

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION			
SUBJECT: PUBLIC HEARING- 2009-2014 Capital Improvement Plan for the City of Black Diamond	Agenda Date: November 5, 2009		AB09-125
	Department/Committee/Individual	Created	Review
	Mayor Howard Botts		
	City Administrator –Leonard Smith		
	City Attorney – Loren D. Combs		
	City Clerk – Brenda L. Martinez		
	Finance – May Miller	X	
	Public Works – Seth Boettcher		
	Economic Devel. – Andy Williamson		
	Police – Jamey Kiblinger		
Cost Impact:	Court – Kaaren Woods		
Fund Source: various	Community Devel. – Steve Pilcher		
Timeline: ASAP	Natural Resources – Aaron Nix		
Attachments: Exhibit A-Capital Improvement Plan (2009-2014)			
<p>SUMMARY STATEMENT: Per Black Diamond Municipal Code 3.60.020, staff has prepared the first update to the City's Capital Improvement Plan that was adopted in November of 2008. This plan includes projected capital improvements for our water, stormwater, and wastewater utilities, as well as improvements for streets, parks, public safety and general government. The plan totals \$27,846,586 of capital needs over a six-year period. Public Works projects total 73.6% of the projects, Parks 18.5% and Public Safety 5.9%. The remaining 2% balance covers General Government improvements.</p> <p>Potential funding sources are identified for each project, with grants, developer funding or utility connection fees covering the majority of the revenue sources. Real Estate Excise Tax that is collected on the sale of property is also included as a revenue source.</p> <p>The City has taken a proactive approach in identifying and scheduling projects that are needed to provide the levels of service included in the Capital Facility portion of the Comprehensive Plan. The annual update and adoption of the plan puts the City in a good position to apply for future grants. This is a Capital Improvement Plan, not a budget. Only the 2010 capital projects that have approved funding will be included in the City's 2010 Operating Budget, which is expected to be adopted in December.</p> <p>The City began the update process in June. This included departments updating all projects and presenting the information at several Finance and Public Works Committee meetings. Changes suggested at those meetings were included and presented at Council workstudies over the last few months. A public hearing is scheduled for November 5, 2009 to receive input from the public.</p>			
<p>COMMITTEE REVIEW AND RECOMMENDATION: Finance and Public Works Committees as well as Council workstudy sessions have reviewed the projects and their suggestions have been included in the 2009-2014 Capital Improvement Plan.</p>			
<p>RECOMMENDED ACTION: PUBLIC HEARING ONLY-NO ACTION</p>			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	
November 5, 2009			

City of Black Diamond



Capital Improvement Plan 2009 – 2014

November 5, 2009

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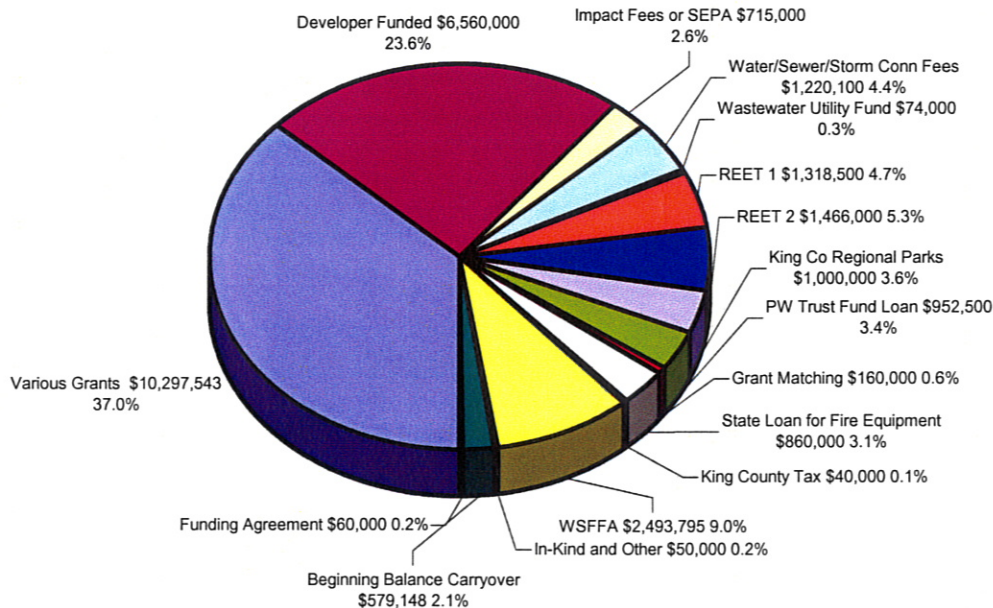
CIP All Funds Revenue Summary

Capital Improvement Program 2009 - 2014

REQUESTED FUNDING

	Total \$ Project	2008	2009	2010	2011	2012	2013
Various Grants	10,099,143	531,600	1,418,543	342,000	750,000	935,000	6,122,000
Developer Funded	3,810,000		300,000	100,000	1,320,000	800,000	1,290,000
Impact Fees or SEPA	3,385,000				250,000	900,000	2,235,000
Water/Sewer/Storm Conn Fees	1,610,100	171,100	288,000	942,000	77,000	57,000	75,000
Wastewater Utility Fund	24,000	5,000	10,000	3,000	3,000	3,000	
WSFFA	2,493,795		693,795	1,800,000			
REET 1	1,398,500	212,200	340,000	105,000	273,400	263,900	204,000
REET 2	1,366,000	325,000	243,500	122,500	340,000	265,000	70,000
King Co Regional Parks	1,000,000						1,000,000
PW Trust Fund Loan	327,500		50,000	77,500			200,000
Street Fund Funding	205,000		20,000	30,000	95,000	30,000	30,000
State Loan for Fire Equipment	860,000			175,000	685,000		
King County Tax	40,000	8,000	8,000	8,000	8,000	8,000	
Grant Matching	160,000				160,000		
Funding Agreement	60,000	41,905	18,095				
In-Kind and Other	50,000		10,000	10,000	10,000	10,000	10,000
Beginning Balance Carryover	579,148	534,148	45,000				
TOTAL SOURCES	\$27,468,186	\$1,828,953	\$3,444,933	\$3,715,000	\$3,971,400	\$3,271,900	\$11,236,000

Total: \$27,468,186



Non Capital Operating Costs

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salary and Benefits (Trails Project)	30,000				10,000	10,000	10,000
Maintenance Contracts (Technology)	38,000	15,500	4,500	4,500	4,500	4,500	4,500
Maintenance Costs (Roberts Drive)	10,000						10,000
Maint. Costs (Infil/WBD Sewer Main)	180,000	20,000	20,000	20,000	40,000	40,000	40,000
Debt Payment (WWTR Police RecSys)	211,200	42,000	42,000	43,200	42,400	41,600	
Debt Payment (State Loan Program)	276,507				39,991	118,258	118,258
Debt Repay PWTF (Roberts Dr.)	101,968			25,532	25,532	25,532	25,372
Total Operating Costs	847,675	77,500	66,500	93,232	162,423	239,890	208,130



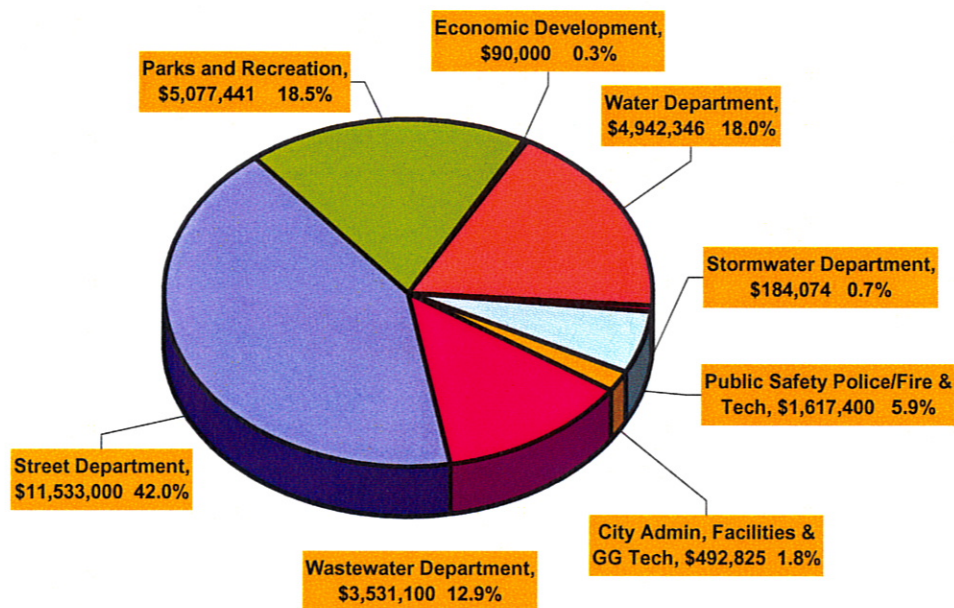
Total Summary by Department

Capital Improvement Program 2009 - 2014

Departments	Total \$ Project	2009	2010	2011	2012	2013	2014
Street Department	11,533,000	259,957	1,680,043	460,000	420,000	1,703,000	7,010,000
Parks and Recreation	5,077,441	214,441	170,000	190,000	1,243,000	475,000	2,785,000
Wastewater Department	3,531,100	131,100	480,000	310,000	1,260,000	60,000	1,290,000
Water Department	4,942,346	603,551	793,795	2,535,000	165,000	845,000	
Economic Development	90,000		42,000	12,000	12,000	12,000	12,000
Stormwater Department	184,074	156,074	28,000				
Public Safety Police/Fire & Tech	1,617,400	331,000	52,000	187,000	800,000	130,200	117,200
City Admin, Facilities & GG Tech	492,825	132,830	199,095	21,000	71,400	46,700	21,800
TOTAL Project COSTS	\$27,468,186	\$1,828,953	\$3,444,933	\$3,715,000	\$3,971,400	\$3,271,900	\$11,236,000

Total City CIP by Department

Total: \$27,846,586





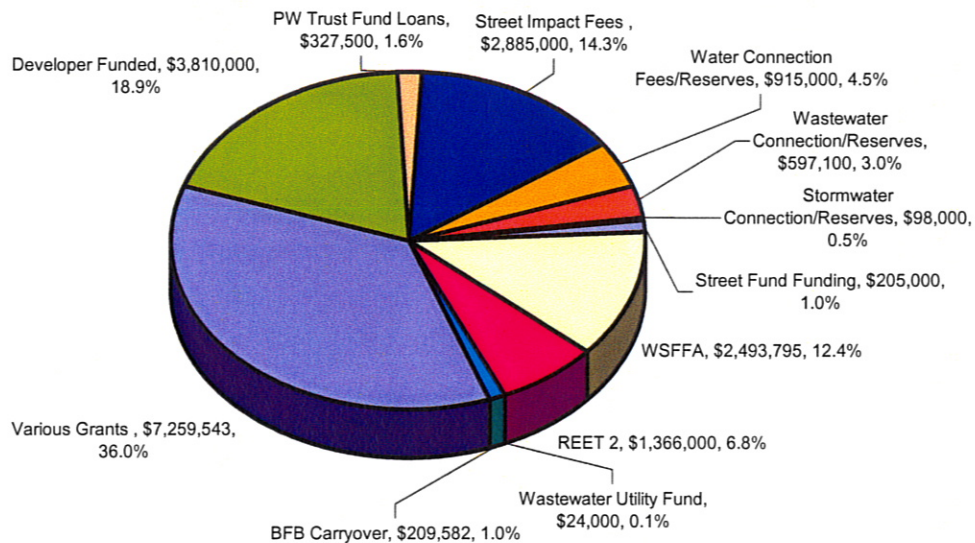
CIP Public Works Revenue Summary

Capital Improvement Program 2009 - 2014

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Various Grants	7,259,543	450,000	1,366,543	230,000	10,000	803,000	4,400,000
Developer Funded	3,810,000		300,000	100,000	1,320,000	800,000	1,290,000
Street Impact Fees	2,885,000					650,000	2,235,000
Water Connection Fees/Reserves	915,000	55,000	100,000	735,000			25,000
Wastewater Connection/Reserves	597,100	116,100	160,000	207,000	57,000	57,000	
Stormwater Connection/Reserves	98,000		28,000		20,000		50,000
Street Fund Funding	205,000		20,000	30,000	95,000	30,000	30,000
WSFFA	2,493,795		693,795	1,800,000			
REET 2	1,366,000	325,000	243,500	122,500	340,000	265,000	70,000
Wastewater Utility Fund	24,000	5,000	10,000	3,000	3,000	3,000	
PW Trust Fund Loans	327,500		50,000	77,500			200,000
BFB Carryover	209,582	199,582	10,000				
TOTAL SOURCES	\$20,190,520	\$1,150,682	\$2,981,838	\$3,305,000	\$1,845,000	\$2,608,000	\$8,300,000

Total: \$20,190,520



Non Capital Operating Costs

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Maintenance Costs Roberts Dr.	10,000						10,000
Maint. Costs Infil/WBD Sewer Main	180,000	20,000	20,000	20,000	40,000	40,000	40,000
Debt pay PWTF Roberts Dr.	101,968			25,532	25,532	25,532	25,372
Debt pay PWTF Cedarbrook Sewer							
Total Operating Public Works	291,968	20,000	20,000	45,532	65,532	65,532	75,372

CIP Public Works Revenue Summary

Capital Improvement Program 2009 - 2014

Key to Projects in the CIP:

T = Street
S = Wastewater
D = Stormwater
W = Water

No.	REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
T1	General Street Improvement	170,000	30,000	20,000	30,000	30,000	30,000	30,000
T2	Railroad Avenue Reconstruction	1,200,000	134,957	1,065,043				
T3	Lawson Street & Newcastle Dr Intersection Repair	25,000	25,000					
T4	233rd Ave SE Repair and Overlay	35,000		35,000				
T5	Morgan Street Sidewalk Extension Phase II	580,000	70,000	510,000				
T6	Jones Lk. Road Regrading and Paving	100,000			100,000			
T7	Roberts Drive Sidewalk link to Morgan Street	953,000				120,000	833,000	
T8	SE 288th Street Overlay	230,000			230,000			
T9	B.D./Ravensdale & SR169 Intersection Approach	70,000					70,000	
T10	SR-169 Widening Lawson & Baker St Intersection	1,550,000					350,000	1,200,000
T11	Roberts Drive Reconstruction	5,700,000		50,000	100,000	200,000	350,000	5,000,000
T12	Pacific Street Neighborhood Improvements	520,000					70,000	450,000
T13	Intersection Improvements in Morganville	80,000						80,000
T14	Lake Sawyer Road Culvert and Guardrail	320,000				70,000		250,000
W1	In City Forest Water Transmission Main Replacment	240,000	240,000					
W2	Railroad Avenue Water Main Upgrade	308,551	308,551					
W3	Springs Transmission Main Replacement Phase 1	1,213,795		413,795	800,000			
W4	Springs Transmission Main Replacement Phase 2	1,280,000		280,000	1,000,000			
W5	Roberts Drive Water Line Replacement	650,000			650,000			
W6	Meter Replacement Program	240,000	55,000	100,000	85,000			
W7	Pacific Street Water Line Loop	120,000				120,000		
W8	Public Works Yard Improvements	90,000				45,000	45,000	
W9	Fire Flow Loop to N. Commerical Area	800,000					800,000	
S1	Infiltration and Inflow Reduction Program	210,000	10,000	50,000	50,000	50,000	50,000	
S2	Replace Old Lawson Lift Station	50,000		50,000				
S3	Preserving Wastewater Treatment Plant for Future Use	30,000	10,000	20,000				
S4	Wastewater Comprehensive Plan Supplement	111,100	111,100					
S5	Cedarbrook Sewer Main	90,000						90,000
S6	Manhole Rehabilitation	40,000		10,000	10,000	10,000	10,000	
S7	West Black Diamond Wastewater Lift Station	1,600,000		300,000	100,000	1,200,000		
S8	Morganville Wastewater Lift Station Improvement	200,000		50,000	150,000			
S9	South Black Diamond Wastewater Trunk Extension	1,200,000						1,200,000
D1	Stormwater Comprehensive Plan	156,074	156,074					
D2	5th Ave Storm Drain Improvements	28,000		28,000				
Total Requested Projects		20,190,520	1,150,682	2,981,838	3,305,000	1,845,000	2,608,000	8,300,000

CIP Public Works Revenue Summary

Capital Improvement Program 2009 - 2014

Key to Projects in the CIP:

T = Street
S = Wastewater
D = Stormwater
W = Water

No.	REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
REET 2 Funding								
T2	Railroad Avenue Reconstruction	162,100		162,100				
T3	Lawson Street & Newcastle Dr Intersection Repair	25,000	25,000					
T4	233rd Ave SE Repair and Overlay	35,000		35,000				
T5	Morgan Street Sidewalk Extension Phase II	46,400		46,400				
T6	Jones Lk. Road Regrading and Paving	30,000			30,000			
T7	Roberts Drive Sidewalk link to Morgan Street	150,000				120,000	30,000	
T8	SE 288th Street Overlay	70,000			70,000			
T9	B.D./Ravensdale & SR169 Intersection Approach	70,000					70,000	
T11	Roberts Drive Reconstruction	227,500			22,500	155,000	50,000	
T12	Pacific Street Neighborhood Improvements	100,000					70,000	30,000
T13	Intersection Improvements in Morganville	40,000						40,000
T14	Lake Sawyer Road Culvert and Guardrail	20,000				20,000		
W2	Railroad Avenue Water Main Upgrade	300,000	300,000					
W8	Public Works Yard Improvements	90,000				45,000	45,000	
Total REET 2 Funding		1,366,000	325,000	243,500	122,500	340,000	265,000	70,000
Water Connection Fees/Reserves								
W5	Roberts Drive Water Line Replacement	650,000			650,000			
W6	Meter Replacement Program	240,000	55,000	100,000	85,000			
T12	Pacific Street Neighborhood Improvements	25,000						25,000
Total Water Connection Fees/Reserves		915,000	55,000	100,000	735,000			25,000
Wastewater Connection Fees/Reserves								
S1	Infiltration and Inflow Reduction Program	200,000		50,000	50,000	50,000	50,000	
S2	Replace Old Lawson Lift Station	50,000		50,000				
S3	Preserving Wastewater Treatment Plant for Future Use	15,000	5,000	10,000				
S4	Wastewater Comprehensive Plan Supplement	111,100	111,100					
S5	Cedarbrook Sewer Main							
S6	Manhole Rehabilitation	21,000			7,000	7,000	7,000	
S8	Morganville Wastewater Lift Station Improvement	200,000		50,000	150,000			
Total Wastewater Connection Fees/Reserves		597,100	116,100	160,000	207,000	57,000	57,000	
Stormwater Connection Fees/Reserves								
D2	5th Ave Storm Drain Improvements	28,000		28,000				
T11	Roberts Drive Reconstruction	50,000						50,000
T14	Lake Sawyer Road Culvert and Guardrail	20,000				20,000		
Total Stormwater Connection Fees/Reserves		98,000		28,000		20,000		50,000
Street Impact or SEPA								
T10	SR-169 Widening Lawson & Baker St Intersection	1,550,000					350,000	1,200,000
T11	Roberts Drive Reconstruction	900,000					300,000	600,000
T12	Pacific Street Neighborhood Improvements	395,000						395,000
T13	Intersection Improvements in Morganville	40,000						40,000
Total Street Impact or SEPA Fees		2,885,000					650,000	2,235,000

CIP Public Works Revenue Summary

Capital Improvement Program 2009 - 2014

Key to Projects in the CIP:

