1.44	100%	1.44	\$6.36
Medical Office/Dental Clinic	SF GFA	3.93	100%	3.93	\$17.36
Recreation	SF GFA	0.04	100%	0.04	\$0.20

Notes:

1 "SF GFA" = Square Foot Gross Floor Area

2 Institute of Transportation Engineers (ITE) Trip Generation (11th Edition): 4-6 PM Peak Hour Trip Ends

3 Excludes pass-by trips: see "Trip Generation Handbook: An ITE Proposed Recommended Practice" (2017)



4 For uses with unit of measure in "SF GFA" the trip rate is given as trips per 1000 sq ft
5 For uses with unit of measure in "SF GFA" the impact fee is dollars per square foot



APPENDIX A

DEFICIENCY CALCULATIONS – MOTORIZED PROJECTS

Exhibit A: Transportation Deficiency Calculation for Motorized Projects

	Intersection	LOS Standard	LOS¹	Existing Deficiency Percent
1	SE 28th Street/80th Avenue SE	C	B	0%
11	Signal coordination (ICW to Mercer Way) ²	C/D	B-D	0%
14	80th Ave/North Mercer Way	C	C	0%
15	N Mercer Way/I-90 Westbound Off-Ramp/Island Crest Way	D	C	0%

1. LOS estimates are from the Comprehensive Plan.
2. Project #11 Signal Coordination includes four intersections, two with an LOS standard C and two with an LOS Standard D. All intersections are estimated to meet their respective standards

Source: Mercer Island Comprehensive Plan, Fehr & Peers 2022



APPENDIX B

COST ALLOCATION RESULTS

The cost allocation results are summarized below. **Exhibit B** illustrates how the impact fee project costs were reduced by the portion of the project allocated to existing deficiencies, and then divided into growth-related costs attributable to the City. Existing deficiencies for motorized projects are shown in Exhibit A above. For pedestrian and bicycle projects, these projects are a shared investment between existing and future residents and the existing deficiency was determined to be 50 percent of the project cost.

To determine the percent of new project traffic growth within the City, the regional travel demand model was used to identify the portion of trip-making associated with existing and growth-related traffic. For projects in the Town Center, 58% of trips were attributed to city growth. For projects outside the Town Center 62% of trips were attributed to city growth. After the percentage of Mercer Island trips and external trips were calculated, the cost of each project was multiplied by the percent of new traffic due to growth within the City. In the case of pedestrian and bicycle projects, it was assumed that 75% of trips on bicycle facilities are internal to the city and that 90% of trips on pedestrian facilities are internal.

Exhibit B: Cost Allocation Calculations

#	Project	Total Cost	Percent eligible after existing deficiency reduction	Percent of New Project Traffic due to Growth within City	Project Costs Allowable for Impact Fees
1	SE 28th Street/80th Avenue SE	\$1,464,000.00	100%	58%	\$852,167.97
2	78th Avenue Sidewalk (SE 32nd - SE 34th)	\$737,000.00	50%	90%	\$331,650.00
3	78th Avenue SE between SE 34th Street and SE 40th Street	\$1,697,000.00	50%	75%	\$636,375.00
4	84th Avenue SE Sidewalk between 33rd Street and SE 36th Street	\$597,000.00	50%	90%	\$268,650.00
5	86th Avenue SE Sidewalk Phase 2 between SE 36th Street and SE 39th Street	\$1,141,000.00	50%	90%	\$513,450.00
6	92nd Avenue SE Sidewalk between SE 40th Street to SE 41st Street	\$803,000.00	50%	90%	\$361,350.00
7	East Mercer Way Shoulders (SE 79th Place to just north of 81st Ave SE/ W Mercer Way)	\$1,517,000.00	50%	75%	\$568,875.00

Exhibit B: Cost Allocation Calculations

#	Project	Total Cost	Percent eligible after existing deficiency reduction	Percent of New Project Traffic due to Growth within City	Project Costs Allowable for Impact Fees
8	Merrimount Drive sidewalk improvements (ICW to Mercer Way)	\$632,000.00	50%	90%	\$284,400.00
9	78th Avenue SE Sidewalk improvements (40th to 41st)	\$250,000.00	50%	90%	\$112,500.00
10	86th Avenue SE Sidewalk improvements (SE 42nd to ICW)	\$2,666,000.00	50%	90%	\$1,199,700.00
11	Signal coordination (ICW to Mercer Way)	\$690,000.00	100%	58%	\$401,636.54
12	Mid-block crosswalk 76th Ave SE between SE 24th and SE 27th	\$265,000.00	50%	90%	\$119,250.00
13	Sunset Hwy/77th Ave SE Improvements	\$1,040,000.00	50%	75%	\$390,000.00
14	80th Ave/North Mercer Way	\$754,000.00	100%	58%	\$438,889.79
15	N Mercer Way/I-90 Westbound Off-Ramp/Island Crest Way	\$650,000.00	100%	62%	\$406,237.87
16	West Mercer Way Roadside Shoulders (7400- 8000 Block)	\$543,000.00	50%	75%	\$203,625.00
17	West Mercer Way Roadside Shoulders - Ph 4 (8100 WMW - 8400 EMW)	\$794,000.00	50%	75%	\$297,750.00
Total Eligible Project Costs					\$7,386,507.18

Source: Fehr & Peers, 2022



EXHIBIT C

GROWTH ASSUMPTIONS MEMO

Memorandum

Date: July 23, 2021
 To: Alison Van Gorp, City of Mercer Island
 From: Cadell Chand & Kendra Breiland, Fehr & Peers
Subject: Mercer Island Transportation Impact Fee Growth Estimates Update

SE21-0792

This memorandum presents a summary of methods used to estimate land use growth between the years 2020 and 2040 in Mercer Island. The land use growth assumptions described in this memo will be used to inform Mercer Island’s 2020 Transportation Impact Fee (TIF) update.

The following data sources have informed the development of current land use estimates in Mercer Island and growth over the next 20 years: American Community Surveys (ACS) household data, Longitudinal Employer-Household Dynamics (LEHD) employment data, Puget Sound Regional Council (PSRC) model land use data, and King County Jurisdiction Growth Targets for households and employment.

Data Used for Growth Assumptions

Table 1 lists the datasets used to calculate land use growth assumptions in Mercer Island. This combination of datasets was selected to balance the strengths and weaknesses of each dataset. Other datasets considered but not used in analysis include population and demographics data from the State of Washington’s Office of Financial Management. This data was not used because it is replicated in ACS and LEHD data.

Table 1. Data Type Used from Each Data Source

Source	Year(s)	Household Data	Employment Data	Land Use Data
ACS	2014, 2019	X		
LEHD	2014, 2018		X	
PSRC Model	2014, 2040	X*	X*	X
KC Jurisdiction Growth Targets	2019-2044	X	X	

**Low confidence in PSRC model’s household and employment estimates for Mercer Island*



American Community Survey (2014 & 2019)

The ACS is a U.S. Census run program that regularly gathers demographic information, including household data. The total number of households in Mercer Island used in this analysis is from the ACS for the most recent year of available data (2019) and for 2014.

Longitudinal Employer-Household Dynamics (2014 & 2018)

LEHD is a U.S. Census run program that synthesizes ACS data and data from the Local Employment Dynamics Partnership to produce detailed origin-destination employment statistics. The total employment in Mercer Island used in this analysis is from the LEHD for the most recent year of available data (2018) and for 2014.

Puget Sound Regional Council Model (2014 & 2040)

The PSRC SoundCast travel demand model is used to quantify and predict travel behavior in the Puget Sound region. The model includes base year data (2014) and projections (2040) by Transportation Analysis Zone (TAZ), a geographic unit that represents land use in a discrete area. There are 19 TAZs in Mercer Island and 3700 TAZs representing the Puget Sound region. Each TAZ provides basic estimate of land use its geographic area and the model predicts travel behavior, in terms of number of trips and transportation mode. Because the model simulates such a large region, household and employment projections are approximations in any given locale. Therefore, only the distribution of land uses from the base year (2014) and horizon year (2040) was used in this analysis.

King County Jurisdiction Growth Targets (2019 to 2044)

King County Jurisdiction Growth Targets are growth targets for household and employment growth by community. These targets are set by the Growth Management Planning Council and have a horizon year of 2044. These growth targets inform King County planning policies and are a strong indicator of expected growth for communities. Since the time horizon for the King County Growth Targets extends beyond our 2041 horizon, the annual household and employment growth was used in this analysis. Based on this approach, a growth in households and employment of 991 and 1,040, respectively, is anticipated for Mercer Island over the next 20 years.

Methodology

Land use growth estimates were calculated using the following process:

Base Year (2020) land use estimates:

1. Annual household and employment growth rates are calculated for Mercer Island using 2014 ACS household data and 2019 ACS household data, and 2014 LEHD employment data and 2018 LEHD employment data.



2. Calculated annual growth rates are used to grow 2019 ACS household data and 2018 LEHD employment data to the baseline year of 2020.
3. 2020 household and employment estimates are distributed into land uses according to Mercer Island land use distributions found in the 2014 PSRC model.

Horizon Year (2040) land use estimates:

1. 2020 household and employment estimates are grown to 2040 using annual household and employment growth rates from King County Jurisdiction Growth Targets.
2. 2040 household and employment estimates are distributed into land uses according to Mercer Island land use distributions found in the 2040 PSRC model.

Figure 1 illustrates and summarizes this process with a flowchart. Full growth estimates calculations can be found in **Appendix A**.

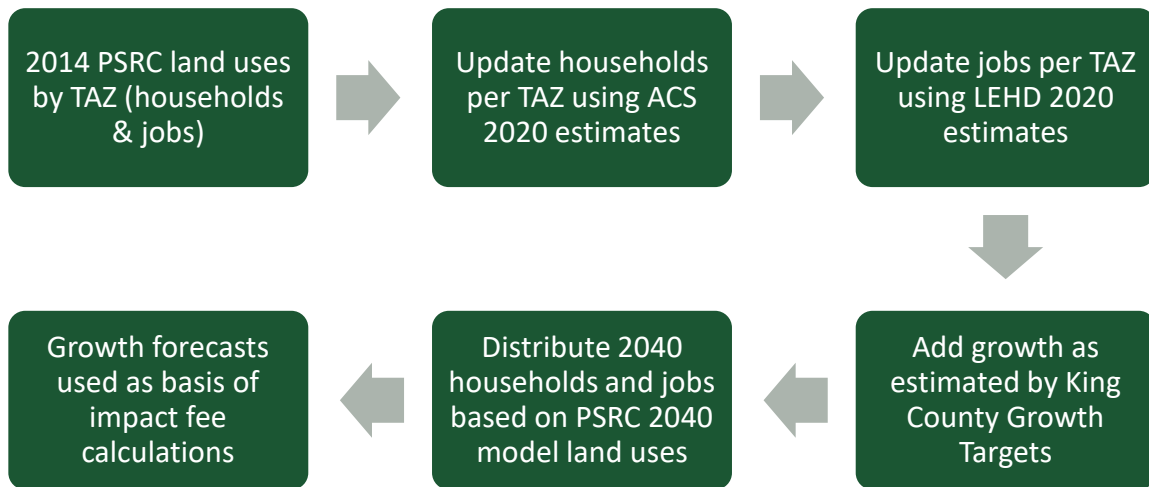


Figure 1. Flowchart showing land use growth estimate process

Final Growth Estimates

The final growth estimates for households and employment in Mercer Island between 2020 and 2040 are presented in **Table 2**. Growth estimates broken down by land use can be found in **Appendix A**.