T = Street
S = Wastewater
D = Stormwater
W = Water

No.	REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Street Fund								
T1	General Street Improvement	140,000		20,000	30,000	30,000	30,000	30,000
T11	Roberts Drive Reconstruction	45,000				45,000		
T14	Lake Sawyer Road Culvert and Guardrail	20,000				20,000		
Total Street Fund Funding		205,000		20,000	30,000	95,000	30,000	30,000
WSFFA								
W3	Springs Transmission Main Replacement Phase 1	1,213,795		413,795	800,000			
W4	Springs Transmission Main Replacement Phase 2	1,280,000		280,000	1,000,000			
Total WSFFA		2,493,795		693,795	1,800,000			
Wastewater Utility Funding								
S3	Preserving Wastewater Treatment Plant	15,000	5,000	10,000				
S6	Manhole Rehabilitation	9,000			3,000	3,000	3,000	
Total Wastewater Utility Funding		24,000	5,000	10,000	3,000	3,000	3,000	
Grants								
T2	Railroad Avenue Reconstruction	967,943	65,000	902,943				
T6	Jones Lk. Road Regrading and Paving	70,000			70,000			
T8	SE 288th Street Overlay	160,000			160,000			
T11	Roberts Drive Reconstruction	4,150,000						4,150,000
T5	Morgan Street Sidewalk Extension Phase II	533,600	70,000	463,600				
T7	Roberts Drive Sidewalk link to Morgan Street	803,000					803,000	
T14	Lake Sawyer Road Culvert and Guardrail	260,000				10,000		250,000
W1	In City Forest Water Transmission Main Replacment	240,000	240,000					
D1	Stormwater Comprehensive Plan	75,000	75,000					
Total Grants		7,259,543	450,000	1,366,543	230,000	10,000	803,000	4,400,000
Loans (Public Works Trust Fund Loan)								
T11	Roberts Drive Reconstruction	327,500		50,000	77,500			200,000
Total PWTF Loans		327,500		50,000	77,500			200,000
Developer Funded/Impact Fees/SEPA								
S5	Cedarbrook Sewer Main	90,000						90,000
S7	West Black Diamond Wastewater Lift Station	1,600,000		300,000	100,000	1,200,000		
S9	South Black Diamond Wastewater Trunk Extension	1,200,000						1,200,000
W7	Pacific Street Water Line Loop	120,000				120,000		
W9	Fire Flow Loop to N. Commerical Area	800,000					800,000	
Total Developer Funded		3,810,000		300,000	100,000	1,320,000	800,000	1,290,000
BFB Carryover								
T1	General Street Improvement	30,000	30,000					
T2	Railroad Avenue Reconstruction	69,957	69,957					
D1	Stormwater Comprehensive Plan	81,074	81,074					
S1	Infiltration and Inflow Reduction Program	10,000	10,000					
S6	Manhole Rehabilitation	10,000		10,000				
W2	Railroad Avenue Water Main Upgrade	8,551	8,551					
		209,582	199,582	10,000				
Grand Total Public Works CIP Funding		\$20,190,520	\$1,150,682	\$2,981,838	\$3,305,000	\$1,845,000	\$2,608,000	\$8,300,000



REET 2 ANALYSIS SUMMARY

Capital Improvement Program 2009 - 2014

Real Estate Excise Tax Analysis

Key to Projects in the CIP:

T = Street
S = Wastewater
D = Stormwater
W = Water

REET 2 - REVENUE ANALYSIS

	2009	2010	2011	2012	2013	2014
Beginning Fund Balance	1,089,595	1,008,177	810,677	722,645	477,113	366,581
1/4 of 1% REET	35,000	30,000	50,000	100,000	150,000	150,000
Interest	9,000	6,000	10,000	20,000	30,000	30,000
Available Balance	1,133,595	1,044,177	870,677	842,645	657,113	546,581
REET 2 Projects						
T2 Railroad Avenue Reconstruction		162,100				
T3 Lawson Street & Newcastle Dr Intersection Repair	25,000					
T4 233rd Ave SE Repair and Overlay		35,000				
T5 Morgan Street Sidewalk Extension Phase II		46,400				
T6 Jones Lk. Road Regrading and Paving			30,000			
T7 Roberts Drive Sidewalk link to Morgan Street				120,000	30,000	
T8 SE 288th Street Overlay			70,000			
T9 B.D./Ravensdale & SR169 Intersection Approach					70,000	
T11 Roberts Drive Reconstruction			22,500	155,000	50,000	
T12 Pacific Street Neighborhood Improvements					70,000	30,000
T13 Intersection Improvements in Morganville						40,000
T14 Lake Sawyer Road Culvert and Guardrail				20,000		
W2 Railroad Avenue Water Main Upgrade	300,000					
W8 Public Works Yard Improvements				45,000	45,000	
Debt pay PWTF Roberts Dr. REET 2			25,532	25,532	25,532	25,372
Total REET 2 Projects	325,000	243,500	148,032	365,532	290,532	95,372
Less REET 2 Project Carryover	199,582	10,000				
Total REET 2 Used	125,418	233,500				
Ending Fund Balance	1,008,177	810,677	722,645	477,113	366,581	451,209

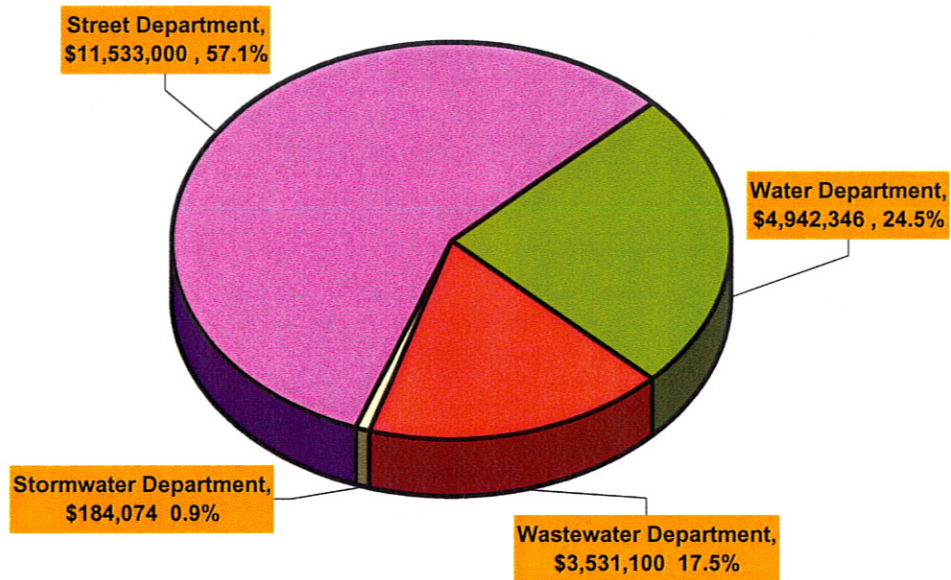


Public Works Department Summary

Capital Improvement Program 2009 - 2014

Departments	Total \$ Project	2009	2010	2011	2012	2013	2014
Street Department	11,533,000	259,957	1,680,043	460,000	420,000	1,703,000	7,010,000
Water Department	4,942,346	603,551	793,795	2,535,000	165,000	845,000	
Wastewater Department	3,531,100	131,100	480,000	310,000	1,260,000	60,000	1,290,000
Stormwater Department	184,074	156,074	28,000				
TOTAL Project COSTS	\$20,190,520	\$1,150,682	\$2,981,838	\$3,305,000	\$1,845,000	\$2,608,000	\$8,300,000

Public Works CIP by Department
Total: \$20,190,520





Street Department (Transportation Projects)

Capital Improvement Program 2009 - 2014

Expenditure Summary by Project

Project Name	Total \$ Requested	2009	2010	2011	2012	2013	2014
T1 General Street Improvement	170,000	30,000	20,000	30,000	30,000	30,000	30,000
T2 Railroad Avenue Reconstruction	1,200,000	134,957	1,065,043				
T3 Lawson Street & Newcastle Dr Intersection Repair	25,000	25,000					
T4 233rd Ave SE Repair and Overlay	35,000		35,000				
T5 Morgan Street Sidewalk Extension Phase II	580,000	70,000	510,000				
T6 Jones Lk. Road Regrading and Paving	100,000			100,000			
T7 Roberts Drive Sidewalk link to Morgan Street	953,000				120,000	833,000	
T8 SE 288th Street Overlay	230,000			230,000			
T9 B.D./Ravensdale & SR169 Intersection Approach	70,000					70,000	
T10 SR-169 Widening Lawson & Baker St Intersection	1,550,000					350,000	1,200,000
T11 Roberts Drive Reconstruction	5,700,000		50,000	100,000	200,000	350,000	5,000,000
T12 Pacific Street Neighborhood Improvements	520,000					70,000	450,000
T13 Intersection Improvements in Morganville	80,000						80,000
T14 Lake Sawyer Road Culvert and Guardrail	320,000				70,000		250,000
TOTAL EXPENDITURES	11,533,000	259,957	1,680,043	460,000	420,000	1,703,000	7,010,000

Funding Sources

	Total \$ Project	2009	2010	2011	2012	2013	2014
Transportation Improvement Board Grants							
T2 Railroad Avenue Reconstruction	967,943	65,000	902,943				
T6 Jones Lk. Road Regrading and Paving	70,000			70,000			
T8 SE 288th Street Overlay	160,000			160,000			
T11 Roberts Drive Reconstruction	4,150,000						4,150,000
Total TIB Grants	5,347,943	65,000	902,943	230,000			4,150,000
Community Development Block Grants							
T5 Morgan Street Sidewalk Extension Phase II	533,600	70,000	463,600				
Total CDBG Grants	533,600	70,000	463,600				
Grants Other							
T7 Roberts Drive Sidewalk link to Morgan Street	803,000					803,000	
T14 Lake Sawyer Road Culvert and Guardrail	260,000				10,000		250,000
Total Grants Other	1,063,000				10,000	803,000	250,000
Total Grant Funding	6,944,543	135,000	1,366,543	230,000	10,000	803,000	4,400,000
Water Connection Fees/Reserves							
T12 Pacific Street Neighborhood Improvements	25,000						25,000
Total Water Connection/Reserves Funding	25,000						25,000
Stormwater Connection Fees/Reserves							
T11 Roberts Drive Reconstruction	50,000						50,000
T14 Lake Sawyer Road Culvert and Guardrail	20,000				20,000		
Total Stormwater Connection/Reserves Funding	70,000				20,000		50,000
Street Fund Funding							
T1 General Street Improvement	140,000		20,000	30,000	30,000	30,000	30,000
T11 Roberts Drive Reconstruction	45,000				45,000		
T14 Lake Sawyer Road Culvert and Guardrail	20,000				20,000		
Total Street Fund Funding	205,000		20,000	30,000	95,000	30,000	30,000



Street Department (Transportation Projects)

Capital Improvement Program 2009 - 2014

Funding Sources. Cont.

	Total \$ Project	2009	2010	2011	2012	2013	2014
Developer Funded/Impact Fees/SEPA							
T10 SR-169 Widening Lawson & Baker St Intersection	1,550,000					350,000	1,200,000
T11 Roberts Drive Reconstruction	900,000					300,000	600,000
T12 Pacific Street Neighborhood Improvements	395,000						395,000
T13 Intersection Improvements in Morganville	40,000						40,000
Total Developer/Impact/SEPA Funding	2,885,000					650,000	2,235,000
Real Estate Excise Tax 2 Funding							
T2 Railroad Avenue Reconstruction	162,100		162,100				
T3 Lawson Street & Newcastle Dr Intersection Repair	25,000	25,000					
T4 233rd Ave SE Repair and Overlay	35,000		35,000				
T5 Morgan Street Sidewalk Extension Phase II	46,400		46,400				
T6 Jones Lk. Road Regrading and Paving	30,000			30,000			
T7 Roberts Drive Sidewalk link to Morgan Street	150,000				120,000	30,000	
T8 SE 288th Street Overlay	70,000			70,000			
T9 B.D./Ravensdale & SR169 Intersection Approach	70,000					70,000	
T11 Roberts Drive Reconstruction	227,500			22,500	155,000	50,000	
T12 Pacific Street Neighborhood Improvements	100,000					70,000	30,000
T13 Intersection Improvements in Morganville	40,000						40,000
T14 Lake Sawyer Road Culvert and Guardrail	20,000				20,000		
Total REET 2 Funding	976,000	25,000	243,500	122,500	295,000	220,000	70,000
PW Trust Fund Loan							
T11 Roberts Drive Reconstruction	327,500		50,000	77,500			200,000
Total Trust Fund Loan	327,500		50,000	77,500			200,000
BFB Carryover							
T1 General Street Improvement	30,000	30,000					
T2 Railroad Avenue Reconstruction	69,957	69,957					
Total BFB Carryover	99,957	99,957					
Total Street Projects	11,533,000	259,957	1,680,043	460,000	420,000	1,703,000	7,010,000



Capital Improvement Program 2009 - 2014

Project for the	Street	Department	# T1
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Account code 320 000 002

PROJECT TITLE General Street Improvement

DESCRIPTION Annually the Public Works staff assesses the street system and selects key street preservation work. Typical activities under this project are chip sealing, crack sealing, patch work and addressing minor safety problems.

BACKGROUND This project provides annual funding for minor street improvements that typically do not require engineering.

COMMENTS The 2010 allocation is being reduced to allow staff to catch up with beginning fund balance roll over.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs	170,000	30,000	20,000	30,000	30,000	30,000	30,000
Capital Outlay							
Contingency							
TOTAL COSTS	\$170,000	\$30,000	\$20,000	\$30,000	\$30,000	\$30,000	\$30,000

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds	140,000		20,000	30,000	30,000	30,000	30,000
Developer/Impact Fees/SEPA							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2							
PW Trust Fund Loan							
BFB Carryover	30,000	30,000					
TOTAL SOURCES	\$170,000	\$30,000	\$20,000	\$30,000	\$30,000	\$30,000	\$30,000

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Street	Department	# T2
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Account code 320 000 004

PROJECT TITLE Railroad Avenue Reconstruction

DESCRIPTION Widen and reconstruct the existing roadway; provide parking, sidewalks and illumination, stormwater collection treatment and detention.

BACKGROUND Railroad Avenue is a narrow roadway with badly deteriorated pavement and gravel parking with poor drainage. There is a need for sidewalks and street lighting.

COMMENTS \$1,200,000 in original 2009 plan, including \$69,957 carryover from 2008.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way	13,000	13,000					
Building Improvements							
Preliminary Engineering							
Design Engineering	121,957	121,957					
Construction Engineering	65,043		65,043				
Construction Costs	1,000,000		1,000,000				
Capital Outlay							
Contingency							
TOTAL COSTS	\$1,200,000	\$134,957	\$1,065,043				

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants TIB	967,943	65,000	902,943				
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Developer/Impact Fees/SEPA							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2	162,100		162,100				
PW Trust Fund Loan							
BFB Carryover	69,957	69,957					
TOTAL SOURCES	\$1,200,000	\$134,957	\$1,065,043				

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Street	Department	# T3
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Account code 320 000 009

PROJECT TITLE	Lawson Street & Newcastle Dr Intersection Repair
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DESCRIPTION	Repair and overlay existing intersection.
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BACKGROUND	The shoulders of the road have sunk and some roadway patches have failed. The road base needs to be established in several locations and portions of the road reconstructed.
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COMMENTS	Reconstruction will avoid higher ongoing maintenance costs.
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CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs	25,000	25,000					
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$25,000	\$25,000					

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Developer/Impact Fees/SEPA							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2	25,000	25,000					
PW Trust Fund Loan							
BFB Carryover							
TOTAL SOURCES	\$25,000	\$25,000					

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Other (specify)							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Street	Department	# T4
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Account code 320 000 005

PROJECT TITLE 233rd Ave SE Repair and Overlay

DESCRIPTION	Grind, patch, seal and overlay from SE 293rd Place south 500 feet to the end.
BACKGROUND	This cul de sac is in bad condition and difficult to maintain. Pot hole maintenance on this cul de sac is particularly expensive because of the distance from old Black Diamond.
COMMENTS	This project has been shifted from 2009 to 2010.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs	35,000		35,000				
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$35,000		\$35,000				

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Developer/Impact Fees/SEPA							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2	35,000		35,000				
PW Trust Fund Loan							
BFB Carryover							
TOTAL SOURCES	\$35,000		\$35,000				

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Street	Department	# T5
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Account code 320 000 007

PROJECT TITLE Morgan Street Sidewalk Extension Phase II

DESCRIPTION Install sidewalk, curb, gutter on the north side of Morgan Street from Abrams to Roberts Drive.

BACKGROUND The need for sidewalks along Morgan Street is increasing because pedestrian traffic is growing. The staff has applied for two grants and is suggesting that the City provide inspections and project management in house. If the grants are not received this project should be put on hold. Over a long period of time the sidewalks could be installed as frontage improvements along with redevelopment along the corridor.

COMMENTS The construction engineering piece of \$46,400 is intended to be done in-house but may be contracted.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering	46,400		46,400				
Design Engineering	88,000	70,000	18,000				
Construction Costs	445,600		445,600				
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$580,000	\$70,000	\$510,000				

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (CDBG)	533,600	70,000	463,600				
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Developer/Impact Fees/SEPA							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2	46,400		46,400				
PW Trust Fund Loan							
BFB Carryover							
TOTAL SOURCES	\$580,000	\$70,000	\$510,000				

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Street	Department	# T6
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PROJECT TITLE Jones Lk. Road Regrading and Paving

DESCRIPTION	The existing asphalt is deteriorating and must be replaced soon.
BACKGROUND	This has been revised to a preservation project. The intersection improvements at SR 169 will be accomplished by the Lawson Hills Developer when needed.
COMMENTS	If grant funding is received, this project will be moved up in priority

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering	10,000			10,000			
Design Engineering							
Construction Costs	90,000			90,000			
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$100,000			\$100,000			

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants	70,000			70,000			
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Developer/Impact Fees/SEPA							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2	30,000			30,000			
PW Trust Fund Loan							
BFB Carryover							
TOTAL SOURCES	\$100,000			\$100,000			

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Street	Department	# T7
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PROJECT TITLE Roberts Drive Sidewalk link to Morgan Street

DESCRIPTION Install a new pedestrian sidewalk and 1/2 street improvements from the Library to Morgan Street. The scope of work would include sidewalk, curb, gutter and a depressed landscape strip with vegetation to treat and infiltrate storm water.

BACKGROUND This project is part of fulfilling a portion of the comprehensive pedestrian plan.

COMMENTS This project was revised from a longer trail/sidewalk project to a 1/2 street improvement project as it is difficult to install a stand alone sidewalk with limited right of way. The length of the project was also reduced to closer fit the amount of money that is available for sidewalk projects.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way	20,000				20,000		
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	175,000				100,000	75,000	
Construction Costs	758,000					758,000	
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$953,000				\$120,000	\$833,000	

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants TIB	803,000					803,000	
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Developer/Impact Fees/SEPA							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2	150,000				120,000	30,000	
PW Trust Fund Loan							
BFB Carryover							
TOTAL SOURCES	\$953,000				\$120,000	\$833,000	

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Other (specify)							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Street	Department	# T8
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PROJECT TITLE SE 288th Street Overlay

DESCRIPTION	Patch and overlay the existing roadway from 236th Ave SE to 216th Ave SE.
BACKGROUND	The City will not be able to take advantage of the TIB grant program once the City grows over 5,000 in population. This project suggest leveraging more than \$100,000.
COMMENTS	Preparatory patching will be needed before overlay.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering	10,000			10,000			
Design Engineering							
Construction Costs	220,000			220,000			
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$230,000			\$230,000			

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants TIB	160,000			160,000			
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Developer/Impact Fees/SEPA							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2	70,000			70,000			
PW Trust Fund Loan							
BFB Carryover							
TOTAL SOURCES	\$230,000			\$230,000			

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Street	Department	# T9
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PROJECT TITLE B.D./Ravensdale & SR169 Intersection Approach

DESCRIPTION Patch and overlay the existing intersection.

BACKGROUND The pavement condition has deteriorated and the lane configuration is poorly defined.

COMMENTS In the long term the realignment of Black Diamond/Ravensdale Road further to the north is being considered or other intersection alignments. Realignment of this intersection will probably be accomplished by developers as project mitigation.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	10,000					10,000	
Construction Costs	60,000					60,000	
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$70,000					\$70,000	

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants TIB							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Developer/Impact Fees/SEPA							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2	70,000					70,000	
PW Trust Fund Loan							
BFB Carryover							
TOTAL SOURCES	\$70,000					\$70,000	

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Other (specify)							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Street	Department	# T10
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PROJECT TITLE	SR-169 Widening Lawson & Baker St Intersection
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DESCRIPTION The left hand turn lanes are needed on 169 and on the approaching streets. 900 feet of SR-169 widening and channelization is needed. 200 feet of widening and channelization is needed on Lawson and Baker Street.

BACKGROUND This is a capacity adding project funded development through the State Environmental Policy Act and potentially Traffic Impact Fees

COMMENTS

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way	200,000					200,000	
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	150,000					150,000	
Construction Costs	1,200,000						1,200,000
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$1,550,000					\$350,000	\$1,200,000

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants TIB							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Developer/Impact Fees/SEPA						350,000	1,200,000
Real Estate Excise Tax 1							
Real Estate Excise Tax 2							
PW Trust Fund Loan							
BFB Carryover							
TOTAL SOURCES	\$1,550,000					\$350,000	\$1,200,000

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Streets	Department	# T11
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PROJECT TITLE Roberts Drive Reconstruction

DESCRIPTION	Overlay existing roadway, address reflective cracking, widen to standard, install utilities as needed for future needs from SR 169 to the Rock Creek Bridge. The project will probably be built in phases.
BACKGROUND	With many small subdivisions and businesses with direct access to Roberts Drive the roadway will need to be widened to accommodate a left hand turn lane so that flow through traffic is not impeded. The concrete panels continue to shift and break causing rough roadway conditions and maintenance costs.
COMMENTS	The preliminary corridor study is needed early on to determine where the north south connector will be located, settle on a road section, resolve the storm water solutions, process through NEPA and SEPA, resolve the concrete panel fix, so the project can be prepared for grant funding.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way	200,000				200,000		
Building Improvements							
Preliminary Engineering	150,000		50,000	100,000			
Construction Engineering	50,000						50,000
Design Engineering	350,000					350,000	
Construction Costs	4,950,000						4,950,000
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$5,700,000		\$50,000	\$100,000	\$200,000	\$350,000	\$5,000,000

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants	4,150,000						4,150,000
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves	50,000						50,000
Street Funds	45,000				45,000		
Developer/Impact Fees/SEPA	900,000					300,000	600,000
Real Estate Excise Tax 1							
Real Estate Excise Tax 2	227,500			22,500	155,000	50,000	
PW Trust Fund Loan	327,500		50,000	77,500			200,000
BFB Carryover							
TOTAL SOURCES	\$5,700,000		\$50,000	\$100,000	\$200,000	\$350,000	\$5,000,000

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maint.	10,000						10,000
Loan Payment REET2 (.05 int)	101,968			25,532	25,532	25,532	25,372
TOTAL OPERATING	111,968			25,532	25,532	25,532	35,372



Capital Improvement Program 2009 - 2014

Project for the	Streets	Department	# T12
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PROJECT TITLE Pacific Street Neighborhood Improvements

DESCRIPTION	Widen and pave existing gravel roads. Install storm drainage improvements.
BACKGROUND	Gravel road requires a higher level of maintenance and generate more citizen complaints than paved streets.
COMMENTS	There are outstanding obligations from some past development that may affect the project limits or schedule. Various infrastructure improvements are needed in this area as well.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	70,000					70,000	
Construction Costs	450,000						450,000
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$520,000					\$70,000	\$450,000

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (CDBG)							
Water Connection/Reserves	25,000						25,000
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Developer/Impact Fees/SEPA	395,000						395,000
Real Estate Excise Tax 1							
Real Estate Excise Tax 2	70,000					70,000	30,000
PW Trust Fund Loan							
BFB Carryover							
TOTAL SOURCES	\$520,000					\$70,000	\$450,000

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Other (specify)							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Street	Department	# T13
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PROJECT TITLE Intersection Improvements in Morganville

DESCRIPTION	Design roadway intersections , determine right-of-way needs.
BACKGROUND	There is inadequate right-of-way and the corners are too sharp at the intersections in this neighborhood. The trucks and long wheel base vehicles cut the corner and cause damage to the roadway and occasionally damage private property.
COMMENTS	Note these preliminary efforts do not include construction and acquiring of the right-of-way.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way	40,000						40,000
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	40,000						40,000
Construction Costs							
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$80,000						\$80,000

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Developer/Impact Fees/SEPA	40,000						40,000
Real Estate Excise Tax 1							
Real Estate Excise Tax 2	40,000						40,000
PW Trust Fund Loan							
BFB Carryover							
TOTAL SOURCES	\$80,000						\$80,000

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Other (specify)							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Street	Department	# T14
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PROJECT TITLE Lake Sawyer Road Culvert and Guardrail

DESCRIPTION	Replace twin culverts with a bottomless box culvert and install guard rails to protect vehicles from running into the creek.
BACKGROUND	The twin culverts may impede the upstream migration of salmon. The existing corrugated metal culverts are showing signs of corrosion. The guard rails will protect the environment from errant stray vehicles.
COMMENTS	Grant funding is anticipated and included in the financing for this project. Design and permitting is scheduled for 2012 to assist with attracting grant and private mitigation funds.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	70,000				70,000		
Construction Costs	250,000						250,000
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$320,000				\$70,000		\$250,000

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants	260,000				10,000		250,000
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves	20,000				20,000		
Street Funds	20,000				20,000		
Developer/Impact Fees/SEPA							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2	20,000				20,000		
PW Trust Fund Loan							
BFB Carryover							
TOTAL SOURCES	\$320,000				\$70,000		\$250,000

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Other (specify)							
TOTAL OPERATING							



Water Department

Capital Improvement Program 2009 - 2014

Funding Summary by Project

Project Name	Total \$ Requested	2009	2010	2011	2012	2013	2014
W1 In City Forest Water Transmission Main Replacment	240,000	240,000					
W2 Railroad Avenue Water Main Upgrade	308,551	308,551					
W3 Springs Transmission Main Replacement Phase 1	1,213,795		413,795	800,000			
W4 Springs Transmission Main Replacement Phase 2	1,280,000		280,000	1,000,000			
W5 Roberts Drive Water Line Replacement	650,000			650,000			
W6 Meter Replacement Program	240,000	55,000	100,000	85,000			
W7 Pacific Street Water Line Loop	120,000				120,000		
W8 Public Works Yard Improvements	90,000				45,000	45,000	
W9 Fire Flow Loop to N. Commerical Area	800,000					800,000	
TOTAL EXPENDITURES	4,942,346	603,551	793,795	2,535,000	165,000	845,000	

Funding Sources

	Total \$ Project	2009	2010	2011	2012	2013	2014
Congressional Grant Funding							
W1 In City Forest Water Transmission Main Replacment	240,000	240,000					
Total Grant Funding	240,000	240,000					
REET 2							
W2 Railroad Avenue Water Main Upgrade	300,000	300,000					
W8 Public Works Yard Improvements	90,000				45,000	45,000	
Total REET 2	390,000	300,000			45,000	45,000	
Water System and Facilities Funding Agreement (WSFFA)							
W3 Springs Transmission Main Replacement Phase 1	1,213,795		413,795	800,000			
W4 Springs Transmission Main Replacement Phase 2	1,280,000		280,000	1,000,000			
Total WSFFA Funds	2,493,795		693,795	1,800,000			
Water Connection Fees and Reserves							
W5 Roberts Drive Water Line Replacement	650,000			650,000			
W6 Meter Replacement Program	240,000	55,000	100,000	85,000			
Total Water Connection Fees	890,000	55,000	100,000	735,000			
Developer Funded or Connection Fees							
W7 Pacific Street Water Line Loop	120,000				120,000		
W9 Fire Flow Loop to N. Commerical Area	800,000					800,000	
Total Developer Funded or Connection Fees	920,000				120,000	800,000	
Beginning Fund Balance Water Fund Carryover							
W2 Railroad Avenue Water Main Upgrade	8,551	8,551					
Total BFB Water Fund Carryover	8,551	8,551					
Total Water Projects	4,942,346	603,551	793,795	2,535,000	165,000	845,000	



Capital Improvement Program 2009 - 2014

Project for the **Water** **Department W1**

PROJECT TITLE **In City Forest Water Transmission Main Replacment**

DESCRIPTION Replace 1000 to 1400 feet of existing 6 and 8 inch asbestos concrete water main across the In City Forest and east down toward the springs.

BACKGROUND The City received a congressional earmark grant for this project.

COMMENTS

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering	40,000	40,000					
Construction Engineering	20,000	20,000					
Design Engineering							
Construction Costs	180,000	180,000					
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$240,000	\$240,000					

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (Congressional Earmark)	240,000	240,000					
Water Connection Fees/Res							
Stormwater Connection Fees/Res							
Street Funds							
Developer Funded or Connection Fees							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2							
Other (specify)							
TOTAL SOURCES	\$240,000	\$240,000					

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries and Benefits							
Other (specify)							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Water** **Department** **# W2**

Account number 320 000 004

PROJECT TITLE **Railroad Avenue Water Main Upgrade**

DESCRIPTION Replace the 4 inch asbestos concrete pipe in Railroad Avenue with 12 inch ductile iron with 12 inch connections planned west on Morgan Street and east on Baker.

BACKGROUND City staff and Council prioritized this work in anticipation of the street improvements.

COMMENTS 2009 includes 2008 and 2009 revenue and expenses, plus \$8,551 Water carryover.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs	308,551	308,551					
Capital Outlay							
Contingency							
TOTAL COSTS	\$308,551	\$308,551					

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (TIB: Trans Improv Board)							
BFB Water Utility Fund	8,551	8,551					
Wastewater Utility Fund							
Stormwater Connection Fees/Res							
Street Funds							
Water Connection Fees							
Real Estate Excise Tax 2	300,000	300,000					
REET 2 Transfer per							
Water capital carryover							
TOTAL SOURCES	\$308,551	\$308,551					

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries and Benefits							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Water** **Department** **# W3**

Account Number 402 000 003

PROJECT TITLE **Springs Transmission Main Replacement Phase 1**

DESCRIPTION

Replace 9100 feet of 8 inch asbestos concrete (AC) with 12 inch ductile iron (DI) from the North Bank Pump Station to tie in to the existing 12" Spring Supply Main.

BACKGROUND

This is a capacity and system reliability project funded by the Water Supply Facilities Funding Agreement.

COMMENTS

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering	100,000		100,000				
Construction Engineering							
Design Engineering	113,795		113,795				
Construction Costs	1,000,000		200,000	800,000			
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$1,213,795		\$413,795	\$800,000			

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection Fees/Reserves							
Wastewater Utility Fund							
Stormwater Connect Fees/Res							
Street Funds							
Real Estate Excise Tax 2							
Water Syst & Fac. Funding Agrmt.	1,213,795		413,795	800,000			
TOTAL SOURCES	\$1,213,795		\$413,795	\$800,000			

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries and Benefits							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Water** **Department** **# W4**

Account Number 402 000 003

PROJECT TITLE **Springs Transmission Main Replacement Phase 2**

DESCRIPTION

Improvements to the springs and the points of collection. Replacement of 1,300 lineal ft. of piping from the springs across the Green River to the North Bank Pump Station.

BACKGROUND

Further study is needed to determine the best alternative for piping drinking water from the springs to the North Bank Pump Station.

COMMENTS

Includes \$80,000 in legal costs.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering	100,000		100,000				
Design Engineering	100,000		100,000				
Construction Costs	1,000,000			1,000,000			
Capital Outlay							
Legal Fees	80,000		80,000				
TOTAL COSTS	\$1,280,000		\$280,000	\$1,000,000			

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection Fees/Reserves							
Wastewater Utility Fund							
Stormwater Connectin Fees/Res							
Street Funds							
Real Estate Excise Tax 2							
Water Syst & Fac. Funding Agrmt.	1,280,000		280,000	1,000,000			
TOTAL SOURCES	\$1,280,000		\$280,000	\$1,000,000			

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries and Benefits							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Water** **Department** **# W5**

PROJECT TITLE **Roberts Drive Water Line Replacement**

DESCRIPTION

Replace 2200 lineal feet of 6 inch PVC, asbestos concrete and 8 inch ductile iron with 12 inch ductile iron along Roberts Drive from Morgan Drive, east on Roberts to the tie in with the existing 12 inch ductile iron water line.

BACKGROUND

Additional supply is needed for anticipated growth in the area known as the Villages. Although an intertie with Tacoma is planned the redundancy of service is needed for water service to Villages from the City water system.

COMMENTS

This could also be a developer extension as part of first phases of development.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	40,000			40,000			
Construction Costs	610,000			610,000			
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$650,000			\$650,000			

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection Fees/Reserves							
Wastewater Utility Fund							
Stormwater Utility Fund							
Street Funds							
Connection Fees							
Real Estate Excise Tax 2							
Developer Funded	650,000			650,000			
TOTAL SOURCES	\$650,000			\$650,000			

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries and Benefits							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Water** **Department** **# W6**

Account Number 404 000 001

PROJECT TITLE **Meter Replacement Program**

DESCRIPTION Replace approximately 300 meters per year at \$230 per meter. This includes radio read, software, training and appurtenance.

BACKGROUND The bulk of the meters are about 15 years old and are only guaranteed for 10 years. As meters age they run slower which means lost revenue. City staff will install the new meters.

COMMENTS This meter replacement program is under contract at 200 meters per year. The second year is when the City is planning to transition to radio read. Some additional funds above the contract level have been allocated for meter box replacement.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs	240,000	55,000	100,000	85,000			
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$240,000	\$55,000	\$100,000	\$85,000			

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection Fees/Reserves	240,000	55,000	100,000	85,000			
Stormwater Connection Fees/Res							
Street Funds							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2							
Other (specify)							
TOTAL SOURCES	\$240,000	\$55,000	\$100,000	\$85,000			

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries and Benefits							
Other (specify)							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Water** **Department** **# W7**

PROJECT TITLE **Pacific Street Water Line Loop**

DESCRIPTION

Construction of 1200 Lineal feet of 8 inch ductile iron water line from Intersection with Pacific to Old Lawson Road to provide system looping.

BACKGROUND

There is a portion of 2 inch water main that a private developer is obligated to upgrade to an 8 inch size water main. The City will provide the developer with the opportunity to contribute to the public project to fulfill developer portion of the obligation.

COMMENTS

CAPITAL PROJECT COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	20,000				20,000		
Construction Costs	100,000				100,000		
Capital Outlay							
Contingency							
TOTAL COSTS	\$120,000				\$120,000		

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (specify)							
Water Connection Fees/Reserves							
Wastewater Utility Fund							
Stormwater Connection Fees/Res							
Street Funds							
Developer Funded	120,000				120,000		
REET 2							
Other (specify)							
TOTAL SOURCES	\$120,000				\$120,000		

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries and Benefits							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Water** **Department** **# W8**

PROJECT TITLE **Public Works Yard Improvements**

DESCRIPTION

In 2012 the City will fund a site assessment and study on the Public Works Yard and security needs. And as part of the NPDES requirement, the City will bring operations in line with best management practices for equipment storage, washdown areas, contaminated materials storage and proper storage of hazardous materials in 2013.

BACKGROUND

The Public Works site study will address proper stormwater treatment and other improvements to protect surface water. Other long range improvements that will be planned for the future include providing adequate screening for the neighborhood and remodel buildings to house equipment and provide office work stations, file storage, a small lunch room, showers, lockers materials handling and storage, and machinery/equipment building. A security fence will be part of the warehouse improvement project.

COMMENTS

Early on-site assessment and recommendation is needed to refine the scope of work and seek funding opportunities. This project might rate quite well for a low interest loan from the Public Works Trust Fund.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay	50,000				25,000	25,000	
Study	40,000				20,000	20,000	
TOTAL COSTS	\$90,000				\$45,000	\$45,000	

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (specify)							
Water Conn Fees/Res							
Wastewater Conn Fees/Res							
Stormwater Conn Fees/Res							
Street Funds							
Water Connection Fees/Reserves							
Real Estate Excise Tax 2	90,000				45,000	45,000	
Other (specify)							
TOTAL SOURCES	\$90,000				\$45,000	\$45,000	

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries and Benefits							
Other (specify)							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Water** **Department W9**

PROJECT TITLE **Fire Flow Loop to N. Commerical Area**

DESCRIPTION

Replace 600 ft. of 6 inch asbestos concrete with 12 inch ductile iron water main. Replace 1200 ft. of 8 inch asbestos concrete with 12 inch ductile iron in 3rd Street north of Roberts Drive. Link the east and west 169 water mains at approximately the Cedarbrook Mobile Home Park and link the east 169 water main to the north commercial area.

BACKGROUND

This project is needed to replace asbestos concrete pipe, address flow velocities that exceed 10 ft. per second, strengthen the water line dual feed to the north commercial area.

COMMENTS

CAPITAL PROJECT COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs	800,000					800,000	
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$800,000					\$800,000	

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (specify)							
Water Connection Fees/Reserves							
Stormwater Connection Fees/Res							
Street Funds							
Developer Funded	800,000					800,000	
Real Estate Excise Tax 1							
Real Estate Excise Tax 2							
Other (specify)							
TOTAL SOURCES	\$800,000					\$800,000	

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries and Benefits							
Other (specify)							
TOTAL OPERATING							



Wastewater Department

Capital Improvement Program 2009 - 2014

Expenditure Summary by Project

Project Name	Total \$ Requested	2009	2010	2011	2012	2013	2014
S1 Infiltration and Inflow Reduction Program	210,000	10,000	50,000	50,000	50,000	50,000	
S2 Replace Old Lawson Lift Station	50,000		50,000				
S3 Preserving Wastewater Treatment Plant for Future Use	30,000	10,000	20,000				
S4 Wastewater Comprehensive Plan Supplement	111,100	111,100					
S5 Cedarbrook Sewer Main	90,000						90,000
S6 Manhole Rehabilitation	40,000		10,000	10,000	10,000	10,000	
S7 West Black Diamond Wastewater Lift Station	1,600,000		300,000	100,000	1,200,000		
S8 Morganville Wastewater Lift Station Improvement	200,000		50,000	150,000			
S9 South Black Diamond Wastewater Trunk Extension	1,200,000						1,200,000
TOTAL EXPENDITURES	3,531,100	131,100	480,000	310,000	1,260,000	60,000	1,290,000

Funding Sources

	Total \$ Project	2009	2010	2011	2012	2013	2014
Wastewater Utility Funding							
S3 Preserving Wastewater Treatment Plant	15,000	5,000	10,000				
S6 Manhole Rehabilitation	9,000			3,000	3,000	3,000	
Total Wastewater Utility Funding	24,000	5,000	10,000	3,000	3,000	3,000	
Wastewater Connection Fees or Reserves							
S1 Infiltration and Inflow Reduction Program	200,000		50,000	50,000	50,000	50,000	
S2 Replace Old Lawson Lift Station	50,000		50,000				
S3 Preserving Wastewater Treatment Plant for Future Use	15,000	5,000	10,000				
S4 Wastewater Comprehensive Plan Supplement	111,100	111,100					
S5 Cedarbrook Sewer Main							
S6 Manhole Rehabilitation	21,000			7,000	7,000	7,000	
S8 Morganville Wastewater Lift Station Improvement	200,000		50,000	150,000			
Total Wastewater Connection Fees/Reserves	597,100	116,100	160,000	207,000	57,000	57,000	
Developer Funding							
S5 Cedarbrook Sewer Main	90,000						90,000
S7 West Black Diamond Wastewater Lift Station	1,600,000		300,000	100,000	1,200,000		
S9 South Black Diamond Wastewater Trunk Extension	1,200,000						1,200,000
	2,800,000		300,000	100,000	1,200,000		1,290,000
BFB Carryover							
S1 Infiltration and Inflow Reduction Program	10,000	10,000					
S6 Manhole Rehabilitation	10,000		10,000				
	20,000	10,000	10,000				
Total Wastewater Projects	3,531,100	131,100	480,000	310,000	1,260,000	60,000	1,290,000



Capital Improvement Program 2009 - 2014

Project for the **Wastewater** **Department** **# S1**

Account Number 408 000 001

PROJECT TITLE **Infiltration and Inflow Reduction Program**

DESCRIPTION

TV inspections, smoke testing, new ordinance and policy review, and then pipe rehabilitation, sealing, or replacement as needed, monitor effectiveness.