Table 2. 2020-2040 Land Use Growth Estimates for Mercer Island

2020 Households	2040 Households	Growth in Households	2020 Employment	2040 Employment	Growth in Employment
10,259	11,250	991	6,971	8,011	1,040



Appendix A: Land Use Growth Estimates Calculations

Mercer Island Growth Estimates

By: Fehr & Peers
Date: 07/14/2021

Housing, Population, and Employment Data

Source	Year	HH	Pop.	Jobs
LEHD	2014			6607
LEHD	2018			6767
ACS (Census)	2014	9431	23636	
ACS (Census)	2019	10199	25675	
PSRC Model	2014	9322	23118	8300
PSRC Model	2040	11702	26668	9668

Grow Census/LEHD to 2020

LEHD Growth Rate	0.6%	jobs per year	2014 LEHD to 2018 LEHD over 4 years		
Census Growth Rate	1.5%	HH per year	2014 LEHD to 2019 LEHD over 5 years		

2019 Census HH	10199	*	1.01	=	10259	<-2020 HH Estimate
2018 LEHD Jobs	6767	*	1.03	=	6971	<-2020 Jobs Estimate

2014 PSRC Land Uses for Mercer Island

Total HH	SF HH	MF HH	Retail	Fire	Gov	Edu	WTU	Manu	Univ	Jobs Sum	Check
9322	6525	9322	1159	4658	313	1561	609	0	0	8300	TRUE

SF = 0.7 of total HH, MF = 0.3 of total HH (from 2015 TIF)

2020 Land Uses (value from Census/LEHD, distribution from PSRC)

Total HH	SF HH	MF HH	Retail	Fire	Gov	Edu	WTU	Manu	Univ	Jobs Sum
10259	7182	3078	973	3912	263	1311	511	0	0	6971

SF = 0.7 of total HH, MF = 0.3 of total HH (from 2015 TIF)

King County Jurisdiction Growth Targets

Years	Housing Units	Growth per Year	2040 Total HH	Jobs	Growth per Year	2040 Total Jobs
2019-2044	1239	50	11250	1300	52	8011

2040 Land Uses (value from 2020 + KC, distribution from PSRC)

Total HH	SF HH	MF HH	Retail	Fire	Gov	Edu	WTU	Manu	Univ	Jobs Sum	Check
11250	7875	3375	1119	4496	302	1507	588	0	0	8011	TRUE



EXHIBIT D

LAND USE DEFINITIONS

The following land use definitions are derived from the ITE *Trip Generation* (11th Edition). They have been modified as appropriate for the City of Mercer Island. Other uses not listed here should be analyzed with an independent rate study.

Single Family: One or more detached housing units located on an individual lot. Also includes accessory dwelling units and duplexes. (ITE # 210, 215)

Multi Family: A building or buildings designed to house three or more families living independently of each other. Includes apartments, condos and attached townhouses. (ITE # 220, 221, 222)

Senior Housing: Residential units similar to apartments or condominiums restricted to senior citizens. (ITE # 251, 252)

Care Facility: An independent living development or assisted care facility with separate living quarters for each resident and special on-site services. The following land use categories fall under the impact fee category "Care Facility"

- Congregate Care Facility (ITE # 253)
- Assisted Living (ITE # 254)
- Continuing Care Retirement Community (ITE # 255)

Lodging: The following land use categories fall under the impact fee category "lodging". The rate is based on the "Hotel" ITE trip generation, due it to being most like other types of lodging in the Mercer Island.

- Hotel (ITE # 310, 311, 312, 330)
- Motel (ITE # 320)

Commercial Services: The following land use categories fall under the impact fee category "Commercial Services" The rate of 1.76 trips per ksf is based on the average of rates for Hair Salon (918) and Health Club (492), which represent a broad variety of uses.

- Hair Salon (ITE # 918)
- Copy, Print and Express Ship Store (ITE # 920)
- Drinking Place (ITE # 975)
- Automated Car Wash (ITE # 948)
- Health/Fitness Club (ITE # 492, 493)

Bank: A financial institution that can offer a wide variety of financial services (ITE # 911,912)

Auto Service Center: A center that sells automobile parts for do-it-yourself maintenance and repair and provides on-site services for motor vehicles. The following land use categories fall under the impact fee category "Auto Service Center". The rate is based on the rate for Automobile Parts and Service Center (943).

- Quick Lubrication Vehicle Shop (ITE # 941)
- Automobile Care Center (ITE # 942)
- Automobile Parts and Service Center (ITE # 943)

Gas Station: The following land use categories fall under the impact fee category "gas station". The rate is based on the "Gasoline/Service Station with Convenience Mart" ITE trip generation (945), due to it being most like other types of gas stations in the Mercer Island.

- Gasoline/Service Station (ITE # 944)
- Gasoline/Service Station with Convenience Mart (ITE # 945)
- Gasoline/Service Station with Convenience Mart and Car Wash (ITE # 946)
- Convenience Market with Gasoline Pumps (ITE # 853)

School: The following land use categories fall under the impact fee category "school". The rate is based on the "High School" ITE trip generation (525), due to it being most like other types of schools in the Mercer Island.

- Elementary School (ITE # 520)
- Middle School/Junior High School (ITE # 522)
- High School (ITE # 525)
- Private School (ITE # 534, 536)

Daycare: A day care center is a facility where care for pre-school age children is provided, normally during daytime hours (ITE # 565).

Institutional: The following land use categories all fall under the impact fee category "Institutional". The rate of 0.68 trips per ksf is based on the average of rates for Church (560), and Hospital (610).

- Church (ITE # 560)
- Museum (ITE # 580)
- Library (ITE # 590)
- Hospital (ITE # 610)
- Animal Hospital/Veterinary Clinic (ITE # 640)

Light Industrial/Industrial Park: Industrial parks are a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Industrial parks include research centers facilities or groups of facilities that are devoted nearly exclusively to research and development activities. Light industrial facilities include printing plants, material testing laboratories, bio-technology, medical instrumentation or supplies, communications and information technology, and computer hardware and software. (ITE #s 110, 130)

Warehousing/Storage: Facilities that are primarily devoted to the storage of materials, including vehicles. They may also include office and maintenance areas. (ITE # 150)

Restaurant: The following land use categories fall under the impact fee category "restaurant". The rate is based on the "Quality Restaurant" ITE trip generation (931), due it to being similar to other restaurants in terms of new trips, and most similar to the types of restaurants in Mercer Island.

- Fast Casual Restaurant (ITE # 930)
- Quality Restaurant (ITE # 931)
- High-Turnover (Sit-Down) Restaurant (ITE # 932)

Quick Restaurant/Coffee Shop: The following land use categories fall under the impact fee category "Quick Restaurant/Coffee Shop". The rate is based on the averages of rates Fast-Food Restaurant without Drive-Thru Window (933), Coffee/Donut Shop without Drive-Thru Window (936), and Coffee/Donut Shop with Drive-Thru Window (937) due to these being most like the types of uses in Mercer Island.

- Coffee/Donut Shop (ITE # 936, 937, 938)
- Fast-Food Restaurant (ITE # 933, 934, 935)

General Retail: The following land use categories fall under the impact fee category "General Retail". The rate is based on the "Shopping Plaza 40-150k" ITE trip generation (821), due it to being most like other types of retail shops in the Mercer Island.

- Tractor Supply Store (ITE # 810)
- Construction Equipment Rental Store (ITE # 811)
- Building Materials and Lumber Store (ITE # 812)
- Free-Standing Discount Superstore (ITE # 813)
- Variety Store (ITE # 814)
- Free-Standing Discount Store (ITE # 815)
- Hardware/Paint Store (ITE # 816)
- Nursery (ITE # 817, 818)

- Shopping Center >150k (ITE # 820)
- Shopping Plaza 40-150k (ITE # 821)
- Strip Retail Plaza <40k (ITE # 822)
- Factory Outlet Center (ITE # 823)
- Specialty Retail Center (ITE # 826)
- Automobile Sales (ITE # 841)
- Tire Store (ITE # 848, 849)
- Convenience Market (ITE # 851, 852)
- Discount Club (ITE # 857)
- Wholesale Market (ITE # 860)
- Sporting Goods Superstore (ITE # 861)
- Home Improvement Superstore (ITE # 862)
- Electronics Superstore (ITE # 863)
- Toy/Children's Superstore (ITE # 864)
- Baby Superstore (ITE # 865)
- Pet Supply Superstore (ITE # 866)
- Office Supply Superstore (ITE # 867)
- Book Store (ITE # 868)
- Discount Home Furnishing Store (ITE # 869)
- Bed and Linen Superstore (ITE # 872)
- Department Store (ITE # 875)
- Apparel Store (ITE # 876)
- Arts and Crafts Store (ITE # 879)
- Pharmacy/Drugstore (ITE # 880, 881)
- Furniture Store (ITE # 890)
- DVD/Video Rental Store (ITE # 896)
- Medical Equipment Store (ITE # 897)

Supermarket: Retail store which sells a complete assortment of food, food preparation and wrapping materials, and household cleaning and servicing items. (ITE # 850)

Administrative Office: An administrative office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building or buildings may be limited to one tenant, either the owner or lessee, or contain a mixture of tenants including professional services, insurance companies, investment brokers, and company headquarters. Services such as a bank or savings and loan, a restaurant or cafeteria, miscellaneous retail facilities, and fitness facilities for building tenants may also be included. (ITE # 710)

Medical Office/Dental Clinic: A facility which provides diagnoses and outpatient care on a routine basis but which is unable to provide prolonged in-house medical/surgical care. A medical office is generally operated by either a single private physician/dentist or a group of doctors and/or dentist. (ITE # 720)

Recreation: A facility primarily used for recreation. The following land use categories fall under the impact fee category "Recreation". The rate is based on the "Public Park" (411) and "Golf Course" (430) ITE Trip Generation.

- Public Park (411)
- Campground/Recreational Vehicle Park (416)
- Marina (420)
- Golf Course (430)
- Miniature Golf Course (431)
- Golf Driving Range (432)
- Soccer Complex (488)
- Tennis Courts (490)



EXHIBIT E

TITLE 19 LAND USES REFERENCE

The following table matches the land use in the transportation impact fee schedule of rates with the City's Title 19 permitted land uses. This does not constitute a complete list and is subject to staff discretion.

Title 19 Uses	Rate Study Table Land Use
19.02.010 - Single-family.	
<u>Permitted Uses</u>	-
1.Single-family dwelling.	Single Family (1 or 2 dwellings)
2.Accessory buildings incidental to the main building.	exempt
3.Private recreational areas.	Recreation
4.Public schools accredited or approved by the state for compulsory school attendance	School
5.Home business as an accessory use to the residential use	exempt
6.Public park	Recreation
7.Semi-private waterfront recreation areas for use by ten or fewer families, subject to the conditions set out in MICC 19.07.110.	Recreation
8.One accessory dwelling unit (ADU) per single-family dwelling subject to conditions set out in MICC 19.02.030.	Single Family (1 or 2 dwellings)
9.Special needs group housing as provided in MICC 19.06.080.	Care Facility
10.Social service transitional housing, as provided in MICC 19.06.080.	Care Facility
11.A state-licensed day care or preschool as an accessory use, when situated at and subordinate to a legally established place of worship, public school, private school, or public facility	Daycare
12.Places of worship may have a stage theater program as an accessory use. Stage theater programs are defined as productions of live presentations involving the performances of actors or actresses, singers, dancers, musical groups, or artists. Stage theater programs also include related classes and instructional workshops. Adequate parking must be provided, as determined by the code official.	Institutional
13.Open space.	Recreation
<u>Conditional Uses</u>	-
1.Government services, public facilities, utilities, and museums and art exhibitions	Administrative Office
2.Private schools accredited or approved by the state for compulsory school attendance	School
3.Places of worship	Institutional

4.Noncommercial recreational areas	Recreation
5.Semi-private waterfront recreation areas for use by more than ten families	Recreation
6.Retirement homes located on property used primarily for a place of worship	Multi Family (3 or more dwellings)
7.The use of a single-family dwelling as a bed and breakfast	Lodging
8.Nonschool uses of school buildings	School
9.A state-licensed day care or preschool not meeting the requirements of subsection (A)(11) of this section	Daycare
19.03.010 - Multiple-family.	
B. Uses permitted in zone MF-2L.	-
1.Any use permitted in zones R-8.4, R-9.6, R-12, and R-15.	-
2.Multiple-family dwellings, consisting of no more than eight dwelling units per building	Multi Family (3 or more dwellings)
3.Rooming houses, as provided in MICC 19.06.080.	Multi Family (3 or more dwellings)
C. Uses permitted in zone MF-2.	-
1.Any use permitted in zones R-8.4, R-9.6, R-12, and R-15.	-
2.Multiple-family dwellings.	Multi Family (3 or more dwellings)
3.Care services (retirement homes, nursing homes and daycare facilities)	Care Facility
4.Civic and social organizations whose chief activity is not a service customarily carried on as business;	Institutional
5.Hotels/motels with stores therein	Lodging
6.Office uses	Administrative Office or Medical Office/Dental Clinic
7.Accessory uses permitted outright.	exempt
a. Single-family residential accessory uses are permitted outright.	exempt
b. Barber shops; beauty shops; coin-operated laundries; dry cleaning pickup stations; magazine stands; business or professional offices; and other accessory services when conducted and entered entirely from within the building with no visible evidence from the outside and no exterior display or advertising except for one sign not exceeding four square feet installed flat against the principal building.	Commercial Services
c. Accessory uses customarily incidental to a principal use permitted outright in this section.	exempt

8. Rooming houses, as provided in MICC 19.06.080.	Multi Family (3 or more dwellings)
D. Uses permitted in zone MF-3.	-
1. Any use permitted in zones R-8.4, R-9.6, R-12, and R-15.	-
2. Multiple-family dwellings.	Multi Family (3 or more dwellings)
3. Care services (retirement homes, nursing homes and daycare facilities)	Care Facility
19.04.010 - Planned business zone—PBZ.	
1. Government services, utilities, and museums and art exhibitions.	Administrative Office
2. Day care.	Daycare
3. Healthcare services.	Medical Office/Dental Clinic
4. Personal services.	Commercial Services
5. Professional, scientific, and technical services.	Administrative Office
6. Office uses.	Administrative Office or Medical Office/Dental Clinic
7. Service stations	Auto Service Center
8. Repair services.	Auto Service Center
9. Theaters.	Commercial Services
10. Restaurants, cafeterias, catering.	Restaurant or Quick Restaurant/Coffee shop
11. Retail stores.	General Retail
12. Financial and insurance services.	Bank
13. Commercial recreational areas; provided, teen dances and teen dance halls as defined herein are not permitted uses.	Recreation
14. Single-family dwellings limited to single-family detached, single-family semi-detached, townhouses, and patio homes.	Single Family (1 or 2 dwellings)
15. Commercial public storage facilities, including screened outdoor storage and indoor storage and accessory caretaker office/residence; provided, such use shall not abut 84th Avenue SE or SE 68th Street.	Warehousing/Storage
16. Special needs group housing as provided in MICC 19.06.080.	Care Facility
17. Social service transitional housing, as provided by MICC 19.06.080.	Care Facility
18. Wireless communications facilities subject to the conditions set out in MICC 19.06.040.	exempt
19.04.020 - Commercial offices.	

1. Government services.	Administrative Office
2. Professional, scientific, and technical services.	Administrative Office
3. Office uses.	Administrative Office or Medical Office/Dental Clinic
4. Places of worship.	Institutional
5. Civic and social organizations.	Institutional
6. Mortuary services.	Commercial Services
7. Healthcare services.	Medical Office/Dental Clinic
8. Care services.	Medical Office/Dental Clinic
9. Auxiliary uses directly related to the principal use, such as residences of watchmen or employees in training, special employee dormitories, employee cafeterias, auditoriums, service stations in connection with authorized motor pool facilities and similar uses.	exempt
10. Wireless communications facilities subject to the conditions set out in MICC 19.06.040.	exempt
11. Special needs group housing as provided in MICC 19.06.080.	Care Facility
12. Social service transitional housing as provided in MICC 19.06.080.	Care Facility
13. Public and private schools accredited or approved by the state for compulsory school attendance,	School
19.04.050 - Business—B.	
1. Government services, utilities, and museums and art exhibitions.	Administrative Office
2. Day care.	Daycare
3. Healthcare services.	Medical Office/Dental Clinic
4. Personal services.	Commercial Services
5. Professional, scientific, and technical services; provided, animal hospitals and clinics shall be structurally enclosed.	Administrative Office
6. Office uses.	Administrative Office or Medical Office/Dental Clinic
7. Service stations.	Commercial Services
8. Repair services.	Commercial Services
9. Theaters.	Commercial Services
10. Restaurants, cafeterias, catering.	Restaurant or Quick Restaurant/Coffee shop

11.Retail stores.	General Retail
12.Financial and insurance services.	Bank
13.Commercial recreational areas; provided, teen dances and teen dance halls as defined herein are not permitted uses.	Recreation
14.Special needs group housing, as provided in MICC 19.06.080.	Care Facility
15.Social service transitional housing, as provided in MICC 19.06.080.	Care Facility
16.Wireless communications facilities subject to the conditions set out in MICC 19.06.040.	exempt
17.Accessory uses customarily incidental to a principal use permitted outright in this section.	exempt
18.Hotels/motels and multiple-family dwellings.	Lodging
19.Decorating shops.	General Retail
20.Employment agencies.	Commercial Services
21.Printing establishments and newspaper printing presses.	Commercial Services
22.Public garages and auto repair shops.	Auto Service Center
23.Sales rooms or storerooms for motor vehicles and other articles of merchandise.	General Retail
24.Telephone exchanges or telegraph offices.	Commercial Services
25.Preschools, nursery schools and day care centers.	Daycare
26.Adult entertainment	Commercial Services
19.11.020 - Land uses.	
Adult entertainment	Commercial Services
Bar	Restaurant
Care services	Care Facility
Hotel/motel	Lodging
Live/work units	Multi Family (3 or more dwellings)
Manufacturing	Light Industry/ Industrial Park
Office	Administrative Office or Medical Office/Dental Clinic
Parking, not associated with an on-site use	exempt
Public facility	Institutional



Recreation	Recreation
Residential dwelling	Single Family (1 or 2 dwellings) or Multi Family (3 or more dwellings)
Restaurant	Restaurant or Quick Restaurant/Coffee shop
Retail — small scale	General Retail
Retail — large scale (> 20,000 square feet)	General Retail
Retail — outdoors	General Retail
Rooming houses	Multi Family (3 or more dwellings)
Service	Commercial Services
Social service transitional housing	Care Facility
Special needs group housing	Care Facility
Transportation/utilities (including automobile service stations)	Commercial Services or Auto Service Center
Warehousing	Warehousing/Storage

City of Mercer Island Park Impact Fee Update

Impact Fee Rate Study: **Council Review Draft**

Council Review Draft

May 2022

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Introduction

Please note that this Council Review Draft of the *Park Impact Fee Rate Study* includes multiple options for fee calculation that represent policy decisions to be made by City Council.

Purpose

In 2015, Mercer Island enacted Growth Management Act (GMA) impact fees to fund parks, open space, and recreational facility growth-driven needs. Six years later, the City engaged BERK Consulting to complete a comprehensive update its park impact fee rates, to reflect current replacement costs and system improvements made in the past six years. This document presents an updated rate study with the following major components:

1. Introduction: Purpose, background, definitions, requirements
2. Fee Calculations: Anticipated growth, approach, future needs, capital plans, rate schedule
3. Proposed Policy and Plan Amendments: Level of service policy addition

Impact Fee Definition

Statutory

Impact fees are those fees charged by a local government on new development to recover a portion of the cost of capital facility improvements needed to serve new development. Specifically, the Washington State Legislature outlined the intent of local impact fees:

RCW 82.02.050 Impact fees—Intent—Limitations.

(1) It is the intent of the legislature:

(a) To ensure that adequate facilities are available to serve new growth and development;

(b) To promote orderly growth and development by establishing standards by which counties, cities, and towns may require, by ordinance, that new growth and development pay a proportionate share of the cost of new facilities needed to serve new growth and development; and

(c) To ensure that impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicative fees for the same impact.

(2) Counties, cities, and towns ... are authorized to impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.

Impact fees may be charged to help pay for public transportation and road facilities; fire protection facilities; schools; and public parks, open space, and recreation facilities. Local governments are authorized to charge such fees under RCW 82.02.050 to 82.02.090, provided that these fees are only imposed for system improvements that are reasonably related to the new development, do not exceed a proportionate share of the costs of necessary system improvements, and are only used for system improvements that will reasonably benefit the new development (RCW 82.02.050(3)). In addition, cities “financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds”—i.e., impact fees cannot be the sole source of funding for system improvements that address growth impacts.

According to the provisions of RCW 82.02.060, impact fees must be adjusted for other revenue sources that are paid by development if such payments are earmarked or proratable to particular system improvements. Likewise, the City must provide impact fee credit if the developer dedicates land or improvements identified in the City’s adopted Capital Facilities Plan and such construction is required as a condition of development approval. Collected impact fees may only be spent on public facilities identified in a capital facilities plan or to reimburse the government for the unused capacity of existing facilities (RCW 82.02.050(4)). In addition, impact fees may only be spent on capital costs; they may not be used to pay for operating expenses or maintenance activities.

Potential Deficiencies

Based on the language of RCW 82.02.050(4), the capital facilities plan must identify “[d]eficiencies in public facilities serving existing development and the means by which existing deficiencies will be eliminated within a reasonable period of time,” and must distinguish such deficiencies from “[a]dditional demands placed on existing public facilities by new development.”

The extent to which existing deficiencies exist will be determined by the LOS standard that the city or county uses to define the impact created by development. In this case, the City of Mercer Island is electing to use a per capita level of service and impact fee calculation approach. Because the per capita investment method is based on current assets and the current population there are no existing deficiencies.

Project Eligibility

Impact fee legislation requires that parks impact fees only be used for parks system improvements that benefit the new development and relate to the demand from new development. To the extent these projects extend capacity for park, facility, and/or trail use, that portion of the project that corresponds to an impact that can be tied to new development can be funded by impact fees. By law, to be impact fee eligible, a project:

- (a) *Shall only be imposed for system improvements that are reasonably related to the new development;*
- (b) *Shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development; and*
- (c) *Shall be used for system improvements that will reasonably benefit the new development.*

Examples of the types of City park and recreation projects that may be eligible for a portion of the project to be impact-fee funded include added lighting or artificial turf on athletic fields allowing greater hours of use, expanded trails, added waterfront access facilities, or increase capacity in existing parks. More specific projects that could support growth are found in the List of System Improvements (Facility Plan) beginning on page 20 and is based on the adopted 2022 *Parks, Recreation and Open Space Plan*.