BACKGROUND

The City desires to preserve and recapture capacity in the wastewater system by reducing and controlling peak flows that come primarily from storm and ground water getting into the system.

COMMENTS

Other projects and duties have delayed this project.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering	160,000		40,000	40,000	40,000	40,000	
Design Engineering	50,000	10,000	10,000	10,000	10,000	10,000	
Construction Costs							
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$210,000	\$10,000	\$50,000	\$50,000	\$50,000	\$50,000	

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection Fees/Reserves							
Wastewater Utility Fund							
Stormwater Conn Fees/Reserves							
Street Funds							
Wastewtr Connection Fees/Res	200,000		50,000	50,000	50,000	50,000	
Real Estate Excise Tax 1							
Real Estate Excise Tax 2							
Public Works Trust Fund							
BFB Carryover	10,000	10,000					
TOTAL SOURCES	\$210,000	\$10,000	\$50,000	\$50,000	\$50,000	\$50,000	

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits, Maintenance	120,000	20,000	20,000	20,000	20,000	20,000	20,000
Debt Repayment							
TOTAL OPERATING	120,000	20,000	20,000	20,000	20,000	20,000	20,000



Capital Improvement Program 2009 - 2014

Project for the Wastewater Department # S2

Account Number 408 000 002

PROJECT TITLE Replace Old Lawson Lift Station

DESCRIPTION

Install a larger wet well, replace septic tank effluent pumps with grinder pumps, new control panel, alarms, and telemetry.

BACKGROUND

This project is primarily to address a high maintenance and high risk of overflow at this wastewater lift station.

COMMENTS

No carryover.

CAPITAL PROJECT COSTS

Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way						
Building Improvements						
Preliminary Engineering						
Construction Engineering	50,000	50,000				
Design Engineering						
Construction Costs						
Capital Outlay						
Other (Specify)						
TOTAL COSTS	\$50,000	\$50,000				

REQUESTED FUNDING

Total \$ Project	2009	2010	2011	2012	2013	2014
Grants						
Water Connection Fees/Reserves						
Wastewater Utility Fund						
Stormwater Conn Fees/Reserves						
Street Funds						
Wastewtr Connection Fees/Res	50,000	50,000				
Real Estate Excise Tax 1						
Real Estate Excise Tax 2						
Public Works Trust Fund						
Developer Funded						
TOTAL SOURCES	\$50,000	\$50,000				

NON CAPITAL OPERATING COSTS

Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other						
Debt Repayment						
TOTAL OPERATING						



Capital Improvement Program 2009 - 2014

Project for the **Wastewater** **Department** **# S3**

Account Number 408 000 003

PROJECT TITLE Preserving Wastewater Treatment Plant for Future Use

DESCRIPTION

Repair fencing, clear encroaching brush and trees, dispose unusable materials, remove equipment to storage, secure or demolish the building. Install monitoring and security equipment. Begin a treatment program for the remaining biosolids.

BACKGROUND

Most of the work described above can be accomplished by City staff. The wastewater treatment plant site may also be a future option for a King County wastewater reclamation treatment plant.

COMMENTS

No carryover.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs	30,000	10,000	20,000				
Capital Outlay							
Contingency							
TOTAL COSTS	\$30,000	\$10,000	\$20,000				

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection Fees/Reserves							
Wastewater Utility Fund	15,000	5,000	10,000				
Stormwater Conn Fees/Reserves							
Street Funds							
Wastewtr Connection Fees/Res	15,000	5,000	10,000				
Real Estate Excise Tax 1							
Real Estate Excise Tax 2							
Public Works Trust Fund							
Other (specify)							
TOTAL SOURCES	\$30,000	\$10,000	\$20,000				

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the Wastewater Department # S4

Account Number 408 000 004

PROJECT TITLE Wastewater Comprehensive Plan Supplement

DESCRIPTION

Additional planning and preliminary engineering is needed for the optimal efficiency of service to the new wastewater service areas to be developed.

BACKGROUND

The most efficient routes of wastewater service from sites that will minimize the number of wastewater pump stations have not been determined and may involve acquiring easements from properties that are not owned by the major developer or the City. The City is required to update the wastewater comprehensive plan as needed or every six years. The last wastewater comprehensive plan was completed in 2003.

COMMENTS

Per ordinance 09-599 \$31,100 was to this project in 2009.

CAPITAL PROJECT COSTS

Land/Right of Way
Building Improvements
Preliminary Engineering
Construction Engineering
Design Engineering
Construction Costs
Capital Outlay
Other (Specify)

Total \$ Requested	2009	2010	2011	2012	2013	2014
111,100	111,100					
TOTAL COSTS	\$111,100	\$111,100				

REQUESTED FUNDING

Grants
Water Connection Fees/Reserves
Wastewater Utility Fund
Stormwater Conn Fees/Reserves
Street Funds
Wastewtr Connection Fees/Res
Real Estate Excise Tax 1
Real Estate Excise Tax 2
Public Works Trust Fund
Other (specify)

Total \$ Project	2009	2010	2011	2012	2013	2014
111,100	111,100					
TOTAL SOURCES	\$111,100	\$111,100				

NON CAPITAL OPERATING COSTS

Salaries, Benefits and Other
Debt Repayment

Total \$ Requested	2009	2010	2011	2012	2013	2014
TOTAL OPERATING						



Capital Improvement Program 2009 - 2014

Project for the Wastewater Department # S5

PROJECT TITLE Cedarbrook Sewer Main

DESCRIPTION

Acquire City easement through the trailer park. Design and construct a new sewer main to serve all of the existing and future City customer in the north east portion of the City.

BACKGROUND

While this project will provide future conveyance capacity for this area of the City it will also correct an informal arrangement of public wastewater being served through a private wastewater system. If redevelopment appears likely, this project may be deferred further.

COMMENTS

CAPITAL PROJECT COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way	20,000						20,000
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	70,000						70,000
Construction Costs							
Capital Outlay							
Contingency							
TOTAL COSTS	\$90,000						\$90,000

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection Fees/Reserves							
Wastewater Utility Fund							
Stormwater Conn Fees/Reserves							
Street Funds							
Wastewtr Connection Fees/Res							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2							
Public Works Trust Fund Loan							
Developer Funded	90,000						90,000
TOTAL SOURCES	\$90,000						\$90,000

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt payment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Wastewater** **Department** **# S6**

Account Number 408 000 005

PROJECT TITLE **Manhole Rehabilitation**

DESCRIPTION Survey all manhole condition, prioritize rehabilitation work, contract lining and repairs.

BACKGROUND Some of the City manholes are leaking ground water into the system. The leakage is requiring additional conveyance and pump station capacity improvements. Repairs to the City's manholes will provide additional system capacity and help open up future possibilities for water reclamation in the Black Diamond area.

COMMENTS Added \$10,000 carryover from 2008 to 2009.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs	40,000		10,000	10,000	10,000	10,000	
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$40,000		\$10,000	\$10,000	\$10,000	\$10,000	

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection Fees/Reserves							
Wastewater Utility Fund	9,000			3,000	3,000	3,000	
Stormwater Conn Fees/Reserves							
Street Funds							
Wastewtr Connection Fees/Res	21,000			7,000	7,000	7,000	
Real Estate Excise Tax 1							
Real Estate Excise Tax 2							
Public Works Trust Fund							
BFB Carryover	10,000		10,000				
TOTAL SOURCES	\$40,000		\$10,000	\$10,000	\$10,000	\$10,000	

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the Wastewater Department # S7

PROJECT TITLE West Black Diamond Wastewater Lift Station

DESCRIPTION

Design and construct a wastewater lift station for the area west of Rock Creek and south of Soos Creek sewer service area. Phase one is site selection and design. Phase two is wastewater lift station construction and gravity main easement procurement.

BACKGROUND

This project is to prepare for the upcoming growth in the west portion of the City.

COMMENTS

The West Black Diamond Wastewater Lift Station could be developed as a developer improvement, but the City would have less control of the project. The schedule for this project will be driven by development.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way	400,000		100,000	100,000	200,000		
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	200,000		200,000				
Construction Costs	1,000,000				1,000,000		
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$1,600,000		\$300,000	\$100,000	\$1,200,000		

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (specify)							
Water Connection Fees/Reserves							
Wastewater Utility Fund							
Stormwater Conn Fees/Reserves							
Street Funds							
Wastewtr Connection Fees/Res							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2							
PW Trust Fund							
Developer Funded	1,600,000		300,000	100,000	1,200,000		
TOTAL SOURCES	\$1,600,000		\$300,000	\$100,000	\$1,200,000		

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maint.	60,000				20,000	20,000	20,000
Debt Repayment							
TOTAL OPERATING	60,000				20,000	20,000	20,000



Capital Improvement Program 2009 - 2014

Project for the **Wastewater** **Department** **# S8**

PROJECT TITLE **Morganville Wastewater Lift Station Improvement**

DESCRIPTION

Study the alternatives for the best discharge point of the pump station. Consider relocating out of the street. Reconstruct the sewer lift station, replace pumps and control panel, telemetry.

BACKGROUND

The wastewater lift station will be 18 years old in 2012.

COMMENTS

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	50,000		50,000				
Construction Costs	150,000			150,000			
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$200,000		\$50,000	\$150,000			

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection Fees/Reserves							
Wastewater Utility Fund							
Stormwater Conn Fees/Reserves							
Street Funds							
Wastewtr Connection Fees/Res	200,000		50,000	150,000			
Real Estate Excise Tax 1							
Real Estate Excise Tax 2							
PW Trust Fund							
Other (specify)							
TOTAL SOURCES	\$200,000		\$50,000	\$150,000			

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the Wastewater Department # S9

PROJECT TITLE South Black Diamond Wastewater Trunk Extension

DESCRIPTION Purchase easements and design a wastewater main extension from the Metro Pump Station to the west and south.

BACKGROUND The City needs to plan for wastewater trunk lines that will serve the maximum area to the south and west.

COMMENTS Wait for the developer to do the engineering wastewater mains as developer extensions.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way	200,000						200,000
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	100,000						100,000
Construction Costs	900,000						900,000
Capital Outlay							
Other (Specify)							
TOTAL COSTS	\$1,200,000						\$1,200,000

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection Fees/Reserves							
Wastewater Utility Fund							
Stormwater Conn Fees/Reserves							
Street Funds							
Wastewtr Connection Fees/Res							
Real Estate Excise Tax 1							
Real Estate Excise Tax 2							
Public Works Trust Fund							
Developer Funded	1,200,000						1,200,000
TOTAL SOURCES	\$1,200,000						\$1,200,000

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Stormwater Department

Capital Improvement Program 2009 - 2014

Expenditure Summary by Project

Project Name	Total \$ Requested	2009	2010	2011	2012	2013	2014
D1 Stormwater Comprehensive Plan	156,074	156,074					
D2 5th Ave Storm Drain Improvements	28,000		28,000				
TOTAL EXPENDITURES	184,074	156,074	28,000				

Funding Sources

	Total \$ Project	2009	2010	2011	2012	2013	2014
BFB Carryover Stormwtr Grant							
D1 Stormwater Comprehensive Plan	81,074	81,074					
Total BFB Stormwater Grant Carryover	81,074	81,074					
Department of Ecology Grant							
D1 Stormwater Comprehensive Plan	75,000	75,000					
Total DOE Grant	75,000	75,000					
Stormwater Connection Fees/Reserves							
D2 5th Ave Storm Drain Improvements	28,000		28,000				
Total Stormwater Conn Fees/Res	28,000		28,000				
Total Stormwater Projects	184,074	156,074	28,000				



Capital Improvement Program 2009 - 2014

Project for the **Stormwater** **Department** **# D1**

Account Number 410 000 001

PROJECT TITLE **Stormwater Comprehensive Plan**

DESCRIPTION

Prepare a Stormwater Comprehensive Plan that addresses the policy issues in setting up a stormwater utility, meeting the requirement of the NPDES phase II stormwater permit, adopting and stormwater capital program and establish fees to fund the stormwater program.

BACKGROUND

Some stormwater planning, modeling and mapping has been completed in the past at a superficial level. The phase II stormwater permit requirements have made it necessary to establish a stormwater utility to finance the stormwater management program.

COMMENTS

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay							
Professional Services	156,074	156,074					
TOTAL COSTS	\$156,074	\$156,074					

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Department of Ecology Grant	75,000	75,000					
Water Connection Fees/Reserves							
Wastewater Connection Fees/Res							
Stormwater Connection Fees/Res							
Street Funds							
REET 1							
REET 2							
BFB Carryover Storm Grant	81,074	81,074					
TOTAL SOURCES	\$156,074	\$156,074					

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries and Benefits							
Debt Repayment to Wastewater							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the Stormwater Department # D2

PROJECT TITLE 5th Ave Storm Drain Improvements

DESCRIPTION Regrade street side ditches , increase culvert sizes to accommodate the 25 year storm event.

BACKGROUND Based on Stormwater modeling completed for the comprehensive plan the storm system in 5th Ave is expected to cause localized flooding during a 25 year storm event. Culverts and storm mains will need to be increased in size.

COMMENTS

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	5,000		5,000				
Construction Costs	23,000		23,000				
Capital Outlay							
Other							
TOTAL COSTS	\$28,000		\$28,000				

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Department of Ecology Grant							
Water Connection Fees/Reserves							
Wastewater Connection Fees/Res							
Stormwater Connection Fees/Res	28,000		28,000				
Street Funds							
REET 1							
REET 2							
PW Trust Fund							
TOTAL SOURCES	\$28,000		\$28,000				

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries and Benefits							
Debt Repayment to Wastewater							
TOTAL OPERATING							

CIP General Government Revenue Summary

Capital Improvement Program 2009 - 2014

Key to Projects in the CIP:
 E = Econ Dev
 I = Technology
 P = Parks
 L = Police
 A = Admin/Facilities

No. REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
A1 Metal Building Upgrades	35,000	35,000					
A2 City Hall and Court Remodel	96,600	26,600	70,000				
A3 Purchase Pool Car	25,000				25,000		
A4 Space Study	50,000				25,000	25,000	
A5 Energy Audit on Black Diamond Museum	10,000		10,000				
A6 Impact Fee Study	80,000		80,000				
E1 Way Finding Signs	78,000		30,000	12,000	12,000	12,000	12,000
E2 City Monument Gateway Signs	12,000		12,000				
I1 City Technology Upgrades	136,225	29,325	21,000	21,000	21,400	21,700	21,800
I2 Police Technology Upgrades	337,400	251,000	12,000	12,000	12,000	25,200	25,200
I3 Finance Automation	60,000	41,905	18,095				
P1 Park Signage	60,000		15,000	15,000	10,000	10,000	10,000
P2 Union Stump Memorial Park	25,000	5,000				20,000	
P3 Lake Sawyer Boat Launch Improvements	948,337	105,337	55,000		788,000		
P4 Grant Matching Funds	300,000	50,000	50,000	50,000	50,000	50,000	50,000
P5 Trail System Development	357,904	25,904	8,000	108,000	108,000	108,000	
P6 BMX Park Course	250,000				20,000	20,000	210,000
P7 Lake Sawyer Regional Park	3,000,000				250,000	250,000	2,500,000
P8 Eagle Creek Park Upgrades	20,000	20,000					
P9 Park & Cemetery Mowers & Equipment	16,200	8,200	2,000	2,000	2,000	2,000	
P10 Improvements to Skate Park	25,000		25,000				
P11 Tree City USA Money Fund	75,000		15,000	15,000	15,000	15,000	15,000
L1 Patrol Car Replacement Program	390,000	80,000	40,000		88,000	90,000	92,000
F1 Replace Engine 981	600,000				600,000		
F2 Replace Aid Car	175,000			175,000			
F3 Replace Brush-Truck Chassis	85,000				85,000		
F4 Replace Fire Station 99 Study	30,000				15,000	15,000	
Total General Government Projects	7,277,666	678,271	463,095	410,000	2,126,400	663,900	2,936,000

CIP General Government Revenue Summary

Capital Improvement Program 2009 - 2014

Key to Projects in the CIP:
 E = Econ Dev
 I = Technology
 P = Parks
 L = Police
 A = Admin/Facilities

No. REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
REET 1 FUNDING							
A1 Metal Building Upgrades	5,000	5,000					
A2 City Hall and Court Remodel	35,000		35,000				
A3 Purchase Pool Car	25,000				25,000		
A4 Space Study	50,000				25,000	25,000	
A6 Impact Fee Study	80,000		80,000				
I1 City Tech Upgrades	134,900	28,000	21,000	21,000	21,400	21,700	21,800
I2 Police Technology Upgrades	92,400	6,000	12,000	12,000	12,000	25,200	25,200
P1 Park Signage	60,000		15,000	15,000	10,000	10,000	10,000
P2 Union Stump Memorial Park	5,000	5,000					
P3 Lake Sawyer Boat Launch Improvements	55,000		55,000				
P4 Grant Matching Funds	300,000	50,000	50,000	50,000	50,000	50,000	50,000
P5 Trail System Development	10,000	10,000					
P6 BMX Park Course	40,000				20,000	20,000	
P8 Eagle Creek Park Upgrades	20,000	20,000					
P9 Park and Cemetery Mowers and Equipment	16,200	8,200	2,000	2,000	2,000	2,000	
P10 Improvements to Skate Park	25,000		25,000				
P11 Tree City USA Money Fund	25,000		5,000	5,000	5,000	5,000	5,000
L1 Vehicle Replacement Program	390,000	80,000	40,000		88,000	90,000	92,000
F4 Replace Station 99 Study	30,000				15,000	15,000	
Total REET 1 Funding	1,398,500	212,200	340,000	105,000	273,400	263,900	204,000
Grant Funding							
E1 Way Finding Signs PSRC or Dept of Trans.	78,000		30,000	12,000	12,000	12,000	12,000
E2 City Monument Gateway Signs PSRC/DOT	12,000		12,000				
P2 Union Stump Mem. Park RCO or Other	20,000					20,000	
P3 Boat Launch Impr King County Grant	678,000	50,000			628,000		
P3 Boat Launch Improvements RCO Grant	30,000	30,000					
P5 Trail System Development RCO Grant	300,000			100,000	100,000	100,000	
P6 BMX Park Course RCO Grant	210,000						210,000
P7 Lake Sawyer Regional Park RCO Grant	1,500,000						1,500,000
A2 City Hall and Court Remodel	1,600	1,600					
A5 Energy Audit on Museum PSE Grant	10,000		10,000				
Total Grant Funding	2,839,600	81,600	52,000	112,000	740,000	132,000	1,722,000
King County Regional Parks Funding							
P7 Lake Sawyer Regional Park	1,000,000						1,000,000
Total King County Regional Parks Funding	1,000,000						1,000,000

CIP General Government Revenue Summary

Capital Improvement Program 2009 - 2014

Key to Projects in the CIP:
 E = Econ Dev
 I = Technology
 P = Parks
 L = Police
 A = Admin/Facilities

No. REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
King County Tax Levy							
P5 Trail System Development	40,000	8,000	8,000	8,000	8,000	8,000	
Total King County Tax Levy	40,000	8,000	8,000	8,000	8,000	8,000	
Impact Fees or SEPA							
P7 Lake Sawyer Regional Park	500,000				250,000	250,000	
Total Impact Fees or SEPA	500,000				250,000	250,000	
Grant Matching Funds							
P3 Lake Sawyer Boat Launch Improvements	160,000				160,000		
Total Grant Matching Funds	160,000				160,000		
Funding Agreement							
I3 Finance Automation	60,000	41,905	18,095				
Total Funding Agreement	60,000	41,905	18,095				
General Fund Beginning Balance Carryover							
I1 City Technology Upgrades	1,325	1,325					
I2 Police Tech Upgrade Loan C/O	200,000	200,000					
I2 Police Technology Upgrades	45,000	45,000					
A1 Metal Building Upgrades	30,000	30,000					
A2 City Hall and Court Remodel	60,000	25,000	35,000				
P3 Lake Sawyer Boat Launch Improvements	25,337	25,337					
P5 Trail System Development	7,904	7,904					
Total Beginning Balance Carryover	369,566	334,566	35,000				
Other Funding (In-Kind)							
P11 Tree City USA	50,000		10,000	10,000	10,000	10,000	10,000
Total In-kind Funding	50,000		10,000	10,000	10,000	10,000	10,000
State Loan Program							
F1 Replace Engine 981	600,000				600,000		
F2 Replace Aid Car	175,000			175,000			
F3 Replace Brush-Truck Chassis	85,000				85,000		
Total State Loan Program	860,000			175,000	685,000		
Grand Total General Govt CIP Funding	7,277,666	678,271	463,095	410,000	2,126,400	663,900	2,936,000

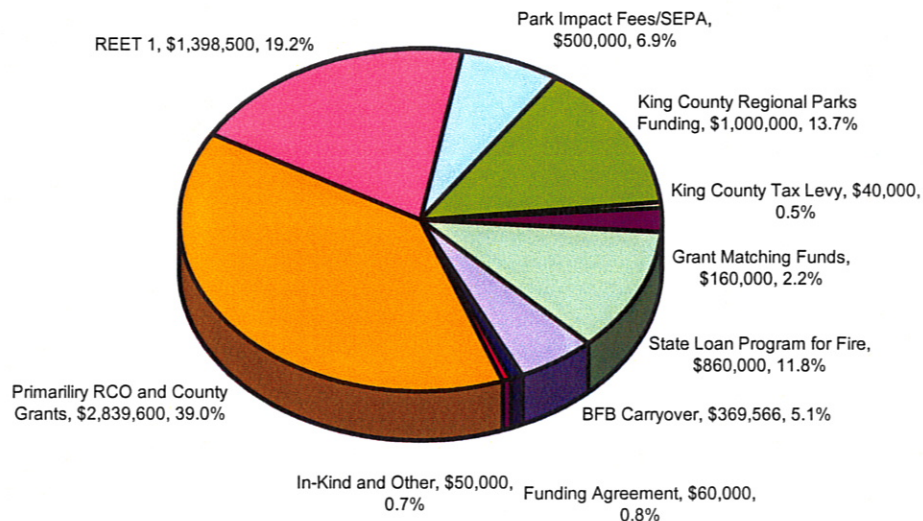


CIP General Government Revenue Summary

Capital Improvement Program 2009 - 2014

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Primarily RCO and County Grants	2,839,600	81,600	52,000	112,000	740,000	132,000	1,722,000
REET 1	1,398,500	212,200	340,000	105,000	273,400	263,900	204,000
Park Impact Fees/SEPA	500,000				250,000	250,000	
King County Regional Parks Funding	1,000,000						1,000,000
King County Tax Levy	40,000	8,000	8,000	8,000	8,000	8,000	
Grant Matching Funds	160,000				160,000		
State Loan Program for Fire	860,000			175,000	685,000		
BFB Carryover	369,566	334,566	35,000				
Funding Agreement	60,000	41,905	18,095				
In-Kind and Other	50,000		10,000	10,000	10,000	10,000	10,000
TOTAL SOURCES	\$7,277,666	\$678,271	\$463,095	\$410,000	\$2,126,400	\$663,900	\$2,936,000

Total: \$7,277,666



Non Capital Operating Costs

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salary and Benefits (Trails Project)	30,000				10,000	10,000	10,000
Maintenance Contracts (Technology)	38,000	15,500	4,500	4,500	4,500	4,500	4,500
Debt pay to Wastewtr REET1 (Police Rec. Sys)	211,200	42,000	42,000	43,200	42,400	41,600	
Debt Repayment REET 1 (State Loan Program)	276,507				39,991	118,258	118,258
TOTAL OPERATING Gen Govt Costs	555,707	57,500	46,500	47,700	96,891	174,358	132,758



REET 1 ANALYSIS SUMMARY

Capital Improvement Program 2009 - 2014

Real Estate Excise Tax Analysis

Key to Projects in the CIP:

E = Econ Dev
I = Technology
P = Parks
L = Police
A = Facilities
F = Fire

REET 1 - REVENUE ANALYSIS

	2009	2010	2011	2012	2013	2014
Beginning Fund Balance	932,882	894,423	930,423	842,223	606,432	362,674
1/4 of 1% REET	35,000	30,000	50,000	100,000	150,000	150,000
Interest	9,000	6,000	10,000	20,000	30,000	30,000
Available Balance	976,882	930,423	990,423	962,223	786,432	542,674
REET 1 Projects						
A1 Metal Building Upgrades	5,000					
A2 City Hall and Court Remodel		35,000				
A3 Purchase Pool Car				25,000		
A4 Space Study				25,000	25,000	
A6 Impact Fee Study		80,000				
I1 City Tech Upgrades	28,000	21,000	21,000	21,400	21,700	21,800
I2 Police Technology Upgrades	6,000	12,000	12,000	12,000	25,200	25,200
P1 Park Signage		15,000	15,000	10,000	10,000	10,000
P2 Union Stump Memorial Park	5,000					
P3 Lake Sawyer Boat Launch Improvements		55,000				
P4 Grant Matching Funds	50,000	50,000	50,000	50,000	50,000	50,000
P5 Trail System Development	10,000					
P6 BMX Park Course				20,000	20,000	
P8 Eagle Creek Park Upgrades	20,000					
P9 Park and Cemetery Mowers and Equipment	8,200	2,000	2,000	2,000	2,000	
P10 Improvements to Skate Park		25,000				
P11 Tree City USA Money Fund		5,000	5,000	5,000	5,000	5,000
L1 L1 Vehicle Replacement Program	80,000	40,000		88,000	90,000	92,000
F4 Replace Station 99 Study				15,000	15,000	
Debt Repay Wastewater Loan Pol. Rec. Sys	42,000	42,000	43,200	42,400	41,600	
Debt State Loan Program Fire Equip.				39,991	118,258	118,258
Total REET 1 Projects & Debt	254,200	382,000	148,200	355,791	423,758	322,258
Less REET 1 Project Carryover	171,741					
Total REET 1 Used	82,459	382,000	148,200	355,791	423,758	322,258
Ending Fund Balance	894,423	548,423	842,223	606,432	362,674	220,416



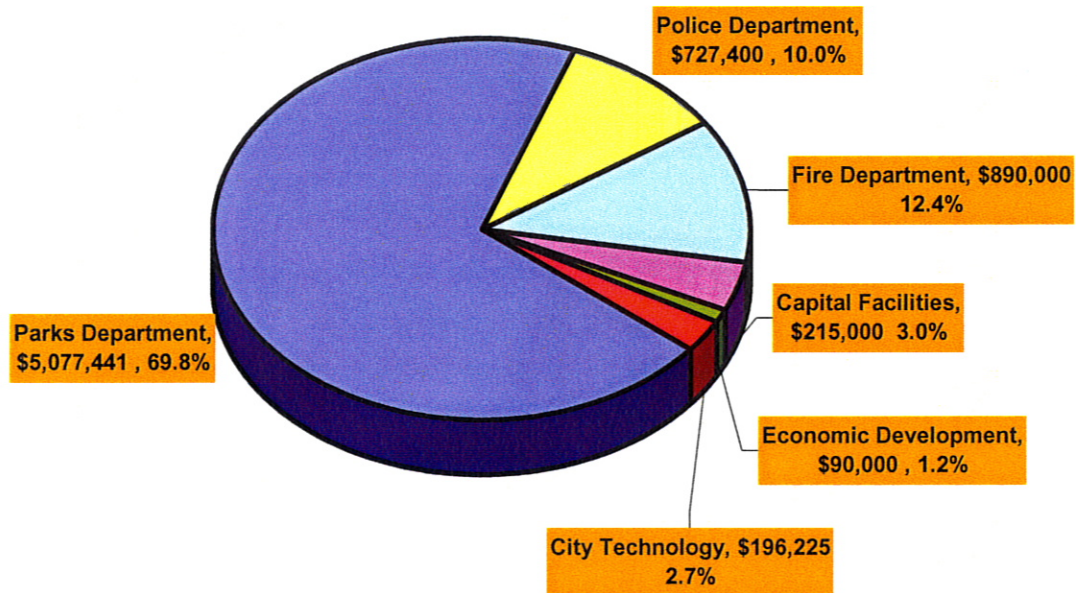
General Government Summary

Capital Improvement Program 2009 - 2014

Departments	Total \$ Project	2009	2010	2011	2012	2013	2014
Capital Facilities	296,600	61,600	160,000		50,000	25,000	
Economic Development	90,000		42,000	12,000	12,000	12,000	12,000
City Technology (not Police)	196,225	71,230	39,095	21,000	21,400	21,700	21,800
Parks Department	5,077,441	214,441	170,000	190,000	1,243,000	475,000	2,785,000
Police Department (with tech)	727,400	331,000	52,000	12,000	100,000	115,200	117,200
Fire Department	890,000			175,000	700,000	15,000	
TOTAL Project COSTS	\$7,277,666	\$678,271	\$463,095	\$410,000	\$2,126,400	\$663,900	\$2,936,000

General Government CIP by Department

Total: \$7,196,066





City Facilities and Administration

Capital Improvement Program 2009 - 2014

Expenditure Summary by Project

Project Name	Total \$ Requested	2009	2010	2011	2012	2013	2014
A1 Metal Building Upgrades	35,000	35,000					
A2 City Hall and Court Remodel	96,600	26,600	70,000				
A3 Purchase Pool Car	25,000				25,000		
A4 Space Study	50,000				25,000	25,000	
A5 Energy Audit on Black Diamond Museum	10,000		10,000				
A6 Impact Fee Study	80,000		80,000				
TOTAL EXPENDITURES	296,600	61,600	160,000		50,000	25,000	

Funding Sources

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grant Funding							
A2 City Hall and Court Remodel	1,600	1,600					
A5 Energy Audit on Black Diamond Museum	10,000		10,000				
Total Grant Funding	11,600	1,600	10,000				
REET 1							
A1 Metal Building Upgrades	5,000	5,000					
A2 City Hall and Court Remodel	35,000		35,000				
A3 Purchase Pool Car	25,000				25,000		
A4 Space Study	50,000				25,000	25,000	
A6 Impact Fee Study	80,000		80,000				
Total REET 1 Funding	195,000	5,000	115,000		50,000	25,000	
Beginning Balance Carryover							
A1 Metal Building Upgrades	30,000	30,000					
A2 City Hall and Court Remodel	60,000	25,000	35,000				
Total Beginning Balance Carryover							
Total Other Funding	90,000	55,000	35,000				
Total Administration and Facility Projects	296,600	60,000	150,000		50,000	25,000	



Capital Improvement Program 2009 - 2014

Project for the **Facilities & Admin Department** # **A1**

Account Number 310 000 002

PROJECT TITLE **Metal Building Upgrades**

DESCRIPTION

Improve the security of the building sufficient to meet evidence custody requirements. This may involve new doors, monitoring, alarms, key pad entry to determine who is coming and going in and out of the building or it may require interior walls that can only accessed by police. Also shelving and air circulation/ventilation is needed.

BACKGROUND

The City will have the new roof, insulation, edge trim, gutters and downspouts completed in 2009 for approximately \$20,053.

COMMENTS

CAPITAL PROJECT COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements	35,000	35,000					
Preliminary Engineering							
Design Engineering							
Construction Engineering							
Construction Costs							
Capital Outlay							
Contingency							
Other							
TOTAL COSTS	\$35,000	\$35,000					

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (TIB)							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Impact Fees							
REET 1	5,000	5,000					
REET 2							
PW Trust Fund							
BFB Carryover	30,000	30,000					
TOTAL SOURCES	\$35,000	\$35,000					

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Facilities & Admin Department** # **A2**

Account Number 310 000 002

PROJECT TITLE City Hall and Court Remodel

DESCRIPTION

New furniture for Council Chambers including new council bench, 11 nice office chairs, interlocking stackable audience chairs, foldable round work portable workstudy tables.
Flooring: New carpet in Council Chambers, new flooring in hall, restrooms, admin entry, IT room and kitchen. **Restrooms:** Replace 3 toilets, 1 urinal, and two sinks, and miscellaneous minor fixture improvements. **Doors:** New entry doors, admin. entry doors, bathroom doors.
Paint: Paint and trim Council Chambers and Police Admin, paint outside facia, soffets, and entry. **Wiring:** P/A system, EOC wiring, wiring for new council bench, outdoor light.
Landscaping: Sprinkler system, lawn borders, walks and plants.

BACKGROUND

In 2009 the improvements completed or to be completed before the end of the year are: New court offices and jury room, new lighting, new carpet in police administration, new emergency exit door and new heating ventilation and air conditioning system. **2009 CITY HALL:** includes energy efficient lighting for City Hall shared with the owner who is also working on a grant from PSE. City share = \$1,600.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements	85,000	25,000	60,000				
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay	11,600	1,600	10,000				
Contingency							
Other							
TOTAL COSTS	\$96,600	\$26,600	\$70,000				

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (PSE)	1,600	1,600					
Water Connection/Res							
Wastewater Connection/Res							
Stormwater Connection/Res							
Street Funds							
Impact Fees							
REET 1	35,000		35,000				
REET 2							
PW Trust Fund							
PSE Grant							
BFB Carryover	60,000	25,000	35,000				
TOTAL SOURCES	\$96,600	\$26,600	\$70,000				

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the

Facilities & Admin Department

A3

Account Number 310 000 010

PROJECT TITLE

Purchase Pool Car

DESCRIPTION

Replace a 1999 Ford Crown Victoria that has functioned beyond its usable life as the City's current pool car. The car has proved to be somewhat unreliable, and staff are choosing to travel in personal cars. Currently the per diem for use of personal cars is \$.55 per mile, which is not cost effective.

BACKGROUND

COMMENTS

CAPITAL PROJECT COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay	25,000				25,000		
Contingency							
Other (Specify)							
TOTAL COSTS	\$25,000				\$25,000		

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (specify)							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Impact Fees							
REET 1	25,000				25,000		
REET 2							
PW Trust Fund							
Other (Sale of Vehicles)							
TOTAL SOURCES	\$25,000				\$25,000		

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the

Facilities & Admin Department

A4

PROJECT TITLE

Space Study

DESCRIPTION

Needs study to determine with specific growth, to what extent City facilities and capital improvements will be required to ensure the City is adequately served.

BACKGROUND

Other CIP projects (W8 and F4) in this plan will cover Fire and Public Works needs.

COMMENTS

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay							
Contingency							
Study	50,000				25,000	25,000	
TOTAL COSTS	\$50,000				\$25,000	\$25,000	

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (specify)							
Water Connection/Res							
Wastewater Connection/Res							
Stormwater Connection/Res							
Street Funds							
Impact Fees							
REET 1	50,000				25,000	25,000	
REET 2							
PW Trust Fund							
Other							
TOTAL SOURCES	\$50,000				\$25,000	\$25,000	

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Facilities & Admin Department** **# A5**

PROJECT TITLE **Energy Audit on Black Diamond Museum**

DESCRIPTION

Apply for grant from Puget Sound Energy to provide for an audit of utility needs to bring this historical building to be more energy efficient, as these buildings will continue to be preserved and protected for future generations.

BACKGROUND

COMMENTS

CAPITAL PROJECT COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering	10,000		10,000				
Design Engineering							
Construction Engineering							
Construction Costs							
Capital Outlay							
Permitting							
Transfer reserves							
TOTAL COSTS	\$10,000		\$10,000				

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (PSE)	10,000		10,000				
Water Connection/Res							
Wastewater Connection/Res							
Stormwater Connection/Res							
Street Funds							
Impact Fees							
REET 1							
REET 2							
King County Regional Parks							
Other - Grant Matching							
General Fund Transfer							
TOTAL SOURCES	\$10,000		\$10,000				

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maintenance							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the Facilities & Admin Department # A6

PROJECT TITLE Impact Fee Study

DESCRIPTION Council proposed Impact Fee Study on Parks, Streets and Schools in 2010.

BACKGROUND

COMMENTS

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Design Engineering							
Construction Engineering							
Construction Costs							
Capital Outlay							
Permitting							
Study	80,000		80,000				
TOTAL COSTS	\$80,000		\$80,000				

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (PSE)							
Water Connection/Res							
Wastewater Connection/Res							
Stormwater Connection/Res							
Street Funds							
Impact Fees							
REET 1	80,000		80,000				
REET 2							
King County Regional Parks							
Other - Grant Matching							
General Fund Transfer							
TOTAL SOURCES	\$80,000		\$80,000				

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maintenance							
Debt Repayment							
TOTAL OPERATING							



Information Technology

Capital Improvement Program 2009 - 2014

Expenditure Summary by Project

		Total \$						
Project Name		Requested	2009	2010	2011	2012	2013	2014
I1	City Technology Upgrades	136,225	29,325	21,000	21,000	21,400	21,700	21,800
I2	Police Technology Upgrades	337,400	251,000	12,000	12,000	12,000	25,200	25,200
I3	Finance Automation	60,000	41,905	18,095				
TOTAL EXPENDITURES		533,625	322,230	51,095	33,000	33,400	46,900	47,000

Funding Sources

		Total \$						
Project		2009	2010	2011	2012	2013	2014	
REET 1 Funding								
I1	City Tech Upgrades	134,900	28,000	21,000	21,000	21,400	21,700	21,800
I2	Police Technology Upgrades	92,400	6,000	12,000	12,000	12,000	25,200	25,200
Total REET 1 Funding		227,300	34,000	33,000	33,000	33,400	46,900	47,000
Funding Agreement								
I3	Finance Automation	60,000	41,905	18,095				
Total Funding Agreement		60,000	41,905	18,095				
Beginning Balance Wstwtr Loan Carryover								
I2	Police Technology Upgrades	200,000	200,000					
Total Beg Balance Wstwtr Carryover		200,000	200,000					
Beginning Fund Bal Carryover Other								
I1	City Technology Upgrades	1,325	1,325					
I2	Police Technology Upgrades	45,000	45,000					
Total BFB Carryover Other		46,325	46,325					
Total Information Technology		533,625	322,230	51,095	33,000	33,400	46,900	47,000



Capital Improvement Program 2009 - 2014

Project for the Information Technology

I1

PROJECT TITLE City Technology Upgrades

DESCRIPTION

Variety of technology upgrades to the City including phone system upgrades, PC purchases, software purchases, network upgrades hard and software, antivirus and spam blocks and printers. These upgrades that are for the City excludes Police, as that department has a separate technology project list.

BACKGROUND

\$8,000 for a City Hall complex phone system in 2009, PC replacements and other City technology. Other years include a minimal combination of PC replacements and other technology. IT manager noted that tech replacement needs will be greater in the 2013-2014 timeframe than is indicated here. If REET monies can support it next year, or the year after, future plans will reflect an increase.

COMMENTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
CAPITAL PROJECT COSTS							
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Design Engineering							
Construction Engineering							
Construction Costs							
Phone System	8,000	8,000					
City Technology Upgrades	128,225	21,325	21,000	21,000	21,400	21,700	21,800
TOTAL COSTS	\$136,225	\$29,325	\$21,000	\$21,000	\$21,400	\$21,700	\$21,800

	Total \$ Project	2009	2010	2011	2012	2013	2014
REQUESTED FUNDING							
Grants (TIB)							
Water Connection/Res							
Wastewater Connection/Res							
Stormwater Connection/Res							
Street Funds							
Impact Fees							
REET 1	134,900	28,000	21,000	21,000	21,400	21,700	21,800
REET 2							
BFB Carryover	1,325	1,325					
Funding Agreement							
TOTAL SOURCES	\$136,225	\$29,325	\$21,000	\$21,000	\$21,400	\$21,700	\$21,800

	Total \$ Requested	2009	2010	2011	2012	2013	2014
NON CAPITAL OPERATING COSTS							
Salaries, Benefits and Maintenance							
Debt Repayment							
TOTAL OPERATING							

Technology City

Updated 8/10/09

Yr	2009	2010	2011	2012	2013	2014
Users	24	25	26	28	29	29

p/user

Phone Sys

System \$8,000

PCs

Purchase	\$1,200		\$1,200	\$2,400	\$1,200	\$0
Replacement	\$800		\$5,943	\$6,400	\$6,629	\$6,629
Printers	\$600		\$600	\$600	\$600	\$600

Software

OS purchase	\$150	\$300	\$150	\$150	\$300	\$150	\$0
OS Upgrades	\$150	\$450	\$3,750		\$4,200		
MS Office	\$300	\$7,200				\$8,700	\$8,700
Other	\$2,000	\$8,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000

Network

Server purchases	\$6,000		\$6,000		\$6,000	\$6,000
Server Upgrades	\$6,000				\$6,000	\$6,000
Other Devices	\$5,000		\$5,000	\$5,000		

Software

OS Purchases/Upgs	\$1,500	\$0				
Other Software	\$1,500	\$3,000		\$3,000		

Other purchases

Vision Financial						
Backup software	\$2,000	\$1,000			\$1,000	\$1,000

Other upgrades

Anti-virus	\$1,500		\$1,500			
SPAM	\$50	\$1,200	\$1,250	\$1,300	\$1,400	\$1,450

CIP
Totals
Rounded

2009	2010	2011	2012	2013	2014
\$25,150	\$12,650	\$22,193	\$25,300	\$33,729	\$32,379
\$25,000	\$13,000	\$22,000	\$25,000	\$34,000	\$32,000

FA Purchases

PCs	\$1,200	\$2,400	\$1,200			
Server/Components		\$9,500				
Vision Financial		\$40,000				

Funding Agreement
Totals

2009	2010	2011	2012	2013	2014
\$51,900	\$1,200	\$0	\$0	\$0	\$0

Maint/Operating

Permit Trax	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Financial		\$4,500	\$4,500	\$4,500	\$4,500	\$4,501
Prof Services	\$250	\$6,000	\$6,250	\$6,500	\$7,000	\$7,250

Maint/Operating
Totals

2009	2010	2011	2012	2013	2014
\$17,000	\$17,250	\$17,500	\$18,000	\$18,250	\$18,251



Capital Improvement Program 2009 - 2014

Project for the Information Technology # 12

PROJECT TITLE Police Technology Upgrades

DESCRIPTION

Variety of technology upgrades to the Police Department including a phone system upgrade for Police and for the Court, PC purchases, software purchases, network upgrades for hard and software, antivirus and spam blocks, maintenance for systems, and replacement of printers and copiers.

BACKGROUND

\$246,025 in 2008 carryover for 2009. Includes \$200,000 records system Police, Police phones, Laptops for Police, and other Police technology.

COMMENTS

Purchased new \$5,000 phone system in 2009 for Police. Laptops for all officers. General technology needs in years after. Costs for replacements in 2013 and 2014 maybe higher than budget here.

CAPITAL PROJECT COSTS	Total \$						
	Requested	2009	2010	2011	2012	2013	2014
Laptops	65,200	52,000				13,200	13,200
Phone System	5,000	5,000					
Police Records System	167,000	167,000					
Routers, servers and Operating System Upgrades & record sys	75,000	27,000	12,000	12,000	12,000	12,000	12,000
TOTAL COSTS	\$337,400	\$251,000	\$12,000	\$12,000	\$12,000	\$25,200	\$25,200

REQUESTED FUNDING

	Total \$						
	Project	2009	2010	2011	2012	2013	2014
Grants (TIB)							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Impact Fees							
REET 1	92,400	6,000	12,000	12,000	12,000	25,200	25,200
REET 2							
BFB Carryover	45,000	45,000					
BFB Wastewater Loan Carryover	200,000	200,000					
TOTAL SOURCES	\$337,400	\$251,000	\$12,000	\$12,000	\$12,000	\$25,200	\$25,200

NON CAPITAL OPERATING COSTS

	Total \$						
	Requested	2009	2010	2011	2012	2013	2014
Software Maintenance	11,000	11,000					
Debt Repayment REET 1	211,200	42,000	42,000	43,200	42,400	41,600	
TOTAL OPERATING	222,200	53,000	42,000	43,200	42,400	41,600	

Technology Police

Updated 8/10/09

Yr	2009	2010	2011	2012	2013	2014
Users	14	14	14	15	16	16
Officers	12	12	12	13	14	14

Phone Sys

System \$10,000

PCs

Purchase	\$1,200	\$0	\$0	\$0	\$1,200	\$1,200	\$0
Replacement	\$800		\$914	\$914	\$914	\$914	\$914
Rugged Laptops	\$4,400	\$53,200	\$0	\$0	\$4,400	\$4,400	\$0
Replacement	\$4,400					\$20,114	\$20,114

Software

OS purchase	\$150	\$0	\$0	\$0	\$150	\$150	\$0
OS Upgrades	\$150		\$750		\$2,250		
MS Office	\$300	\$4,200				\$4,800	\$4,800
Other	\$1,000	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

Network

Server purchases	\$6,000	\$6,000					
Server Upgrades	\$6,000			\$6,000		\$6,000	\$6,000
Other Devices	\$3,000	\$3,000	\$3,000		\$3,000		

Software

OS Purchases/Upgs	\$1,500	\$750	\$1,500			\$1,500	\$1,500
Other Software	\$1,500	\$750	\$1,500	\$1,500		\$750	\$750

Other purchases

Records Mgmt	\$70,000	\$167,000					
Trn/Equip DB	\$2,500	\$2,500					

Other upgrades

Anti-virus	\$1,000		\$1,000				
SPAM	\$50	\$700	\$700	\$700	\$750	\$800	\$800

CIP	2009	2010	2011	2012	2013	2014
Totals	\$248,100	\$10,364	\$10,114	\$13,664	\$41,629	\$35,879
Rounding	\$248,000	\$10,000	\$10,000	\$14,000	\$42,000	\$36,000

Records Mgmt	\$12,000		\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
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Prof Services	\$250	\$3,500	\$3,500	\$3,500	\$3,750	\$4,000	\$4,000
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Maintenance	2009	2010	2011	2012	2013	2014
Totals	\$3,500	\$15,500	\$15,500	\$15,750	\$16,000	\$16,000



Capital Improvement Program 2009 - 2014

Project for the

Information Technology

I3

PROJECT TITLE

Finance Automation

DESCRIPTION

Finance has purchased a new system for payroll, billing and budget. Provided by Visiions, this system will provide the City with a much more efficient and updated financial system. This includes a cash drawer and dedicated printer along with software and maintenance.

BACKGROUND

This will be paid for by the funding agreement.

COMMENTS

Vision Software is approximately \$40,000 with the cashiering and utility software to be installed in 2010. The capital budget is for a dedicated check printer, cash drawer, miscellaneous upgrades and for third party online payment software.

CAPITAL PROJECT COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay	20,000	10,000	10,000				
Other - Technology	40,000	31,905	8,095				
TOTAL COSTS	\$60,000	\$41,905	\$18,095				

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (TIB)							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Impact Fees							
REET 1							
REET 2							
PW Trust Fund							
Funding Agreement	60,000	41,905	18,095				
TOTAL SOURCES	\$60,000	\$41,905	\$18,095				

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Software Maintenance	27,000	4,500	4,500	4,500	4,500	4,500	4,500
Debt Repayment							
TOTAL OPERATING	27,000	4,500	4,500	4,500	4,500	4,500	4,500



Economic Development

Capital Improvement Program 2009 - 2014

Expenditure Summary by Project

Project Name	Total \$ Requested	2009	2010	2011	2012	2013	2014
E1 Way Finding Signs	78,000		30,000	12,000	12,000	12,000	12,000
E2 City Monument Gateway Signs	12,000		12,000				
TOTAL EXPENDITURES	90,000		42,000	12,000	12,000	12,000	12,000

Funding Sources

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grant Funding							
E1 Way Finding Signs	78,000		30,000	12,000	12,000	12,000	12,000
E2 City Monument Gateway Signs	12,000		12,000				
Total Grant Funding	90,000		42,000	12,000	12,000	12,000	12,000
Total Econ Development Funding	90,000		42,000	12,000	12,000	12,000	12,000



Capital Improvement Program 2009 - 2014

Project for the

Economic Development

E1

PROJECT TITLE

Way Finding Signs

DESCRIPTION

14-foot tall decorative sign with city logo made of painted aluminum materials. Installation to be provided by Public Works. The plan is for two-post signs and a single-post sign.

BACKGROUND

Limited signage to direct the public to City offices, Library and businesses from Highway 169.

COMMENTS

The City would be able to direct the public to the City offices along with helping the people visiting the city to know where to locate the resources they are looking for including local merchants. The first year, 5 two-post signs will be installed then followed by single-post signs the next years.

CAPITAL PROJECT COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Design Engineering							
Construction Engineering							
Construction Costs	78,000		30,000	12,000	12,000	12,000	12,000
Capital Outlay							
Contingency							
TOTAL COSTS	\$78,000		\$30,000	\$12,000	\$12,000	\$12,000	\$12,000

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (PSRC, Dept of Trans)	78,000		30,000	12,000	12,000	12,000	12,000
Water Connection/Res							
Wastewater Connection/Res							
Stormwater Connection/Res							
Street Funds							
Impact Fees							
REET 1							
REET 2							
Other							
Capital Reserves							
TOTAL SOURCES	\$78,000		\$30,000	\$12,000	\$12,000	\$12,000	\$12,000

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							





Capital Improvement Program 2009 - 2014

Project for the Economic Development # E2

PROJECT TITLE City Monument Gateway Signs

DESCRIPTION

Sandstone rock monument at the entrance to the City at both ends of highway 169 marking the gateway.

BACKGROUND

The City Council has approved a gateway overlay along Highway 169. These monument signs would set the example of the style of signage in this area and provide a welcoming entrance to the public.

COMMENTS

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way	2,000		2,000				
Building Improvements							
Preliminary Engineering							
Design Engineering							
Construction Engineering							
Construction Costs	10,000		10,000				
Capital Outlay							
Contingency							
TOTAL COSTS	\$12,000		\$12,000				

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (PSRC, Dept of Trans., ?)	12,000		12,000				
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Impact Fees							
REET 1							
REET 2							
Other							
Capital Reserves							
TOTAL SOURCES	\$12,000		\$12,000				

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							





Police Department

Capital Improvement Program 2009 - 2014

Expenditure Summary by Project

CAPITAL PROJECT COSTS BY PROJECT

	Total \$ Requested	2009	2010	2011	2012	2013	2014
L1 Vehicle Replacement Program	390,000	80,000	40,000		88,000	90,000	92,000
TOTAL COSTS	\$390,000	\$80,000	\$40,000		\$88,000	\$90,000	\$92,000

Funding Sources

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Real Estate Excise Tax 1	390,000	80,000	40,000		88,000	90,000	92,000
TOTAL SOURCES	\$390,000	\$80,000	\$40,000		\$88,000	\$90,000	\$92,000

	Total \$ Requested	2009	2010	2011	2012	2013	2014
NON CAPITAL OPERATING COSTS							
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Police** **Department** **# L1**

PROJECT TITLE **Patrol Car Replacement Program**

DESCRIPTION

The City is in great need of a managed vehicle replacement program with planned expenditures for one new patrol vehicle purchase in 2010 then two each year in 2012 through 2014 to replace aging patrol cars that are becoming expensive to maintain.

BACKGROUND

This rotation program will allow the force to spend more time on the street and less time delivering them for repairs and maintenance. This program will allow for rotation roughly every 100,000 miles.

COMMENTS

CAPITAL PROJECT COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Design Engineering							
Construction Engineering							
Construction Costs							
Capital Outlay	390,000	80,000	40,000		88,000	90,000	92,000
Contingency							
TOTAL COSTS	\$390,000	\$80,000	\$40,000		\$88,000	\$90,000	\$92,000

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (TIB)							
Water Utility Fund							
Wastewater Utility Fund							
Stormwater Utility Fund							
Street Funds							
Impact Fees							
REET 1	390,000	80,000	40,000		88,000	90,000	92,000
REET 2							
PW Trust Fund							
Capital Reserves							
TOTAL SOURCES	\$390,000	\$80,000	\$40,000		\$88,000	\$90,000	\$92,000

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							

Police Vehicles and Replacement Schedule

	YEAR	MODEL	Mileage	Mileage	AVG	ASSIGNED	Value	Plan 2010	Plan 2011	Plan 2012	Plan 2013	Plan 2014
			2008	2009	Usage							
11	32624D	2003 Blk/White	Ford C/V	90,016	93,305	3,289	Tapecc	8,900	Replace			
15	42031D	2006 Blk/White	Ford C/V	22,745	39,474	16,729	Clark	9,375		Replace		
21	42033D	2006 Blk/White	Ford C/V	34,000	40,519	6,519	Johnson	8,900			Replace	
20	42030D	2006 Blk/White	Ford C/V	33,100	40,000	6,900	Lynch	8,900			Replace	
K9-70	42032D	2006 Blk/White	Ford C/V	31,500	45,600	14,100	Chatterson	12,925		Replace		
22	43927D	2007 Black	Dodge Charger	18,533	30,100	11,567	Macdonald	21,675				Replace
23	45553D	2007 Black	Dodge Charger	8,300	16,500	8,200	Cripe	24,200				
26	46699D	2008 Black	Chev Impala	3,800	8,700	4,900	Kiblinger	15,125				
24	46801D	2008 Black/White	Dodge Charger	2,100	10,300	8,200	Goral	32,550				Replace
25	46700D	2008 Char Gray	Chev Impala	850	7,000	6,150		16,550				
27	47720D	2009 Blk/White	Dodge Charger	0	2,010	2,010	Volpone	40,000				
28	49285D	2009 Blk/White	Dodge Charger	0	888	888	Weinreich	40,000				
Total Police Patrol Vehicles							239,100					
17	Confidential Police Vehicle			92,462		Undercover	6,175					
18	42027D	1985 Black/White	Jeep CJ5	120,632		Offroad	10,000					
Total Police Alternate Vehicles							16,175					
19	32463D	1998 Blue	Ford C/V	117,300	117,675	375	Pool	5,825				
10	29810D	1999 Blk/White	Ford C/V	91,387	91,387	0	Pool	9,100				
Total Police Pool Vehicles							14,925					



Fire Department

Capital Improvement Program 2009 - 2014

Expenditure Summary by Project

Project Name	Total \$ Requested	2009	2010	2011	2012	2013	2014
F1 Replace Engine 981	600,000				600,000		
F2 Replace Aid Car	175,000			175,000			
F3 Replace Brush-Truck Chassis	85,000				85,000		
F4 Replace Fire Station 99 Study	30,000				15,000	15,000	
TOTAL EXPENDITURES	890,000			175,000	700,000	15,000	

Funding Sources

	Total \$ Project	2009	2010	2011	2012	2013	2014
State Loan Program							
F1 Replace Engine 981	600,000				600,000		
F2 Replace Aid Car	175,000			175,000			
F3 Replace Brush-Truck Chassis	85,000				85,000		
Total State Loan Program	860,000			175,000	685,000		
REET 1							
F4 Replace Fire Station 99 Study	30,000				15,000	15,000	
Total REET 1 Funding	30,000				15,000	15,000	
Total Fire District Projects	890,000			175,000	700,000	15,000	



Capital Improvement Program 2009 - 2014

Project for the

Fire Department

F1

PROJECT TITLE Replace Engine 981

DESCRIPTION Replace reserve engine #981 and extend the service life of the present front-line engine.

BACKGROUND Engine 981 is a 1986 Pierce custom built for Kent Fire and later purchased used by Black Diamond. It exceeds the recognized maximum service life for a fire engine by three years, has been driven more than 150,600 miles and used more than 12,000 hours.

COMMENTS Replacing 981 extends the service life of the newest engine by moving it to reserve status. Financing \$600,000 through the State LOCAL program for 10 years at a rate of 5% puts final payment in 2021. Voted bond issue is an alternative funding source.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Design Engineering							
Construction Engineering							
Construction Costs							
Capital Outlay	600,000				600,000		
Contingency							
Other							
TOTAL COSTS	\$600,000				\$600,000		

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (Identify)							
Water Connection Fees/Res							
Wastewater Connection Fees/Res							
Stormwater Connection Fees/Res							
Street Funds							
Impact Fees							
REET 1							
REET 2							
Loan through State	600,000				600,000		
Other							
TOTAL SOURCES	\$600,000				\$600,000		

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment REET 1	137,110					68,555	68,555
TOTAL OPERATING	137,110					68,555	68,555



Capital Improvement Program 2009 - 2014

Project for the

Fire Department

F2

PROJECT TITLE

Replace Aid Car

DESCRIPTION

Replace Aid 98 to provide reliable patient transport capability.

BACKGROUND

Aid 98 is a 1994 Ford purchased by the City surplus from King County Medic One. This vehicle shows over 143,160 miles. This is the only aid car owned by the City and maintenance costs are expected to increase with age in continued front-line use.

COMMENTS

Calculations project \$175,000 estimated purchase price financed over 5 years at 5% through the State LOCAL loan program. Voter approved bond is another potential funding source.

CAPITAL PROJECT COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay	175,000			175,000			
Contingency							
Other							
TOTAL COSTS	\$175,000			\$175,000			

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (Identify)							
Water Connection Fees/Res							
Wastewater Connection Fees/Res							
Stormwater Connection Fees/Res							
Street Funds							
Impact Fees							
REET 1							
REET 2							
Loan through State	175,000			175,000			
Other							
TOTAL SOURCES	\$175,000			\$175,000			

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment - REET 1	119,973				39,991	39,991	39,991
TOTAL OPERATING	119,973				39,991	39,991	39,991



Capital Improvement Program 2009 - 2014

Project for the

Fire Department

F3

PROJECT TITLE **Replace Brush-Truck Chassis**

DESCRIPTION

Replace chassis of Brush 98 to improve safety and increase the usefulness of the vehicle.

BACKGROUND

Present vehicle, while relatively new and low mileage, exceeds manufacturers gross vehicle weight when fully loaded with water. A heavier duty chassis increases the quantity of water safely carried by the vehicle and the "Class A" foam system improves efficiency of the water used.