Requirements for Impact Fee Rate Calculation

The impact fee must be assessed in line with the requirements of RCW 82.02.050 through 82.02.090. The ordinance is to include a schedule of impact fees for each type of development activity that is subject to impact fees. The schedule must be based on a formula or method. (RCW 82.02.060(1)) The fees must be adjusted for the share of future taxes or other available funding sources. The means by which the proportionate share reduction is calculated is guided by RCW 82.02.060:

...In determining proportionate share, the formula or other method of calculating impact fees shall incorporate, among other things, the following:

- (a) The cost of public facilities necessitated by new development;*
- (b) An adjustment to the cost of the public facilities for past or future payments made or reasonably anticipated to be made by new development to pay for particular system improvements in the form of user fees, debt service payments, taxes, or other payments earmarked for or proratable to the particular system improvement;*
- (c) The availability of other means of funding public facility improvements;*
- (d) The cost of existing public facilities improvements; and*
- (e) The methods by which public facilities improvements were financed.*

Fee Calculations

Anticipated Growth

Population and Housing

In 2012, the King County Countywide Planning Policies set 2006-2035 growth targets for both housing units and jobs for the City of Mercer Island. In 2021, King County released the *Urban Growth Capacity Report*, that updated progress to date on those targets. The City ratified the draft King County 2019-2044 growth targets included in the updated the Countywide Planning Policies. This study uses the updated 2044 housing targets to project future population growth.

Using information collected from the King County Urban Growth Capacity Report, Exhibit 1 shows estimated housing units for 2006 and 2018 and the implied total target housing units for 2044.

Exhibit 1. Estimated and Target Housing 2010-2044

	Housing Units
2006 Estimated Housing Units	9,467
2018 Estimated Housing Units	10,473
2006-2018 Housing Production	1,006
2019-2044 Target (King County, 2021)	1,239
2044 Target Housing Units	11,712

Sources: Washington State Office of Financial Management, 2021; King County, 2021; BERK, 2022.

To develop the future population estimates, this study uses the net change in dwelling units and expected associated change in population for the 2044 target. Using linear interpolation between the most recently available data and housing target, estimates in housing and growth-related population are presented for the years 2031 and 2041, which correspond to the 10-year and 20-year planning windows of this study.

To help project the future dwelling unit mix, BERK used the *2021 King County Urban Growth Capacity Report* estimated remaining residential capacity mix of single-family and multifamily. That analysis shows that as of the 2021 capacity for new growth, the share of single-family dwellings would be 22.1% and the share of multifamily dwellings would be 77.8%.

Exhibit 2. Housing Target, Unit Shares, and Population Estimates

	Total	Single-Family	Multifamily
Housing Capacity 2021 (Dwelling Units)	1,607	355	1,251
Residential Capacity Ratio		22.1%	77.8%

Source: U.S. Census Bureau ACS, 2020; King County, 2021; BERK, 2022.

This study assumes that future residential development will roughly follow the breakdown 22% single-family and 78% multifamily over the planning period (through 2041).

To estimate future population, we apply data from the 2015-2019 American Community Survey (ACS)¹ on the average persons per dwelling unit. According to the most recent data available, the City of Mercer Island's average persons per single-family dwelling unit is 2.82 and the average persons per multifamily dwelling unit is 1.75. The housing targets, capacity availability, and number of persons per dwelling unit are used in Exhibit 3 to find the estimated future population additions associated with residential development.

¹ U.S. Census data releases were delayed during the COVID-19 pandemic. 2019 American Community Survey 5-year estimates were the most recent available data at the time of this study.

Exhibit 3. Future Added Housing and Development-Related Population Growth Projections, 2022-2044 and 2022-2041

	Housing Target and Population Estimates	Single Family Share Estimate	Multifamily Share Estimate
Countywide Planning Policy Period (2022-2044)			
Target: 2022-2044 Total Added Housing (Dwelling Units)	1,127	249	877
Average Persons per Dwelling Unit		2.82	1.75
2022-2044 Estimated Population Growth from Development	2,241	702	1,540
Impact Fee Planning Period (2022-2041)			
2022-2041 Added Housing (Dwelling Units)	980	216	763
Average Persons per Dwelling Unit		2.82	1.75
2022-2041 Estimated Population Growth from Development	1,949	610	1,339

Sources: U.S. Census Bureau ACS, 2020; King County, 2021; BERK, 2022.

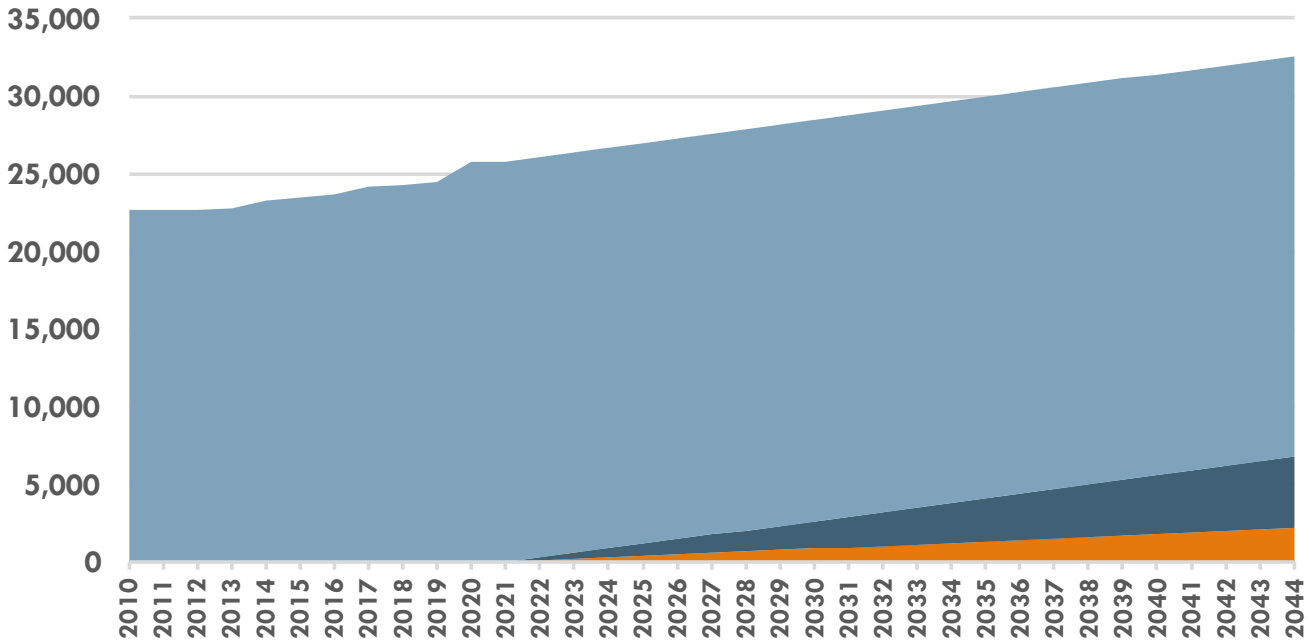
The population growth estimates are carried forward throughout this rate study, including the per capita level of service analysis beginning on page 11.

Using the Washington State Office of Financial Management's population estimates and the population additions from Exhibit 3, BERK estimates the City of Mercer Island 2044 population will be 32,575. This figure is likely conservative given that the 56% of the estimated added population in the 2015 Park Impact Fee Rate Study has been added in the intervening 6 years.

However, most of the expected future population growth will not be related to development. The City of Mercer Island has experienced population growth much faster than housing units have been added, suggesting that the number of people living in existing housing stock has been increasing. This trend could be from single family housing changing ownership from retirement-age owners to families with children.

Comparing the number of people expected to live in the added housing units to meet the Countywide Planning Policy targets compared to the trends in population, much of the City's future population growth will come from. Exhibit 4 shows the breakdown of past and current population estimates and future expected population growth from development and existing housing.

Exhibit 4. Population Estimates and Expected Growth from Development and Existing Housing, 2010-2044



Legend

Expected Population Growth from Development

Expected Population Growth from Existing Housing

Estimated Population (2010-2021)

Notes: Expected population growth from development estimates is based on expected growth in housing. Growth in population and housing is not expected to occur in the smooth straight line shown in the chart but have some years higher and lower; any given year is less relevant than the 20-year change.

Sources: Washington State OFM, 2021; U.S. Census Bureau ACS, 2020; King County, 2021; BERK, 2022.

Impact fees are only levied on new housing and can only be used for capital projects related directly to growth. Should the change in the number of people living in current housing stock level off, the dark blue portion of Exhibit 4 will be reduced but would not affect the results of this study. Fee rates are based on the expected number of housing units and associated residents – only the portion related to growth.

Commercial Employment

Similar to housing, King County *Countywide Planning Policies* provide City-approved job growth targets. These targets are expressed in number of jobs. Exhibit 5 shows the *Countywide Planning Policies* past jobs estimates and future target for the City of Mercer Island for both the County 2044 target and the extrapolated 2041 target for this study. The County 2044 target represented 17% growth in jobs over 45 years, or annualized job growth of 0.4%, slightly higher than the 0.3% growth experienced in the City between 2006 and 2018.

Exhibit 5. Commercial Employment – Estimated Jobs and Job Targets, Past Estimates and 2022-2044 and 2022-2041

	Jobs
2006 Estimated Jobs	7,453
2018 Estimated Jobs	7,745
2006-2018 Jobs Growth	292
2019-2044 Jobs Target (King County, 2021)	1,300
2044 Target Total Jobs	9,045
2022-2041 Added Jobs	1,000
2041 Target Total Jobs	8,745

Sources: King County, 2021; BERK, 2022.

Resident and Resident Equivalent

Residents are not the only source of park capital demand – added jobs can increase demand on parks infrastructure through use of parks by employees and/or non-resident visitors to those businesses. Multiple Washington jurisdictions have attempted to capture this increased usage resulting from growth by using the concept of equivalent population.² Equivalent population estimates are based on quantifying the amount of time that parks are available to each group. These estimates are not an estimate of usage, but of possible usage given the periods that parks are open.

Mercer Island Parks are open daily from 6 a.m. to 10 p.m. Based on these hours of operation and comparisons with other jurisdictions, BERK used an assumption that an employee can access City parks 40.2% of the time a resident can access City parks. These calculations are shown in Exhibit 6.

Exhibit 6. Employee to Resident Conversion Factor

<i>Time Employee at Employment Location</i>	
Hours per day parks open to residents (6 a.m.-10 p.m.)	16
Days per week	7
Total hours per week parks available to residents	112
<i>Time Employee at Employment Location</i>	
Hours per day at employment location	9
Days per week at employment location	5
Total hours per week at employment location	45
Employee to Resident Conversion Factor	40.2%

Sources: City of Mercer Island, 2022; BERK, 2022.

BERK used this employee-to-resident equivalency factor to estimate employee growth and the number of additional resident equivalents expected from 2022-2041. Exhibit 7 below contains the target growth in jobs from 2022-2041 and the resident equivalent conversion factor of 40.2%.

² Examples of other jurisdictions that have used equivalent population include the cities of Anacortes, Edmonds, Issaquah, Montlake Terrace, and Redmond.

Exhibit 7. Commercial Resident Equivalent Targets, 2022-2041

Employee to Resident Equivalent Ratio	40.2%
2022-2031 Estimated Added Jobs	500
2022-2031 Growth in Commercial Resident Equivalents	201
2032-2041 Estimated Added Jobs	500
2032-2041 Growth in Commercial Resident Equivalents	201
2022-2041 Total Added Jobs	1,000
2022-2041 Total Commercial Resident Equivalents	402

Source: OFM, 2021; King County, 2021; BERK, 2022.

Funding Other than Impact Fees

The City identified expected funding for planned 2021-2026 parks capital projects as part of the City biennial budgeting process. While only covering part of the impact fee period, a summary of planned parks capital facilities funding is found in Exhibit 8.