COMMENTS

\$85,000 estimated cost financed over 10 years at 5% interest rate through the State LOCAL loan program. Voter approved bond is an alternative funding method.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay	85,000				85,000		
Contingency							
Other (Specify)							
TOTAL COSTS	\$85,000				\$85,000		

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (Identify)							
Water Connection Fees/Res							
Wastewater Connection Fees/Res							
Stormwater Connection Fees/Res							
Street Funds							
Impact Fees							
REET 1							
REET 2							
Loan through State	85,000				85,000		
Other							
TOTAL SOURCES	\$85,000				\$85,000		

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment REET 1	19,424					9,712	9,712
TOTAL OPERATING	19,424					9,712	9,712



Capital Improvement Program 2009 - 2014

Project for the

Fire Department

F4

PROJECT TITLE Replace Fire Station 99 Study

DESCRIPTION

Replace Station 99 with a suitable facility in the Old Town area. Preliminary studies and engineering will be done in 2012 - 2014 time frame with construction to begin possibly in 2015 or 2016.

BACKGROUND

Existing Station 99 does not provide adequate facilities for 24 hour occupancy. Apparatus bay doors, though widened in 2009, are not of sufficient size to accommodate modern fire apparatus. Project will begin with a site survey in 2012.

COMMENTS

REET 1 is one method to fund the preliminary work. The study in 2013 will determine where the station will be and future costs and land needed. Design engineering will begin in 2015.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay							
Contingency							
Study	30,000				15,000	15,000	
TOTAL COSTS	\$30,000				\$15,000	\$15,000	

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants (Identify)							
Water Connection Fees/Res							
Wastewater Connection Fees/Res							
Stormwater Connection Fees/Res							
Impact Fees							
REET 1	30,000				15,000	15,000	
REET 2							
Other							
TOTAL SOURCES	\$30,000				\$15,000	\$15,000	

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Other							
Debt Repayment							
TOTAL OPERATING							



Parks Department

Capital Improvement Program 2009 - 2014

Expenditure Summary by Project

Project Name	Total \$ Requested	2009	2010	2011	2012	2013	2014
P1 Park Signage	60,000		15,000	15,000	10,000	10,000	10,000
P2 Union Stump Memorial Park	25,000	5,000				20,000	
P3 Lake Sawyer Boat Launch Improvements	948,337	105,337	55,000		788,000		
P4 Grant Matching Funds	300,000	50,000	50,000	50,000	50,000	50,000	50,000
P5 Trail System Development	357,904	25,904	8,000	108,000	108,000	108,000	
P6 BMX Park Course	250,000				20,000	20,000	210,000
P7 Lake Sawyer Regional Park	3,000,000				250,000	250,000	2,500,000
P8 Eagle Creek Park Upgrades	20,000	20,000					
P9 Park and Cemetery Mowers and Equipment	16,200	8,200	2,000	2,000	2,000	2,000	
P10 Improvements to Skate Park	25,000		25,000				
P11 Tree City USA Money Fund	75,000		15,000	15,000	15,000	15,000	15,000
TOTAL EXPENDITURES	5,077,441	214,441	170,000	190,000	1,243,000	475,000	2,785,000

Funding Sources

Project	Total \$ Project	2009	2010	2011	2012	2013	2014
Recreation and Conservation Office Grant (RCO)							
P2 Union Stump Memorial Park	20,000					20,000	
P3 Lake Sawyer Boat Launch Improvements	30,000	30,000					
P5 Trail System Development	300,000			100,000	100,000	100,000	
P6 BMX Park Course	210,000						210,000
P7 Lake Sawyer Regional Park	1,500,000						1,500,000
King County Grant							
P3 Lake Sawyer Boat Launch Improvements	678,000	50,000			628,000		
Total Grant Funding	2,738,000	80,000		100,000	728,000	120,000	1,710,000
King County Regional Parks Funding							
P7 Lake Sawyer Regional Park	1,000,000						1,000,000
Total King County Regional Parks Funding	1,000,000						1,000,000
King County Tax Levy for Regional Parks							
P5 Trail System Development	40,000	8,000	8,000	8,000	8,000	8,000	
Total King County Regional Parks Funding	40,000	8,000	8,000	8,000	8,000	8,000	
Grant Matching							
P3 Lake Sawyer Boat Launch Improvements	160,000				160,000		
Total Grant Matching	160,000				160,000		



Parks Department

Capital Improvement Program 2009 - 2014

Expenditure Summary by Project

Project Name	Total \$ Requested	2009	2010	2011	2012	2013	2014
REET 1 Funding							
P1 Park Signage	60,000		15,000	15,000	10,000	10,000	10,000
P2 Union Stump Memorial Park	5,000	5,000					
P3 Lake Sawyer Boat Launch Improvements	55,000		55,000				
P4 Grant Matching Funds	300,000	50,000	50,000	50,000	50,000	50,000	50,000
P5 Trail System Development	10,000	10,000					
P6 BMX Park Course	40,000				20,000	20,000	
P8 Eagle Creek Park Upgrades	20,000	20,000					
P9 Park and Cemetery Mowers and Equipment	16,200	8,200	2,000	2,000	2,000	2,000	
P10 Improvements to Skate Park	25,000		25,000				
P11 Tree City USA Money Fund	25,000		5,000	5,000	5,000	5,000	5,000
Total REET 1 Funding	556,200	93,200	152,000	72,000	87,000	87,000	65,000
Impact Fee/SEPA Funding							
P7 Lake Sawyer Regional Park	500,000				250,000	250,000	
Total Impact Fee Funding	500,000				250,000	250,000	
In Kind and Development Permitting Fees							
P11 Tree City USA	50,000		10,000	10,000	10,000	10,000	10,000
Total In-kind and Permit fees	50,000		10,000	10,000	10,000	10,000	10,000
BFB Carryover							
P3 Lake Sawyer Boat Launch Improvements	25,337	25,337					
P5 Trail System Development	7,904	7,904					
Total GF Carryover/Transfer	33,241	33,241					
Total Parks Projects	5,077,441	214,441	170,000	190,000	1,243,000	475,000	2,785,000
Non Capital Operating Costs							
	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maintenance	30,000				10,000	10,000	10,000
TOTAL OPERATING	30,000				10,000	10,000	10,000



Capital Improvement Program 2009 - 2014

Project for the Parks Department # P1

PROJECT TITLE Park Signage

DESCRIPTION

Park facilities throughout the City of Black Diamond.

BACKGROUND

The City updated its Parks comprehensive plan and rules within the past few years. Signage has been identified as crucial to informing the public with regard to these facilities. This money will be utilized to update signage within these facilities. The focus will be on South 312th Street, Lake Sawyer Boat Launch and the Regional Park at the south end of Lake Sawyer.

COMMENTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
CAPITAL PROJECT COSTS							
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay	60,000		15,000	15,000	10,000	10,000	10,000
Permitting							
Transfer Reserves							
TOTAL COSTS	\$60,000		\$15,000	\$15,000	\$10,000	\$10,000	\$10,000

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection/Res							
Wastewater Connection/Res							
Stormwater Connection/Res							
Street Funds							
Impact Fees							
REET 1	60,000		15,000	15,000	10,000	10,000	10,000
REET 2							
King County Regional Parks							
Other - Grant Matching							
TOTAL SOURCES	\$60,000		\$15,000	\$15,000	\$10,000	\$10,000	\$10,000

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maintenanar							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Parks** **Department** **# P2**

Account Number 310 000 005

PROJECT TITLE **Union Stump Memorial Park**

DESCRIPTION

Union Stump Memorial Park is located at the corner of Cemetery Road and Roberts Drive. It is a very small park.

BACKGROUND

Park was established at the turn of the century. Fencing was repaired in 2009, leaving formal parking to be established. This project includes design of the parking area in 2013.

COMMENTS

CAPITAL PROJECT COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs	25,000	5,000				20,000	
Capital Outlay							
Permitting							
Transfer Reserves							
TOTAL COSTS	\$25,000	\$5,000				\$20,000	

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants	20,000					20,000	
Water Connection/Res							
Wastewater Connection/Res							
Stormwater Connection/Res							
Street Funds							
Impact Fees							
REET 1	5,000	5,000					
REET 2							
King County Regional Parks							
Other - Grant Matching							
General Fund Transfer							
Other							
TOTAL SOURCES	\$25,000	\$5,000				\$20,000	

NON CAPITAL OPERATING COSTS

	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maintenance							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Parks** **Department** **# P3**

Account Number 310 000 003

PROJECT TITLE **Lake Sawyer Boat Launch Improvements**

DESCRIPTION Existing boat launch facility on the west end of Lake Sawyer off of 296th Avenue.

BACKGROUND Low-impact parking addition was completed in 2009 with the use of grants awarded by King County and the King Conservation District. A small portion of City funds were utilized in order to complete the project. 100% design will be completed by summer of 2010. Small maintenance project on the boat launch will be completed in 2010 in order to ensure safe ingress and egress for boats using the lake

COMMENTS \$25,337 2008 carryover, and \$10,000 grant reduction in 2009.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering	105,000	50,000	55,000				
Construction Costs	823,337	55,337			768,000		
Capital Outlay							
Permitting Costs	20,000				20,000		
Transfer Reserves							
TOTAL COSTS	\$948,337	\$105,337	\$55,000		\$788,000		

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
King County Grant	678,000	50,000			628,000		
KC Conservation Grant	30,000	30,000					
Water Connection/Res							
Wastewater Connection/Res							
Stormwater Connection/Res							
Street Funds							
Impact Fees							
REET 1	55,000		55,000				
REET 2							
King County Regional Parks							
Other - Grant Matching	160,000				160,000		
BFB Carryover	25,337	25,337					
TOTAL SOURCES	\$948,337	\$105,337	\$55,000		\$788,000		

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maint							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Parks** **Department** **# P4**

PROJECT TITLE Grant Matching Funds

DESCRIPTION

Funds earmarked for matching requirements for Parks, Recreation and Open Space projects throughout the City of Black Diamond.

BACKGROUND

In 2009, \$80,000 of grant money was awarded in addition to the City's \$50,000 contribution towards this project.

COMMENTS

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay							
Permitting							
Transfer Reserves	300,000	50,000	50,000	50,000	50,000	50,000	50,000
TOTAL COSTS	\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

REQUESTED FUNDING

	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Impact Fees							
REET 1	300,000	50,000	50,000	50,000	50,000	50,000	50,000
REET 2							
King County Regional Parks							
Other - Grant Matching							
General Fund Transfer							
TOTAL SOURCES	\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maintenance							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Parks	Department	# P5
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PROJECT TITLE Trail System Development

DESCRIPTION	Specific area of interest includes large-scale trail improvement throughout the City connecting master planned communities and downtown area.
BACKGROUND	A major focus in Black Diamond has been creating a town that is walkable and pedestrian friendly. This program will help further this focus. In 2009, a comprehensive trail plan will be completed and allow the City more flexibility in applying for grant resources.
COMMENTS	Carryover from 2008 = \$7,904

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Trail Improvements	32,000		8,000	8,000	8,000	8,000	
Preliminary Engineering							
Construction Engineering							
Design Engineering	25,904	25,904					
Construction Costs	300,000			100,000	100,000	100,000	
Capital Outlay							
Permitting							
Transfer Reserves							
TOTAL COSTS	\$357,904	\$25,904	\$8,000	\$108,000	\$108,000	\$108,000	

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants	300,000			100,000	100,000	100,000	
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Impact Fees/SEPA							
REET 1	10,000	10,000					
REET 2							
King County Regional Parks							
King County Tax Levy	40,000	8,000	8,000	8,000	8,000	8,000	
BFB Carryover	7,904	7,904					
TOTAL SOURCES	\$357,904	\$25,904	\$8,000	\$108,000	\$108,000	\$108,000	

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maintenance	30,000				10,000	10,000	10,000
Debt Repayment							
TOTAL OPERATING	30,000				10,000	10,000	10,000



Capital Improvement Program 2009 - 2014

Project for the **Parks** **Department** **# P6**

PROJECT TITLE **BMX Park Course**

DESCRIPTION Circuit course for BMX enthusiasts.

BACKGROUND Expansion needed in general and in order to include the type of bicycles used at skate parks. Construction in 2014 with a State (RCO) grant.

COMMENTS No carryover

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering	20,000					20,000	
Construction Engineering							
Design Engineering	20,000				20,000		
Construction Costs	200,000						200,000
Capital Outlay							
Permitting	10,000						10,000
Transfer Reserves							
TOTAL COSTS	\$250,000				\$20,000	\$20,000	\$210,000

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants	210,000						210,000
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Impact Fees							
REET 1	40,000				20,000	20,000	
REET 2							
King County Regional Parks							
Other - Grant Matching							
General Fund Transfer							
TOTAL SOURCES	\$250,000				\$20,000	\$20,000	\$210,000

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maintenance							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Parks** **Department** **# P7**

PROJECT TITLE **Lake Sawyer Regional Park**

DESCRIPTION Regional facility on the south end of Lake Sawyer area.

BACKGROUND Raw land awaiting development

COMMENTS Significant development projects are slated for later years as funding sources are identified. Potential exists for the City Council to pursue impact fees in future years. In the meantime, Grants, REET and other funding sources shall be pursued. The City hopes to partner with the County and other local municipalities on regional park development.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering	250,000					250,000	
Design Engineering	250,000				250,000		
Construction Costs	2,500,000						2,500,000
Capital Outlay							
Permitting							
Transfer Reserves							
TOTAL COSTS	\$3,000,000				\$250,000	\$250,000	\$2,500,000

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants	1,500,000						1,500,000
Water Connection/Res							
Wastewater Connection/Res							
Stormwater Connection/Res							
Street Funds							
Impact Fees/SEPA	500,000				250,000	250,000	
REET 1							
REET 2							
King County Regional Parks	1,000,000						1,000,000
Other - Grant Matching							
General Fund Transfer							
TOTAL SOURCES	\$3,000,000				\$250,000	\$250,000	\$2,500,000

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maint							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Parks** **Department** **# P8**

PROJECT TITLE **Eagle Creek Park Upgrades**

DESCRIPTION At the corner of Bruckers Way and Roberts Drive, Eage Creek Park provides picnic areas and a basketball court.

BACKGROUND New playground equipment will be installed in 2009 utilizing REET 1 funds.

COMMENTS This park in a new development is intended to be a gathering place for the area residents, including young children in the neighborhood.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay	20,000	20,000					
Permitting							
Transfer Reserves							
TOTAL COSTS	\$20,000	\$20,000					

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Impact Fees							
REET 1	20,000	20,000					
REET 2							
King County Regional Parks							
Other - Grant Matching							
General Fund Transfer							
TOTAL SOURCES	\$20,000	\$20,000					

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maintenance							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Parks** **Department** **# P9**

PROJECT TITLE **Park and Cemetery Mowers and Equipment**

DESCRIPTION

Replacement of older equipment and mowers needs to be scheduled over time to keep reliable equipment. Funds are combined with Street, Water, Wastewater and Stormwater in an Equipment Replacement Fund.

BACKGROUND

Mower was purchased in 2009.

COMMENTS

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Construction Engineering							
Design Engineering							
Construction Costs							
Capital Outlay	16,200	8,200	2,000	2,000	2,000	2,000	
Permitting							
Transfer Reserves							
TOTAL COSTS	\$16,200	\$8,200	\$2,000	\$2,000	\$2,000	\$2,000	

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Impact Fees							
REET 1	16,200	8,200	2,000	2,000	2,000	2,000	
REET 2							
King County Regional Parks							
Other - Grant Matching							
General Fund Transfer							
TOTAL SOURCES	\$16,200	\$8,200	\$2,000	\$2,000	\$2,000	\$2,000	

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maintenance							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the **Parks** **Department** **# P10**

Account Number 310 000 001

PROJECT TITLE **Improvement to Existing Skate Park - add Amenities**

DESCRIPTION Skate park facility located on Black Diamond Elementary School grounds.

BACKGROUND This is a popular area for youth in our community, and improving the facilities will be beneficial to Black Diamond families coming together to enjoy watching the kids skate and play. The addition of picnicing facilities and other recreational equipment are slated for 2010 including picnic tables and benches.

COMMENTS No carryover

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Design Engineering							
Construction Engineering							
Construction Costs	25,000		25,000				
Capital Outlay							
Permitting							
Transfer reserves							
TOTAL COSTS	\$25,000		\$25,000				

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection/Reserves							
Wastewater Connection/Reserves							
Stormwater Connection/Reserves							
Street Funds							
Impact Fees							
REET 1	25,000		25,000				
REET 2							
King County Regional Parks							
Other - Grant Matching							
General Fund Transfer							
TOTAL SOURCES	\$25,000		\$25,000				

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maintenance							
Debt Repayment							
TOTAL OPERATING							



Capital Improvement Program 2009 - 2014

Project for the	Parks	Department	# P11
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PROJECT TITLE Tree City USA Money Fund

DESCRIPTION We want to become a Tree City USA.

BACKGROUND The Tree City USA® program, sponsored by the Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters, provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs in thousands of towns and cities.

COMMENTS To qualify for Tree City USA, a town or city must meet four standards established by The Arbor Day Foundation and the National Association of State Foresters. These standards were established to ensure that every qualifying community would have a viable tree management plan and program. There are four standards that a community must meet in order to achieve the Tree City USA designation. They include establishing a tree board or department, writing a Tree Care Ordinance, commit at least \$2 per capita annually the community forestry program and celebrate Arbor Day. There are many "green" benefits to this valuable program.

CAPITAL PROJECT COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Land/Right of Way							
Building Improvements							
Preliminary Engineering							
Design Engineering							
Construction Engineering							
Construction Costs	75,000		15,000	15,000	15,000	15,000	15,000
Capital Outlay							
Permitting							
Transfer reserves							
TOTAL COSTS	\$75,000		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000

REQUESTED FUNDING	Total \$ Project	2009	2010	2011	2012	2013	2014
Grants							
Water Connection/Res							
Wastewater Connection/Res							
Stormwater Connection/Res							
Street Funds							
Impact Fees							
REET 1	25,000		5,000	5,000	5,000	5,000	5,000
REET 2							
King County Regional Parks							
Other - Grant Matching							
In-kind and development permit fe	50,000		10,000	10,000	10,000	10,000	10,000
TOTAL SOURCES	\$75,000		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000

NON CAPITAL OPERATING COSTS	Total \$ Requested	2009	2010	2011	2012	2013	2014
Salaries, Benefits and Maint							
Debt Repayment							
TOTAL OPERATING							



CITY OF BLACK DIAMOND

2009 Schedule for 2009 – 2014 Capital Improvement Plan (CIP)

	Process	Internal Due Date	Workshops	City Council Meetings
1	CIP Planning Meeting	June 23		
2	Finance prepares operating revenue sources for affected funds such as Street, Sewer, Water, Drainage and General Government	July 7		
3	CIP Call letter to affected departments (include goals, rules and timelines)	July 7		
4	Departments prepare detailed requests and submit to City Administration and Finance	July 21		
5	Finance prepares draft spreadsheet combining revenues and department requests for Internal review with Administration	August 7		
6	Administration and finance meet departments to review options.	Aug 10 - Aug 12		
7	Finance prepares draft CIP for Council workshops. (CIP draft ready for distribution)	Aug 14		
8	CIP Finance Committee Meeting for GG CIP non Public Works		August 17	
9	CIP Public Works Committee Meeting		August 27	
10	CIP Council Workshop: All departments other than Public Works		Sept 3	
11	CIP Council Workshop: Public Works		October 15	
12	Public Hearings on proposed 2009 – 2014 CIP			November 5
13	Council adopts 2009 – 2014 CIP			November 5

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION			
SUBJECT: Public Hearing on request of the YarrowBay Group for a Special Events Permit (SEP #09-0008) to conduct an office use within a residence in order to facilitate preparation of an MPD application	Agenda Date: November 5, 2009		AB09-126
	Department/Committee/Individual	Created	Reviewed
	Mayor Howard Botts		
	City Administrator – Leonard Smith		
	City Attorney – Loren D. Combs		
	City Clerk – Brenda L. Martinez		X
	Finance – May Miller		
	Public Works – Seth Boettcher		
	Economic Devel. – Andy Williamson		
	Police – Jamey Kiblinger		
Community Devel. – Steve Pilcher	X		
Cost Impact: N/A			
Fund Source: N/A			
Timeline: Effective 11/07/08 – 11/07/11			
Attachments: Application received 9/24/09 from BD Lawson and BD Village Partners			
SUMMARY STATEMENT: <p>On December 20, 2007 the City Council approved a Special Events Permit pursuant to Black Diamond Municipal Code 2.59 to allow YarrowBay Group to conduct an office use within a residence in order to facilitate preparation of the MPD application. The property (32214 Botts Drive) is intended to be part of a Master Planned Development. The original approval was granted for six months, at which time the Council was to revisit the permit.</p> <p>On July 17, 2008 Council considered the request of YarrowBay to extend the approval, a report from staff, and the comments of two adjacent property owners. Partially based upon citizen comments, the permit was extended for a limited time period of three months. On November 6, 2008, the Council voted to extend the permit for one additional year.</p> <p>Just as in 2008, the applicant is requesting a new special event permit for a period of two years. Staff has notified the two adjacent property owners and received no feedback regarding any issues with this activity. Police and Fire Departments also have no concerns.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: N/A			
RECOMMENDED ACTION: MOTION to approve Special Events Permit #09-0008 for a period extending through November 7, 2011.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	
November 5, 2009			



**SPECIAL EVENT PERMIT
APPLICATION**

COMMUNITY DEVELOP.