Exhibit 8. 2021-2026 Parks and Open Space Capital Funding (2021\$)

Funding Source	2021-2026 Estimate
REET 1	\$12,312,112
King County Levy	\$1,675,975
Department Fees	\$830,000
Other	\$3,220,000
Total without Grants	\$18,038,087
Grants	\$4,964,775
Total with Grants	\$23,002,862

Note: BERK treated the values as 2021 dollars.

Source: City of Mercer Island, 2021; BERK, 2022.

BERK used these funding estimates to find the expected share of funding related to growth – please see Proportionate Share below.

Approach

Level of Service: Per Capita

This study updates the existing level of service standard used for park impact fees, the investment per capita. To create a per capita LOS, BERK estimated the total parks system value and the divided by the total population to determine the average value of the system per resident.

Under this LOS standard, the park system's value is used as a target to set a minimum investment per capita that can be applied to future growth. As population grows, the City makes additional investments in the park system equal to the per capita value multiplied by the additional population in order to maintain the existing per capita value. To find the additional value needed, the basic approach is:

$$\text{Capital Value per Capita} \times \text{Population Growth} = \text{Additional Value Needed}$$

The investment necessary to meet the needs of future growth is calculated by taking the Additional Value Needed and subtracting the value of any Reserve Capacity in the system (i.e., surplus value per capita), as well as any balance in the City's impact fee account. Presently the City has not oversized any facilities anticipating growth, and does not have a reserve value.

Additional Value Needed - Reserve Capacity Value - Impact Fee Balance = Investment Needed for Growth

Because the per capita investment approach focuses on maintaining the value of the park system at the resident level, it provides a clear starting point for establishing park impact fees. The amount of investment needed to accommodate a given amount of population growth must be discounted for other funding sources and City-selected discounts, each addressed separately in Impact Fee Rates below.

System Valuation

The Mercer Island City Council directed the use of the system value per capita approach, including the full value of land, improvements, and facility replacement values.

The current value of the City's park system was estimated based on the assessed land value of current park properties, including improvements, and the replacement cost of existing park facilities. Value estimates are based on a combination of King County Assessor data and Washington Cities Insurance Authority (WCIA) data.

Current Land Value

In the past, the King County Assessor included City park parcels in property assessments that would provide land values. However, the Assessor's Office discontinued assessing government-owned properties, which required an alternative approach to create a replacement land value. The limited nature of land on Mercer Island along with the high land values from waterfront properties makes this estimate highly variable, but BERK used a sample of all properties within a half mile of City-owned parks to find an average value per acre. This leads to an average value of \$1.5 million per acre and a replacement value of \$725 million.

This estimate does not include park or open space land or facilities that are privately owned, part of Mercer Island School District, or street ends.

Based on this data, the current assessed land value of the City's park system is approximately \$725 million. BERK estimated that the building replacement value is \$21 million, together equaling \$746 million. It should be noted that replacement value for park land is generally slightly higher than assessed value, since park land is often assessed below market value as government-owned property. If the City needed to "replace" its current park acreage through market-rate purchases, it would probably pay more than \$746 million. However, due to rapidly rising land costs over the past several decades, adjusting for sales value would likely overstate the amount the City has actually invested in its park land.

Replacement Cost of Park Facilities

The value of the City's park facilities and infrastructure, such as sports fields, play equipment, and site improvements, is expressed in terms of replacement construction cost. Using a combination of WCIA building insurance information provided by the City, Mercer Island construction cost estimates for Luther Burbank Park, and various general pricing sources, BERK estimated the unit replacement cost for each of the park facilities listed in the 2022 *City of Mercer Island Parks, Recreation & Open Space Plan* and calculated a total facility value, as shown in Exhibit 9.

Exhibit 9. Estimated Facility Replacement Costs – City of Mercer Island Park Facilities, 2022\$

Facility Type	Examples	Capital Replacement Value (2022\$)
Sports Fields	Baseball/softball fields, football fields	\$3,270,389
Sports Courts	Tennis and basketball courts	\$2,321,479
Playgrounds	Playgrounds and swing sets	\$4,471,412
Docks	Docks, fishing pier, day moorage	\$5,447,226
Art	Sculptures	\$782,277
Plazas	Entry plazas, waterfront plazas	\$235,549
Trails	Paths, trails, stairs	\$4,360,921
Site Improvements	Parking, restrooms	\$9,988,746
Other	Gardens, amphitheater, batting cages, shelters, picnic areas	\$1,676,977
Total		\$32,554,977

Sources: *City of Mercer Island, 2022; WCIA, 2021; BERK, 2022.*

Based on these estimated values, current replacement cost of the City's park facilities and improvements is \$32.5 million.

Per Capita System Value

The total per capita value of the City's park system consisted of the combined values of land, buildings, and facilities divided by the City's current population and then, alternatively, divided by the City's current population plus equivalent population accounting for employees, as shown in Exhibit 10.

Exhibit 10. Park System per Capita Value

Category	Resident-Only	Resident and Resident Equivalent
Land Value	\$724,570,751	\$724,570,751
Building Replacement Value	\$21,140,476	\$21,140,476
Facility Replacement Value	\$32,554,977	\$32,554,977
Current Estimated Total Replacement Value (2022\$)	\$778,266,204	\$778,266,204
2021 Estimated Population	25,790	28,962
Parks System Value Per Capita (2022\$)	\$30,177	\$26,872

Sources: *City of Mercer Island, 2022; WCIA, 2021; King County Assessor, 2021; BERK, 2022.*

The combined land, building, and facility replacement value equals the total estimated value of the City's park system. As described in the approach, these per capita values do not represent final impact fee

rates. The evaluation of additional factors, as described in the Proposed Impact Fee section below, in combination with the identified projects, are required to find the final estimates.

Future Need

Combining the 2022-2041 population estimates with the system value estimates using the additional value needed formula introduced in Level of Service: Per Capita:

$$\text{Capital Value per Capita} \times \text{Population Growth} = \text{Additional Value Needed}$$

BERK calculated the estimated additional value needed to keep the per capita value constant (see Exhibit 11).

Exhibit 11. 2022-2041 Parks System Additional Value Needed (2022\$)

	Resident Only	Resident Equivalent
Per Capita Parks LOS Standard	\$30,177	\$26,872
2022-2041 Population Growth	1,949	2,351
2022-2041 Additional Value Needed from LOS Standard	\$58,809,185	\$63,165,014

Source: BERK, 2022.

This estimate acts as the upper bound of the value that would need to be added to keep the per capita system value equal through time. Additionally, if land values increase faster than inflation, much of the estimated additional value needed could be met through land value alone. This estimation is based on information current at the time of this study, but BERK recommends that the City of Mercer Island update the system value and additional value needed on a regular basis.

Capital Plans and Proportion Related to Growth

The attached List of System Improvements (Facility Plan) includes all planned parks capital projects for the next 20 years. The 2022 *Parks, Recreation and Open Space Plan* outlined 90 capital projects totaling \$48.5 million. The PROS project costs were developed in 2021; for this study, the estimated cost of each project was adjusted to 2022 values, increasing the total project cost to \$49.6 million.

The complete park capital project list a mixture of repairs, renovations, system updates, and new facilities. Under State law, only capital projects related to growth are eligible for impact fee funding. These can be new facilities designed to accommodate future demand or renovations/updates that add increased capacity. City of Mercer Island Parks and Recreation staff assisted BERK in estimating the proportion of each capital project related to growth (please see the attached List of System Improvements (Facility Plan)). Of the \$49.6 million in park capital project costs, \$4.3 million, or 9%, will increase park system capacity in response to development.

Service Area

This study assumes that single service area, matching how the City government maintains parks and facilities.

Impact Fee Rates

Unadjusted Rate Schedules

This draft study presents rate schedules for two separate scenarios – charging only residential development, such as the City currently does, and charging both residential and commercial development.

Residential Fees Only

For a fee structure applied only to residential development, the capital need related to growth is divided equally between future residents. However, impact fees are levied as part of the permitting process and assessed based on dwelling units. To match both the historical development patterns of the City and the difference in average persons per unit, two fee rates are included, one for single-family residences and one for multi-family residences. Exhibit 12 contains the suggested per dwelling unit fee before adjusting for future revenue.

Exhibit 12. Unadjusted Residential Only Fee Schedule

	Single-Family	Multifamily	Total
Maximum Fee from per Capita LOS (Per Resident)			\$30,177
Growth in Resident Population	610	1,339	1,949
Identified Need: Capital Projects 2022-2041 (2022\$)			\$4,286,106
Per Capita Need from Growth (2022\$)			\$2,199
Average Persons per Dwelling Unit	2.82	1.75	
Unadjusted per Dwelling Unit Fee (2022\$)	\$6,198	\$3,859	

Source: BERK, 2022.

Residential and Commercial Fees

Exhibit 13. Unadjusted Residential and Commercial Fee Schedule

	Single-Family	Multifamily	Commercial	Total
Maximum Fee from per Capita LOS (Per Resident-Equivalent)				\$26,872
Growth in Resident Equivalent Population	610	1,339	402	2,351
Identified Need: Capital Projects 2022-2041 (2022\$)				\$4,286,106
Per Capita Need from Growth (2022\$)				\$1,823
<i>Resident</i>				
Average Persons per Dwelling Unit	2.82	1.75		
Resident Unadjusted per Dwelling Unit Fee	\$5,138	\$3,200		
<i>Commercial</i>				
Resident Equivalent per 1,000 sq. ft. of Commercial			1.18	
Commercial Unadjusted per 1,000 sq. ft. Fee			\$2,155	

Source: BERK, 2022.

Proportionate Share

As required by the Washington State authorizing statute, BERK estimated the amount of revenue expected from growth. Residents and employees pay taxes and fees that can be used to pay for a portion of the necessary increases in capacity.

Proportion of Expected Future Revenue Resulting from Growth

The expected future revenues were produced by the City of Mercer Island as part of the 2021-2022 *Biennial Budget*. The biennial budget includes a six-year Capital Improvement Plan; the 2021-2022 *Biennial Budget*, Section E: Capital Improvement Plan covers the years 2021-2026. The planned parks and open space capital funding by source is found in Exhibit 8 on page 11 and reproduced in Exhibit 14 below.

The planned future funding includes funds that the City has saved through time along with future payments by current and new residents. BERK calculated the proportion of the expected revenue that can be attributed to the existing population and proportion expected from growth. The amount from growth is then:

$$\text{Expected Future Revenue} \times \text{Share of Revenue from Growth} = \text{Expected Revenue from Growth}$$

Using the previously calculated expected changes in population, BERK found the estimated proportion of population resulting from growth to be 1.8% for the resident population and 1.9% for the resident equivalent population (adding resident equivalents to account for commercial demands on parks facilities). However, not all the future growth will arrive at the beginning of the capital plan period, and therefore the revenue contribution would incrementally increase. The mid-point of the change in resident and resident equivalent population is equal to 1.1% and 1.2%, respectively. The proportions of 1.1% and 1.2% is used to estimate the future per capita contribution for parks capital coming from growth.

Applying these proportions to the expected parks capital facilities revenue, BERK determined that future residents would be increase revenue by approximately \$250,000 to \$268,000, as shown in Exhibit 14. These six-year totals are relatively low, but the expected additional residents for those six years from development is estimated to be 485 individuals or 585 resident equivalents including commercial development.

Exhibit 14. Proportionate Share of Expected Parks Revenue, 2021-2026 (2021\$)

Parks & Open Space Funding Source	2021-2026 Estimate	Resident Proportion of 1.1%	Total Resident Equivalent	
			Proportion of 1.2%	
REET 1	\$12,312,112	\$133,356	\$143,625	
King County Levy	\$1,675,975	\$18,153	\$19,551	
Department Fees	\$830,000	\$8,990	\$9,682	
Other	\$3,220,000	\$34,877	\$37,562	
Subtotal without Grants	\$18,038,087	\$195,376	\$210,420	
Grants	\$4,964,775	\$53,775	\$57,916	
Total with Grants	\$23,002,862	\$249,151	\$268,336	

Source: City of Mercer Island, 2020; BERK, 2022.

Exhibit 14 contains estimates of the total expected revenue from the added population to parks capital facilities; however, only a portion of this revenue is used for capital projects related to growth. City staff provided information on the share of specific projects related to growth (see the Appendix: List of System Improvements (Facility Plan)), which BERK found to be 8.6% of capital project costs. Applying these rates to the expected revenue from Exhibit 14 results in an estimated proportionate share of \$44.41 per person or \$39.63 per resident equivalent (see Exhibit 15).

Exhibit 15. Expected Growth Revenue for Capital Projects per Capita, 2021-2026 (2021\$)

	Resident Only Proportion of 1.1%	Resident Equivalent Proportion of 1.2%
Expected Revenue from Growth (With Grants)	\$249,151	\$268,336
Proportion of Capital Projects Related to Growth	8.6%	8.6%
Expected Revenue for Growth-Related Capital Projects	\$21,541	\$23,200
Change in Population	485	585
Per Capita Revenue Contribution	\$514	\$458
Per Capita Proportion of Revenue for Capital Projects	\$44.41	\$39.63

Source: BERK, 2022.

State statute requires that these per capita proportionate share of revenues used for parks capital projects be accounted for in impact fee rate calculations. The six-year Capital Improvement Plan is the best information available for parks revenues and is assumed to be representative of City capital spending.

Adjusted Rate Schedules

Residential Fees Only

Applying the results from Proportionate Share above, BERK created an adjusted fee schedule incorporating expected revenue (Exhibit 16), including the fee should the City include an affordable housing exemptions (see Park Impact Fee Exemptions below).

Exhibit 16. Residential Only Adjusted Fee Schedule

	Single-Family	Multifamily	Total
Growth in population	610	1,339	1,949
Identified need for capital projects			\$4,286,106
Per capita need from growth			\$2,199
Average persons per dwelling unit	2.82	1.75	
Unadjusted per dwelling unit fee	\$6,198	\$3,859	
Expected revenue for growth per capita			\$44
Expected revenue per dwelling unit	\$125	\$78	
Adjusted per Dwelling Unit Fee	\$6,073	\$3,782	
Affordable Housing per Dwelling Fee (80% Exemption)	\$1,215	\$756	

Source: BERK, 2022.

Residential and Commercial Fees

Applying the results from Proportionate Share above, BERK created an adjusted fee schedule incorporating expected revenue. As discussed in the unadjusted rate schedules above, single-family dwellings have an average of 2.82 people living in them compared to an average of 1.75 in multi-family dwellings. Rates are as shown in Exhibit 17, including the fee should the City include an affordable housing exemptions (see Park Impact Fee Exemptions below).

Exhibit 17. Residential and Commercial Adjusted Fee Schedule

	Single-Family	Multifamily	Commercial	Total
Growth in Resident Equivalent Population	610	1,339	402	2,351
Identified Capital Project Need Related to Growth				\$4,286,106
Per capita Need from Growth				\$1,823
Expected Revenue from Growth (per Capita)				\$40
<i>Residential</i>				
Average Persons per Dwelling Unit	2.82	1.75		
Unadjusted per Dwelling Unit Fee	\$5,138	\$3,200		
Expected Revenue per Dwelling Unit	\$112	\$70		
Adjusted per Dwelling Unit Fee	\$5,027	\$3,130		
Affordable Housing per Dwelling Fee (80% Exemption)	\$1,005	\$626		
<i>Commercial</i>				
Resident Equivalent per 1,000 sq. ft. of Commercial			1.18	
Unadjusted Commercial Fee (per 1,000 sq. ft.)			\$2,155	
Expected Revenue per 1,000 sq. ft. of Commercial			\$47	
Adjusted Commercial per 1,000 sq. ft. Fee			\$2,108	

Source: BERK, 2022.

Please note that only one of these impact fee schedules can be used; City decision-makers will need to decide between these two options before implementing a rate update.

Park Impact Fee Exemptions

Affordable Housing

Under Washington State statute, the City can provide impact fee exemptions for affordable housing and development with broad public purposes. Exhibit 18 shows the range of options available to the City.

Exhibit 18. Affordable Housing Exemption Options

	“Low Income”*	All Other Affordable Housing Options
>0%-80% of Fee	No repayment necessary (Existing City Exemption**)	Total exemption amount paid by City using non-impact fee public funds
>80%-100% of Fee	Exemption amount above 80% must be paid by City using non-impact fee public funds	Total exemption amount paid by City using non-impact fee public funds

Notes: *“Low-income housing” is defined in RCW 82.02.060(9) as that having a rental rate 30% or less of the U.S. Department of Housing and Urban Development Section 8 income limits. These income limits vary based on the number of household members, but are 80% of the area median income. For example, for a household of 2, the monthly low-income rent was a maximum of \$1,810 in 2021. See, for example, King County [“2021 Income and Rent Limits – Multifamily Rental Housing.”](#)

**The City of Mercer Island currently provides for 80% exemption of park impact fees for affordable housing that generally follows the State definition of low-income except a more restrictive definition of 60% King County median income for multifamily housing.

Source: BERK, 2022.

When implemented in 2015, the City of Mercer Island opted for the maximum unpaid exemption of 80% of the applicable fee for housing that meets the state definitions of low-income, except for a more stringent income requirement for multifamily housing. The fees listed in Adjusted Rate Schedules below include residential impact fees adjusted for affordable housing.

Early Learning Facilities

Under Washington State law, if the City includes commercial levies commercial development impact fees, the City *may* provide a partial to full waiver of the impact fees “without an explicit requirement to pay the exempted portion of the fee from public funds other than impact fee accounts” (RCW 82.02.060(4)(b)). To meet this exemption, the developer must record a covenant that at least one quarter of the children and families using facility qualify for state-subsidized child care.

Policy and Plan Amendments

Mercer Island’s current capital improvement LOS approach for parks is explored in the 2022 *Parks, Recreation and Open Space Plan* (PROS Plan). The PROS Plan provides the project list and estimated cost for each project.

In Ordinance 15-16, the City amended the Parks LOS to be based on expenditure per capita (Ordinance 15-16, Table 2 of Exhibit A). This is consistent with the City’s intended impact fee approach in the pending park impact fee ordinance.

Attachments

List of System Improvements (Facility Plan)

See the table listing proposed capital project and the percentage the facility is related to growth. These estimates are incorporated into the rate schedules calculations. Some projects would occur in the first 10 years of the planning period (2022-2031) and others in the second 10 years of the planning period (2032-2041).

List of System Improvements (Facility Plan)

Project ID	Park	Description	Related to Growth	Cost (2021\$)	Cost Inflated to 2022\$	Percent Related to New Development	Expected Cost from Growth, 2022\$	Initial 10-Year Impact Fee Period
GB0102	MICEC	Building Repairs	No	\$100,000	\$102,145			
PA0100	System-Wide	Open Space Management	No	\$300,000	\$306,435			
PA0101	System-Wide	Recurring Minor Capital	No	\$140,000	\$143,003			
PA0103	System-Wide	Trail Renovation & Property Management	Yes	\$50,000	\$51,072	5%	\$2,554	Y
PA0104	System-Wide	Lake Water Irrigation Development	No	\$200,000	\$204,290			
PA0105	Aubrey Davis Park	Lid A Playground Replacement	No	\$350,000	\$357,507			
PA0106A	Aubrey Davis Park	Lid B Playground Replacement and ADA Parking	Yes	\$900,000	\$919,305	10%	\$91,930	Y
PA0106B	Aubrey Davis Park	New Restroom at Lid B and ADA Path	Yes	\$1,200,000	\$1,225,740	25%	\$306,435	Y
PA0107	Aubrey Davis Park	Outdoor Sculpture Gallery Improvements	Yes	\$260,000	\$265,577	5%	\$13,279	Y
PA0108	Aubrey Davis Park	Luther Lid Connector Trail	Yes	\$900,000	\$919,305	15%	\$137,896	Y
PA0110	Aubrey Davis Park	Lid A Backstop Lifecycle Replacement	No	\$640,000	\$653,728			
PA0111	Aubrey Davis Park	Vegetation Management	No	\$110,000	\$112,359			
PA0112	Clarke Beach	Shoreline Repair/Restoration	No	\$2,500,000	\$2,553,625			
PA0114	Groveland Beach	Bulkhead Replacement and Beach Upgrade	Yes	\$3,500,000	\$3,575,075	5%	\$178,754	Y
PA0115	Hollerbach Open Space	SE 45th Trail System (Phase 1)	Yes	\$460,000	\$469,867	10%	\$46,987	Y
PA0116	Island Crest Park	South Field Lights and Backstop Replacement and Upgrade	Yes	\$1,100,000	\$1,123,595	10%	\$112,359	Y
PA0117A	Island Crest Park	North Infield Turf and Backstop Replacement	No	\$1,000,000	\$1,021,450			
PA0117B	Island Crest Park	South Field Backstop Replacement	No	\$300,000	\$306,435			
PA0119	Luther Burbank Park	Tennis Court Upgrade or Conversion to Pickleball	Yes	\$500,000	\$510,725	25%	\$127,681	Y
PA0120	Luther Burbank Park	Parking Lot Lighting	Yes	\$125,000	\$127,681	5%	\$6,384	Y
PA0121	Luther Burbank Park	Swim Beach Renovation	Yes	\$1,025,000	\$1,046,986	10%	\$104,699	Y
PA0122	Luther Burbank Park	Dock and Adjacent Waterfront Improvements	Yes	\$3,500,000	\$3,575,075	20%	\$715,015	Y
PA0123	Luther Burbank Park	Recurring Minor Capital	No	\$100,000	\$102,145			
PA0124B	Luther Burbank Park	Boiler Building Full Renovation (Phase 2)	Yes	\$3,200,000	\$3,268,640	15%	\$490,296	Y
PA0126	Mercerdale Park	Mercerdale Park Master Plan	Yes	\$200,000	\$204,290	20%	\$40,858	Y
PA0127	MICEC	MICEC Annex Facilities Plan	No	\$200,000	\$204,290			
PA0128	Pioneer Park	Bike Trail Path Lighting	Yes	\$100,000	\$102,145	5%	\$5,107	Y
PA0129	Pioneer Park and Engstrom	Open Space Forest Management	No	\$180,000	\$183,861			
PA0130A	Roanoke Park	Playground Replacement	No	\$400,000	\$408,580			
PA0130B	Roanoke Park	General Park & ADA Improvements	Yes	\$100,000	\$102,145	5%	\$5,107	Y
PA0131	South Mercer Playfields	Synthetic Turf Replacement & Ballfield Backstop Upgrade	*	\$1,600,000	\$1,634,320			
PA0132	Upper Luther Burbank Park	Ravine Trail Phase 2	Yes	\$325,000	\$331,971	15%	\$49,796	Y
PA0133	MICEC	Technology and Equipment Replacement	No	\$40,000	\$40,858			
PA0134	Aubrey Davis Park	Lid C Field Drainage Renovation	No	\$990,000	\$1,011,235			
PA0137	77th Ave SE Landing	General Park & ADA Improvements	Yes	\$380,000	\$388,151	5%	\$19,408	Y
PA0138	Aubrey Davis Park	ADA Access Improvements to Picnic Shelter	No	\$190,000	\$194,075			
PA0139	Aubrey Davis Park	Improved Shoreline Access at Boat Launch	Yes	\$330,000	\$337,078	5%	\$16,854	
PA0140A	Aubrey Davis Park	Dog Off-leash Area	Yes	\$580,000	\$592,441	20%	\$118,488	
PA0140B	Aubrey Davis Park	ADA Access Trail to Tennis Courts	No	\$242,000	\$247,191			
PA0141	Aubrey Davis Park	Tennis Court; Resurfacing/Conversion to Shared use for Pickleball	Yes	\$110,000	\$112,359	20%	\$22,472	Y
PA0142	Aubrey Davis Park	Intersection and Crossing Improvements	No	\$600,000	\$612,870			
PA0143	Aubrey Davis Park	Mountains to Sound Trail Pavement Renovation	No	\$95,000	\$97,038			
PA0144	Aubrey Davis Park	Mountains to Sound Trail Connection at Shorewood Drive	Yes	\$75,000	\$76,609	5%	\$3,830	Y
PA0145	Aubrey Davis Park	Mountains To Sound Trail Lighting from Island Crest Way to Shorewood	Yes	\$300,000	\$306,435	25%	\$76,609	Y
PA0146	Aubrey Davis Park	Luther Lid Trail Connection to Upper Luther	Yes	\$1,100,000	\$1,123,595	25%	\$280,899	Y
PA0147	Clarke Beach	General Park & ADA Improvements	Yes	\$900,000	\$919,305	5%	\$45,965	
PA0148	Deane's Children's Park	Playground Replacement (Castle/Swings/Climbing Rock)	Yes	\$250,000	\$255,362	0%	\$0	Y
PA0149	Deane's Children's Park	Playground Replacement (Main Play Area/Swings)	Yes	\$800,000	\$817,160	0%	\$0	
PA0150	Ellis Pond	Aquatic Habitat Enhancement	No	\$18,000	\$18,386			
PA0151	First Hill Park	Playground Replacement and Sport Court Resurfacing	Yes	\$350,000	\$357,507	2%	\$7,150	Y
PA0152	Franklin Landing	ADA Parking	No	\$73,000	\$74,566			
PA0153	Garfield Landing	General Park & ADA Improvements	Yes	\$105,000	\$107,252	2%	\$2,145	
PA0154	Groveland Beach	General Park & ADA Improvements	Yes	\$1,325,000	\$1,353,421	5%	\$67,671	
PA0155	Groveland Beach	Playground Replacement	No	\$400,000	\$408,580			
PA0156	Groveland Beach	Dock Replacement	Yes	\$1,700,000	\$1,736,465	5%	\$86,823	
PA0157	Groveland Beach Park and Clarke Beach Park	Joint Master Plan for Groveland Beach Park and Clarke Beach Park	Yes	\$300,000	\$306,435	10%	\$30,643	Y
PA0158	Hollerbach Open Space	92nd Ave SE trail (Phase 2)	Yes	\$150,000	\$153,217	10%	\$15,322	
PA0159	Homestead Park	Playground Replacement	No	\$375,000	\$383,044			
PA0160	Island Crest Park	South Field Synthetic Turf	Yes	\$1,650,000	\$1,685,392	15%	\$252,809	
PA0161	Island Crest Park	Restroom Upgrades	Yes	\$300,000	\$306,435	5%	\$15,322	
PA0162	Luther Burbank Park	The Source Fountain Renovation	No	\$250,000	\$255,362			
PA0163	Luther Burbank Park	Maintenance Facility Improvements	No	\$360,000	\$367,722			
PA0164	Luther Burbank Park	Picnic Shelter at the Meadow	Yes	\$275,000	\$280,899	15%	\$42,135	
PA0165	Luther Burbank Park	Fishing Pier Renovation	No	\$275,000	\$280,899			
PA0166	Luther Burbank Park	Amphitheater Renovation	Yes	\$800,000	\$817,160	15%	\$122,574	Y
PA0167	Luther Burbank Park	Bike Skills Area Improvements	Yes	\$215,000	\$219,612	5%	\$10,981	Y
PA0168	Luther Burbank Park	West Hill ("Kite Hill") Gardens	Yes	\$825,000	\$842,696	15%	\$126,404	
PA0169	Luther Burbank Park	P-Patch Renovation	Yes	\$215,000	\$219,612	0%	\$0	
PA0170	Luther Burbank Park	Off leash Area Improvements	Yes	\$50,000	\$51,072	0%	\$0	
PA0171	Luther Burbank Park	South Park Entrance Improvements	Yes	\$190,000	\$194,075	5%	\$9,704	
PA0172	Luther Burbank Park	Main Entry Plaza at 84th and 24th	Yes	\$400,000	\$408,580	5%	\$20,429	
PA0173	Luther Burbank Park	Central Campus Trail Connections	Yes	\$180,000	\$183,861	5%	\$9,193	
PA0174	Luther Burbank Park/Aubrey Davis Park	Downtown Entry Improvements	Yes	\$250,000	\$255,362	20%	\$51,072	
PA0175	Mercerdale Hillside	Trail Renovation	Yes	\$600,000	\$612,870	10%	\$61,287	Y
PA0176	Mercerdale Park	Mercerdale Skate Park Renovation	Yes	\$1,100,000	\$1,123,595	15%	\$168,539	
PA0178	MICEC	Entryway Parking lot Asphalt Replacement	No	\$150,000	\$153,217			
PA0179	MICEC	Parking Lot Planter Bed Renovation (LID)	No	\$200,000	\$204,290			
PA0180	MICEC	Playground Replacement	Yes	\$275,000	\$280,899	5%	\$14,045	
PA0181	MICEC	Generator for Emergency Use	Yes	\$400,000	\$408,580	15%	\$61,287	Y
PA0182	MICEC	Stair replacement between MICEC and Luther Burbank Park Parking Lot	No	\$190,000	\$194,075			
PA0183	Proctor Landing	General Park & ADA Improvements	Yes	\$420,000	\$429,009	5%	\$21,450	
PA0184	SE 47th Open Space	EMW Trail Connection	Yes	\$450,000	\$459,652	5%	\$22,983	
PA0185	SE 56th St Landing	General Park & ADA Improvements	Yes	\$120,000	\$122,574	0%	\$0	
PA0186	SE 56th St Landing	SE 56th & WMW Trail Improvement	Yes	\$215,000	\$219,612	5%	\$10,981	
PA0187	Secret Park	Playground Replacement	Yes	\$450,000	\$459,652	5%	\$22,983	Y
PA0188	Slater Park	Landscape and Stormwater Plan	Yes	\$45,000	\$45,965	5%	\$2,298	
PA0189	South Point Landing	General Park Improvements	Yes	\$140,000	\$143,003	0%	\$0	Y
PA0190	Wildwood Park	ADA Perimeter Path & General Park Improvements	Yes	\$200,000	\$204,290	5%	\$10,214	Y
PA0191	Mercerdale Park	Expansion of Native Plant Garden	No	TBD				
PA0192	TBD	Spray Park	Yes	TBD		20%		
2022-2031 Total (2022\$)					\$23,610,816		\$3,165,473	30
2022-2031 Proportion Related to Growth							13.4%	
2032-2041 Total (2022\$)					\$25,963,215		\$1,120,633	21
2032-2041 Proportion Related to Growth							4.3%	
2022-2041 Total				\$48,533,000	\$49,574,031		\$4,286,106	
2022-2041 Proportion Related to Growth							8.6%	51

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Log #	Received From	Comment/Question	Staff/Consultant Response
1	Councilmember Reynolds	Please explain the 50% factor on Exhibit 5 page 40 for projects 16 and 17. I would have thought that the existing deficiency factor would be 100% when discussing shoulders that do not currently exist.	<p>The pedestrian and bicycle project existing deficiency factor is based on the need for the project. The City of Mercer Island is improving urban amenities on city streets to accommodate both its existing population and to prepare for future growth. As such, these projects are a shared investment between existing and future residents and the existing deficiency is 50 percent of the project cost.</p> <p>In looking at where the impact fee projects are located, many of them are either in town center or nearby schools and are being prioritized to accommodate growth.</p>
2	Councilmember Reynolds	Please explain how they came up with the 2044 population of 32,575. I see that about 1,949 comes from new housing units---seems plausible, But the balance of the growth(approx. 5000 based on a graph eyeball) seems to be around 5000. That seems HUGE – an incredible baby boom. How can we get comfort with that number?	On the graph, the dark blue “wedge” is a projection of population in existing housing units based upon past growth rates [using a simple ordinary least square regression as a line of best fit]. Please note that only new growth from development (the orange wedge on the graph) is included in the impact fee calculation (it is based on housing growth targets). As noted on page 8 of the study, “Should the change in the number of people living in current housing stock level off, the dark blue portion of Exhibit 4 will be reduced but would not affect the results of this study.”
3	Councilmember Reynolds	<p>The exhibit 9 costs for facility replacements seem REALLY low to me, especially in view of the budgets from the PROs plan. Can some easy comparisons be made, eg, comparing:</p> <p>(a) Value of sports fields to budget for field upgrades</p>	Costs for facility replacement were from WCIA and other example costs (e.g., Luther Burbank), and then adjusted for inflation. Upon review the consultant found a formula error and the inflation rate was not properly calculating. We have updated the rate study

		<p>(b) Value of docks to LB dock replacement cost estimates?</p> <p>Also, why is the value of MICEC not included in this table?</p>	<p>with the update, bringing the facility value to \$45 million.</p> <p>However, the proposed impact fee is based on the proposed parks level of service (LOS)/ PROS Plan and what the City can/desires to accomplish in 10 - 20 years. The proposed fee is the lesser of the LOS driven per capita fee <i>or</i> the capital list for capacity improvements that meets the City’s LOS. The capital list with capacity improvements is the deciding factor in this case.</p>
4	Councilmember Reynolds	<p>Why did the assessment per unit for multi-family units decrease so much more (as a percentage) since the old set of rates than it did for single family homes? Did the estimate of trip ends per housing unit change differently for the two types of housing? (See table on page 4 of Agenda Bill)</p>	<p>Since the last impact fee program was adopted, the Institute of Transportation Engineers has refreshed its data, including revising some of the use categories and removing old (pre-1980s) data. These updates have resulted in a lower estimate of trip generation for multifamily units, compared to the data that underlies the last study.</p>
5	Councilmember Reynolds	<p>It seems like we have a numerator / denominator inconsistency:</p> <p style="padding-left: 40px;">(1) The numerator of the cost per trip end is based on a six year TIP</p> <p>The denominator seems to be based on housing (and trip) growth over a 20 year period. (See table 3)</p> <p>Is this inconsistency deliberate? It seems to spread the 6 year cost over all new units over the next 20 years rather than just the growth over the next 6 years. Why does this make sense?</p>	<p>At the beginning of this project, the consultant worked closely with Public Works staff to update the list of projects that support the impact fee program. Key updates included:</p> <ol style="list-style-type: none"> 1. Removal of completed projects 2. Removal of projects that are being funded by another agency, such as Sound Transit 3. Revision of project scopes to reflect current plans 4. Update of project costs 5. Ensuring that all projects met eligibility criteria: can be included on the City’s capital facilities element, is within the right of way of streets and roads, and serves future growth.

			The resulting list of projects are those that Public Works felt could be defensibly included in this program and would likely be funded over the next 20 years.
6	Councilmember Reynolds	Table 4 of the consultant report derives costs of \$4,153 per single family home and \$1,856 per multi-family unit. But page 4 of the agenda bill shows 4,418 and 1,856. I think the 4,418 is wrong—it is the number before multiplying by .94 trips per unit. Do you agree?	You are correct, this was a staff error. The table on page 4 of the agenda bill should show \$4,153 as the rate for a single-family home.
7	Councilmember Reynolds	Are we adopting all of Table 4 or just the single family and multi-family factors? For example, if someone builds senior housing, will we use the senior housing factor from table 4 or just treat it as multi-family housing?	<p>Table 4 of the consultant report is intended to serve as the basis for the new rates. This table is also supported by Exhibits D and E, which provide more detail on land uses and a crosswalk to land use codes in Mercer Island Municipal Code Title 19.</p> <p>Note that in the agenda bill only a subset of the use categories in Table 4 are included – this is to provide a simple comparison between the current rates and proposed rates and also aligns with the categories for the parks impact fee rates.</p>
8	Councilmember Reynolds	Can you offer any color on how the % factors in Exhibit B are developed? Some seem very counterintuitive.	<p>The factors shown in Exhibit B reflect eligibility reductions required by State Law.</p> <ul style="list-style-type: none"> • The first reduction relates to deficiencies, essentially identifying the percentage that serves future capacity. The auto-oriented projects are all 100% eligible, since none of these facilities are currently failing the City’s standard. The ped/bike oriented projects are generally at 50%, in recognition that they will serve both existing and future users. • The next column shows the % of project users that are related to origins and destinations in

			<p>the city. For the auto projects, the percentage was developed quantitatively using the travel model. For the bike and pedestrian oriented projects, more standard rule of thumb percentages were applied.</p> <p>We would be happy to provide more discussion around the factors shown in Exhibit B during the meeting.</p>
9	Councilmember Rosenbaum	For the transportation impact fee- what is the thought process behind reducing both the single and multi family rates? Are fewer dollars needed for transportation projects? Make it up in volume?	<p>The reduction in rates is simply an output of the eligible projects compared to the City’s anticipated growth over the next 20 years.</p> <p>At the beginning of this project, the consultant worked closely with Public Works staff to update the list of projects that support the impact fee program. Key updates included:</p> <ol style="list-style-type: none"> 1. Removal of completed projects 2. Removal of projects that are being funded by another agency, such as Sound Transit 3. Revision of project scopes to reflect current plans 4. Update of project costs 5. Ensuring that all projects met eligibility criteria: can be included on the City’s capital facilities element, is within the right of way of streets and roads, and serves future growth. <p>The resulting list of projects are those that Public Works felt could be defensibly included in this program and would likely be funded over the next 20 years.</p>
10	Councilmember Nice	Is the “cycle track” in item 10 another name for a bike lane.	Yes, its essentially a two-way bike lane.

11	Councilmember Nice	Are items 12 and 13 are 2022 project builds.	Yes, these projects will be constructed in 2022.
12	Councilmember Nice	Why are the methodologies different from the consultants (i.e. one projected growth to 2040 and the other to 2044)?	The genesis of the issue is that Fehr and Peers began work in 2021, while the City asked BERK to delay beginning work until the PROS plan was completed. BERK began work in early 2022. In addition, King County released the Urban Growth Capacity Report in early 2022, making a new data source available to BERK. Thus, the 20-year date range each consultant selected is offset (Fehr and Peers used 2020-2040 and BERK used 2022-2041). That said, the estimated growth in households they each estimated for their corresponding 20-year periods are very similar – 991 and 980, respectively.
13	Councilmember Nice	To know if the footnote in the parks study regarding 60% KC AMI is an error and/or grafted from the former MFTE.	This footnote refers to the definition of affordable housing in the City code. Upon closer inspection, staff believe the exemption would actually be limited to housing units restricted to 50% AMI since the Transportation impact fee code specifically calls out “low income” affordable housing units and the MICC definition of affordable housing differentiates between low income (less than 50% AMI) and moderate income (less than 60% AMI) affordable housing. See the relevant code sections below. Thus, any units being set aside for tenants earning less than 50% AMI would be eligible for an exemption from 80% of the applicable impact fee.

19.19.070 - Exemptions.

The following development activity is exempt or partially exempt from the payment of transportation impact fees:

A. Reconstruction, remodeling or construction of **any form of affordable (low-income) housing units, as defined in this chapter**, may request an exemption of 80 percent of the required impact fee. Any claim for an exemption for affordable housing units must be made prior to payment of the impact fee, and any claim not so made shall be deemed waived. Prior to any development approval, the owner shall execute and record against the property in the King County real property title records a city-prepared covenant that shall guarantee that the affordable housing shall continue, which covenant shall run with the land, address annual reporting requirements to the city, price restrictions and household income limits and be consistent with the provisions of RCW 82.02.060(3) as now adopted or hereafter amended. In the event that the exempt housing unit is no longer used for affordable (low-income) housing as defined in this chapter, the current owner shall pay the applicable impact fees in effect at the time of conversion.

19.16.010 Definitions.

Affordable housing unit: A dwelling unit reserved for occupancy by eligible households and having monthly housing expenses to the occupant no greater than 30 percent of a given monthly household income, adjusted for household size, as follows:

1. Low-income: For owner-occupied housing, 50 percent of the King County median income, and for renter-occupied housing, **50 percent of the King County median income.**
2. Moderate-income: For owner-occupied housing, 90 percent of the King County median income. For renter-occupied housing, **60 percent of the King County median income.**

Pursuant to the authority of RCW 36.70A.540, the city finds that the higher income levels specified in the definition of affordable housing in this chapter, rather than those stated in the definition of "low income households" in RCW 36.70A.540, are needed to address local housing market conditions in the city.



2022 PLANNING SCHEDULE

Please email the City Manager & City Clerk when an agenda item is added, moved, or removed.

NOTE - Regular Meetings begin at 5:00 pm from June 16, 2020, through December 31, 2022. Items are not listed in any particular order. Agenda items & meeting dates are subject to change.

JUNE 7, 2022		DD	FN	CA	Clerk	CM
ABSENCES:		5/27	5/30	5/30	5/31	5/31
ITEM TYPE TIME TOPIC				STAFF		
EXECUTIVE SESSION						
60	Pending or Potential Litigation (Tentative)					
STUDY SESSION						
60	AB 6090: Introduction to Parks Levy Renewal Discussion			Robbie Cunningham Adams/Jessi Bon		
SPECIAL BUSINESS						
CONSENT AGENDA						
--	AB xxxx: Transportation Impact Fee Rate Update (Second Reading Ord. No. 22C-xx)			Jeff Thomas/Alison Van Gorp		
--	AB xxxx: Parks Impact Fee Rate Update (Second Reading Ord. No. 22C-xx)			Jeff Thomas/Alison Van Gorp		
--	AB xxxx: Permit Types and Noticing Code Amendments (Second Reading Ord. No. 22C-xx)			Jeff Thomas/Adam Zach		
--	AB xxxx: Water Meter Replacement Program Bid Award			Jason Kintner/Allen Hunter		
--	AB xxxx: City Hall Lobby Renovation Bid Award			Jason Kintner/Jaime Page		
--	AB 6081: Public Display of Fireworks Permit Approval - Summer Celebration			Jeromy Hicks/ Doug McDonald		
REGULAR BUSINESS						
15	AB xxxx: Healthy Youth Initiative Update			Ali Spietz/Tambi Cork		
	AB xxxx: Cooperation Agreement with MIFYS Foundation			Ali Spietz/Tambi Cork		
15	AB xxxx: Adoption of 2023-2028 Six-Year Transportation Improvement Program (Public Hearing continued from May 3 Meeting and Adoption).			Jason Kintner/Patrick Yamashita		
EXECUTIVE SESSION						

JUNE 21, 2022		DD	FN	CA	Clerk	CM
ABSENCES: Bon, Larson		6/10	6/13	6/13	6/14	6/14
ITEM TYPE TIME TOPIC				STAFF		
STUDY SESSION						
45	AB xxxx: 2022 Community Survey Results			Ali Spietz/Mason Luvera		
SPECIAL BUSINESS						
CONSENT AGENDA						
REGULAR BUSINESS						

45	AB xxxx: Town Center Code Amendments (Fourth and Final Reading Ord. No. 22C-09)	Jeff Thomas/Sarah Bluv
45	AB xxxx: State Mandated Code Amendments (First Reading Ord. No 22C-xx)	Jeff Thomas/Adam Zach/ Eileen Kieffer
60	AB xxxx: Hold for Parks Levy Renewal Discussion	Robbie Cunningham Adams/Jessi Bon
EXECUTIVE SESSION		

JULY 5, 2022		DD	FN	CA	Clerk	CM
ABSENCES:		6/24	6/27	6/27	6/28	6/28
ITEM TYPE TIME TOPIC				STAFF		
STUDY SESSION						
30	AB xxxx: Economic Development Background Information Briefing	Jeff Thomas/Sarah Bluv				
30	AB xxxx: Housing Needs Assessment Briefing	Alison Van Gorp/Adam Zack				
SPECIAL BUSINESS						
CONSENT AGENDA						
--	AB xxxx: Interlocal Agreement with MISD for Mental Health Counseling Services	Ali Spietz/Tambi Cork				
--	AB xxxx: Parks and Recreation Month, Proclamation No. xxx	Jason Kintner/Ryan Daly				
--	AB xxxx: 77th Ave SE & Sunset Hwy Intersection Improvements Bid Award	Jason Kintner/Lia Klein				
REGULAR BUSINESS						
60	AB xxxx: Hold for Parks Levy Renewal Discussion	Robbie Cunningham Adams/Jessi Bon				
30	AB xxxx: Climate Action Plan – Feedback on Draft Goals & Actions	Jason Kintner/Ross Freeman				
EXECUTIVE SESSION						

JULY 19, 2022		DD	FN	CA	Clerk	CM
ABSENCES: Weiker		7/8	7/11	7/11	7/12	7/12
ITEM TYPE TIME TOPIC				STAFF		
STUDY SESSION						
60	AB xxxx: Town Center Parking Study Presentation	Sarah Bluv/Jason Kintner/ Jeff Thomas/Ed Holmes				
SPECIAL BUSINESS						
CONSENT AGENDA						
	AB xxxx: State Mandated Code Amendments (Second Reading Ord. No. 22C-xx)	Jeff Thomas/Adam Zach/ Eileen Kieffer				
REGULAR BUSINESS						
20	AB xxxx: Aubrey Davis Trail Safety Improvements 30% Design Recommendation	Jason Kintner/Paul West				
15	AB xxxx: Check-in on Community Conversations Series	Jessi Bon/Merrill Thomas- Schadt				

30	AB xxxx: YFS School-Based Programming Update	Ali Spietz/Tambi Cork
30	AB xxxx: Bike Skills Area (Tentative)	Jason Kintner/Alaine Sommargren
60	AB xxxx: Hold for Parks Levy Renewal	Robbie Cunningham Adams/Jessi Bon
EXECUTIVE SESSION		

AUGUST 2, 2022 – LIKELY CANCELED		DD	FN	CA	Clerk	CM
ABSENCES:		7/22	7/25	7/25	7/26	7/26
ITEM TYPE TIME TOPIC				STAFF		
STUDY SESSION						
SPECIAL BUSINESS						
CONSENT AGENDA						
REGULAR BUSINESS						
EXECUTIVE SESSION						

AUGUST 16, 2022 – LIKELY CANCELED		DD	FN	CA	Clerk	CM
ABSENCES:		8/5	8/8	8/8	8/9	8/9