SEP 24 2009

RECEIVED

PERMIT NO. SEP09-0008

NAME OF ORGANIZATION OR NAME OF EVENT:

BD Lawson Partners, LP and BD Village Partners, LP

SITE ADDRESS: 32214 Botts Drive, Black Diamond, WA 98010

(If structures will be erected and/or street ROW used, please attach 3 drawings noting locations and dimensions.)

DATE OF EVENT: Nov. 7, 2009 to Nov. 7, 2011

HOURS: M - F, 8 am to 5 pm

PURPOSE OF EVENT: Daily work and periodic meetings related to the preparation and processing of Master

Planned Development application materials.

EST. ATTENDANCE: up to 5 MPD personnel CITY BUS. LICENSE: BUS2008-0027

PARKING PLANS: Parking is provided on site

SPECIAL FACILITY REQUIREMENTS: N/A

CITY ASSISTANCE REQUIRED: None

INSURANCE COMPANY: Event is entirely on private property

(Proof of Ins. Required naming City of Black Diamond as co-insured if event is taking place on city property)

FOOD TO BE SERVED: ☐ YES ☒ NO

SOUND SYSTEM: ☐ YES ☒ NO

SANITATION PLANS (Sani-cans, hand washing stations, etc): Building includes 2 restrooms

PRODUCTS OR SERVICES TO BE SOLD: None

CONTACT PERSON: Ryan J. Kohlmann, AICP, Senior Project Manager

MAILING ADDRESS: PO Box 690, Black Diamond, WA 98010

CONTACT PHONE: 425-898-2110

FAX 425-898-2139

PURPOSE OF EVENT: As described above

EMAIL ADDRESS: rkohlmann@yarrowbayholdings.com

EMERGENCY CONTACT David MacDuff

PHONE 425-445-4253

RJ Kohlmann AICP
SIGNATURE OF APPLICANT

Sept. 24, 2009
DATE

Additional information or requirements may be requested. Please allow 3 - 4 weeks for processing.

Brenda Martinez

From: Steve Pilcher
Sent: Thursday, October 29, 2009 2:40 PM
To: Brenda Martinez
Subject: FW: Yarrow Bay Special Event Permit for office use at 32214 Botts Drive

Public comment on Yarrow Bay Special Event permit.

Steve

From: Williamson, Tracy (Seattle, WA) [mailto:willit01@unisourcelink.com]
Sent: Thursday, October 29, 2009 2:05 PM
To: Steve Pilcher
Subject: RE: Yarrow Bay Special Event Permit for office use at 32214 Botts Drive

Hi Steve,

We are ok with the 2 year period as long as there is a mechanism for us to be able to file a complaint if they aren't living up to the conditions that were set by the city and agreed to by Yarrow Bay in the original agreement.

So in other words, we would like the terms of their permit to be contingent on these agreements and that you have the ability to revoke the permit.

Thanks,
Tracy Williamson

From: Steve Pilcher [mailto:SPilcher@ci.blackdiamond.wa.us]
Sent: Monday, October 19, 2009 2:47 PM
To: Ron Taylor; Williamson, Tracy (Seattle, WA)
Subject: Yarrow Bay Special Event Permit for office use at 32214 Botts Drive

How time flies....

It's been one year since the City Council last approved the Special Events Permit for Yarrow Bay to continue to use a house as an office while it processes its MPD applications. Last year, the Council granted the approval for a period of one year. And like last year, Yarrow Bay is requesting a two-year approval period, this time until November 2011.

The City Council will consider this item at their November 5th regular meeting. Please let me know any comments and concerns by next Wednesday, October 29th, so I can communicate those to the Council. Of course, you are welcome to attend the November 5th Council meeting and express your opinion at that time.

If you have any questions, give me a call or drop an email. Thanks.

Steve Pilcher
Community Development Director
City of Black Diamond
P.O. Box 599
Black Diamond, WA 98010
360-886-2560 ext. 216

10/29/2009

Rachel Pitzel

From: Brenda Martinez
Sent: Tuesday, November 03, 2009 8:33 AM
To: Rachel Pitzel
Subject: FW: Yarrow Bay Special Event Permit for office use at 32214 Botts Drive
 Can you please add this to the agenda item on the website....thanks ☺

From: Steve Pilcher
Sent: Monday, November 02, 2009 7:59 AM
To: Brenda Martinez
Subject: FW: Yarrow Bay Special Event Permit for office use at 32214 Botts Drive

Late comments from the Taylors.

Steve Pilcher
Community Development Director
City of Black Diamond
P.O. Box 599
Black Diamond, WA 98010
360-886-2560 ext. 216

From: Ron Taylor [mailto:mr.motoman@comcast.net]
Sent: Saturday, October 31, 2009 10:02 AM
To: Steve Pilcher
Subject: RE: Yarrow Bay Special Event Permit for office use at 32214 Botts Drive

Mr. Pilcher,

Thank you for the opportunity to comment on the Yarrow Bay Special Events Permit. I would like to offer the following comments to The Council.

- At times the common driveway has gotten some pretty good sized holes in it which remained for a while but recently Yarrow Bay had the road maintained and I must say it is in better shape than it has been for quite a while.
- Yarrow Bay has been diligent to maintain the shrubbery that they put in place. Any dead or dying units have all been replaced.
- Traffic on the road has definitely picked up since the barn above our house has been rented out. This has led to traffic 7 days a week as well as vehicles and horse trailers commonly parked there. If you remember Yarrow Bay's position in previous applications was that the property would only be used during business hours and vehicles would be kept near or behind the house.
- I have a definite concern with noxious weeds growing on the property, especially Tansy Ragwort and Blackberries. I have been diligent to keep Blackberry vines from getting started in the fencerows of my property but the bigger problem is the Ragwort. This is especially hard to kill and I have worked for years to try and eradicate it from my property. Also, the county weed board will issue citations to property owners where they find the weed. While Yarrow Bay has made some efforts to control the weed at my insistence (usually once a year) it has become

widespread all the way around my property which then reseeds onto my property. This weed requires diligent policing throughout the growing season.

- Though you've heard me say it before, I feel that using the property for multiple years in a non-conforming use is a real stretch of the definition of "Special Event".
- I still oppose granting multiple year extensions.

Thank you for your consideration.

Ron Taylor
*Beautiful Downtown
Black Diamond, USA*

From: Steve Pilcher [mailto:SPilcher@ci.blackdiamond.wa.us]
Sent: Monday, October 19, 2009 2:47 PM
To: Ron Taylor; tracy.williamson@unisourcelink.com
Subject: Yarrow Bay Special Event Permit for office use at 32214 Botts Drive

How time flies....

It's been one year since the City Council last approved the Special Events Permit for Yarrow Bay to continue to use a house as an office while it processes its MPD applications. Last year, the Council granted the approval for a period of one year. And like last year, Yarrow Bay is requesting a two-year approval period, this time until November 2011.

The City Council will consider this item at their November 5th regular meeting. Please let me know any comments and concerns by next Wednesday, October 29th, so I can communicate those to the Council. Of course, you are welcome to attend the November 5th Council meeting and express your opinion at that time.

If you have any questions, give me a call or drop an email. Thanks.

Steve Pilcher
Community Development Director
City of Black Diamond
P.O. Box 599
Black Diamond, WA 98010
360-886-2560 ext. 216

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION			
SUBJECT: Ordinance No. 09-924, amending Chapter 17 of the Black Diamond Municipal Code concerning divisions of land	Agenda Date: November 5, 2009		AB09-119A
	Department/Committee/Individual	Created	Reviewed
	Mayor Howard Botts		
	City Administrator –Gwen Voelpel		
	City Attorney – Loren D. Combs		
	City Clerk – Brenda L. Martinez		
	Finance – May Miller		
	Public Works – Seth Boettcher		
	Economic Devel. – Andy Williamson		
	Police – Jamey Kiblinger		
Cost Impact: N/A	Court – Kaaren Woods		
Fund Source: N/A	Comm. Dev. – Steve Munson	X	
Timeline: N/A			
Attachments: Ordinance No. 09-924 final draft of proposed Divisions of Land Amendments			
SUMMARY STATEMENT: After Council reviewed draft Ordinance No. 09-924 at its regular meeting of October 1, 2009 staff was requested to complete several edits and the following changes have been drafted: <ol style="list-style-type: none"> 1) Added definition of “Original Tract” 2) Replaced “City Engineer” definition with “Public Works Director” 3) Replaced some outdated professional terminology with more contemporary language (i.e. “registered land surveyor” with “professional land surveyor”) 4) Removed Police Chief from subdivision review team at the Chief’s request 5) Corrected appeals of Short Subdivision decisions from City Council to the Hearing Examiner to reflect recently-adopted amendments to Chapter 18-Zoning of the Black Diamond Municipal Code 6) Provided expanded opportunities (parties of record/ written commentators) for appealing the administrative short subdivision decisions 7) Eliminated instances of duplication of language 8) Corrected several grammar, punctuation, and spelling errors 			
COMMITTEE REVIEW AND RECOMMENDATION: Planning Commission approval			
RECOMMENDED ACTION: MOTION to adopt Ordinance No. 09-924, amending the existing Chapter 17 and replacing it with the new Chapter 17, attached hereto.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	
August 20, 2009	Public Hearing		
October 1, 2009	Continued to November 5, 2009 to allow staff to complete Council-recommended adjustments and changes		
November 5, 2009			

ORDINANCE NO.09-924

AN ORDINANCE OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON REGARDING THE DIVISION OF LAND AND AMENDING BLACK DIAMOND MUNICIPAL CODE SECTIONS 17.04.010, 17.04.020, 17.04.030, 17.08.010, 17.08.040, 17.12.010, 17.12.020, 17.12.030, 17.15.020, 17.15.030, 17.16.010, 17.16.020, 17.16.030, 17.20.010, 17.20.020, 17.20.030, 17.20.040, 17.20.050, 17.20.060, 17.20.070, 17.20.080, 17.32.010, 17.32.020, 17.32.030, 17.32.040, 17.32.050, 17.32.060, 17.32.070, 17.32.090, 17.32.100, 17.34.020(a), 17.34.060(a), 17.36.030, 17.36.040, 17.36.050, 17.36.060, 17.36.080, ADDING NEW SECTIONS 17.20.090 AND 17.32.055, AND REPEALING CHAPTER 17.14 AND SECTIONS 17.32.110 AND 17.36.070

WHEREAS, the City has reviewed its existing code provisions regarding divisions of land in Title 17 of the Black Diamond Municipal Code and determined that an update was appropriate; and

WHEREAS, the planning commission reviewed the proposed changes at a public hearing held on April 21, 2009 and recommended that the amendments be adopted; and

WHEREAS, the City Council held a public hearing on the proposed amendments on August 20, 2009;

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

Section 1. Black Diamond Municipal Code Section 17.04.010 is hereby amended to read as follows:

17.04.010 Title supplementary to state provisions.

This title shall be known as the city land division code and shall supplement and implement the state regulations concerning plats, subdivisions and dedications found in Chapter 58.17 of the Revised Code of Washington. In the case of conflict between any two code or statute sections, the sections should be interpreted in a way that allows them to be read as complimentary. If a complimentary reading cannot be made, then the provision that imposes the most restrictive land use condition shall control. If a city code section cannot be construed to be harmonious with a state provision in a particular instance, then the state provision will control.

Section 2. Black Diamond Municipal Code Subsection 17.04.020 is hereby amended to read as follows:

17.04.020 Purpose.

The purpose of this chapter is to regulate the subdivision of land and to promote the public health, safety and general welfare in accordance with standards established by the state and the city to prevent the overcrowding of land; to lessen congestion in the streets and highways; to promote effective use of land; to promote safe and convenient travel by the public on streets and highways; to provide for adequate light and air; to facilitate adequate provision for water, sewerage, parks and recreation areas, sites for schools and school grounds and other public requirements; to provide for proper ingress and egress; to provide for the expeditious review and approval of proposed subdivisions which conform to zoning standards and local plans and policies; to adequately provide for the housing and commercial needs of the citizens of the city; ~~and to require uniform monumenting of land subdivisions and conveyancing by accurate land description; to protect environmentally sensitive areas; and to protect and preserve the community urban forest for its aesthetic, environmental, and health benefits.~~

Section 3. Black Diamond Municipal Code Section 17.04.030 is hereby amended to read as follows:

17.04.030 Scope.

This title shall apply to all divisions of land within the city for any purpose, regardless of the size of the resulting lots or tracts, except the following:

- A. Cemeteries and other burial plot while used for that purpose;
- B. Divisions of land made by testamentary provisions, or the laws of descent;
- C. A division for the purpose of lease when no residential structures other than mobile homes as defined by the city zoning ordinance are permitted to be placed upon the land and the city council has approved a site plan for the use of the land in accordance with city ordinances;
- D.. A division which is made by subjecting a portion of a parcel or tract of land to Chapter 64.32 RCW, the Horizontal Property Regimes Act, under a binding site plan for the use of land in accordance with city ordinances;
- ~~G. Short subdivisions of land made pursuant to the city short subdivision ordinance;~~
- E.H. A division for the purpose of leasing land for facilities providing personal wireless services while used for that purpose. "Personal wireless services" means any federally licensed personal wireless service. "Facilities" means unstaffed facilities that are used for the transmission or

reception, or both, of wireless communication services, including, but not necessarily limited to, antenna arrays, transmission cables, equipment shelters, and support structures;

FI. A division of land into lots or tracts of less than three acres that is recorded in accordance with Chapter 58.09 RCW and is used or to be used for the purpose of establishing a site for construction and operation of consumer-owned or investor-owned electric utility facilities. For purposes of this subsection, “electric utility facilities” means unstaffed facilities except for the presence of security personnel, that are used for or in connection with or to facilitate the transmission, distribution, sale, or furnishing of electricity, including, but not limited to, electric power substations. This subsection does not exempt a division of land from the zoning and permitting laws and regulations of cities, towns, counties, and municipal corporations. Furthermore, this subsection only applies to electric utility facilities that will be placed into service to meet the electrical needs of a utility’s existing and new customers. New customers are defined as electric service locations not already in existence as of the date that electric utility facilities subject to the provisions of this subsection are planned and constructed.

Section 4. Black Diamond Municipal Code Section 17.08.010 is hereby amended to read as follows:

17.08.010 Definitions.

As used in this chapter, unless the context or subject matter clearly requires otherwise, the words or phrases defined in this section shall have the indicated meanings:

“Alteration” means the modification of a previously recorded subdivision, short subdivision, or binding site plan, or any portion thereof that results in changes to conditions of approval, the addition of new lots or more land, or the deletion of existing lots or the removal of plat or lot restrictions or dedications that are shown on the recorded plat.

“Binding site plan” means a drawing to a scale specified by BDMC, Sec. 17.34.020 (A) which:

1. Identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by city code;
2. Contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the ~~site plan review committee~~community development director; and
3. Contains provisions making any development to be in conformity with the site plan.

“Block” means a group of lots, tracts or parcels within well-defined and fixed boundaries.

~~“Bonus density” or “density bonus” means residential development density in addition to the base density granted by the zoning regulations or a development agreement, that is authorized by the city council for subdivisions that incorporate specific design elements determined and adopted by the city to be central to the realization of the city’s vision and comprehensive plan goals and objectives.~~

“Dedication” means the deliberate appropriation of land by an owner for any general and public uses, reserving to himself or herself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval of the plat for filing by the appropriate governmental unit.

“Final plat” means the final drawing of the subdivision and dedication prepared for filing for record with the county recorder and containing all elements and requirements set forth in this ~~title~~chapter.

~~“Gross density” means the number of residential units to be located on land proposed to be subdivided, divided by land’s size measured in acres.~~

“Hearing Examiner” means the person appointed or authorized by the City to carry out the duties of hearing examiner pursuant to BDMC Chapter 2.30.

“Lot” means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimensions to meet minimum zoning requirements for width and area. The term shall include tracts and parcels.

“Monument” means a permanent concrete object four inches by four inches at the top, six inches by six inches at the bottom and twenty-four inches long with a metal marker cast in the center.

~~“Net density” means the number of residential units to be located on land proposed to be subdivided, divided by the remainder of the land’s size measured in acres, less the area of all public dedications, including roads, storm drainage facilities, parks, and less any permanently protected environmentally sensitive areas and their buffers.~~

“Original Tract” means a unit of unplatted land held under single or unified ownership, the configuration of which may be determined by the fact that all land abutting said tract is separately owned by others, not including an applicant or applicants; provided, that where a husband and wife own contiguous lots in separate or community ownership, said contiguous lots shall constitute the original tract.

“Paper plat” means a residential short subdivision with an existing single family residence, in which only one additional lot is created, and some or all of the required public improvements for the additional lot have been deferred until after final short subdivision approval and made a condition of building permit issuance on the additional lot.

“Plat” means a map or representation of a subdivision, showing thereon the division of a tract or parcel of lands into lots, blocks, streets and alleys or other divisions and dedications.

“Preliminary plat” means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of this chapter. The preliminary plat shall be the basis of the approval or disapproval of the general layout of the subdivision.

“Public works director” means that person, firm, or organization appointed or authorized (including contractual authorization) by the mayor of the city to carry out the duties of the city engineer as prescribed by this chapter.

“Short subdivision” means the division or redivision of land into ~~six~~^{four} or less lots, tracts, parcels, or sites for the purpose of sale, lease or transfer of ownership, except as provided in Section 17.04.030 of this title. The creation of tax parcels by the county shall not be deemed the division of land for purposes of creating a lot, tract, parcel or site that can be sold, leased or transferred.

“Subdivision” means the division or redivision of land into ~~seven~~^{five} or more lots, tracts, parcels, or sites for the purpose of sale, lease or transfer of ownership, except as provided in Section 17.04.030 of this title. The creation of tax parcels by the county shall not be deemed the division of land for purposes of creating a lot, tract, parcel or site that can be sold, leased or transferred.

“Tract” means a fractional part of subdivided lands having fixed boundaries, not meeting the requirements for a lot, or created for a special use, including public spaces, storm drainage facilities, or sensitive area protection, other than for a building lot.

“Vacation” means canceling an approved subdivision or short subdivision completely; “partial vacation” means removal of a portion of an approved subdivision or short subdivision.

“Vested” means a proposed division of land will be considered under the requirements of this chapter, and the zoning or other land use control ordinances, in effect on the land at the time a fully completed application for preliminary plat approval of the subdivision, or short plat approval of the short subdivision, has been submitted to the city.

Section 5. Black Diamond Municipal Code Section 17.08.040 is hereby amended to read as follows:

17.08.040 Revocation or modification of conditions after approval.

A—A subdivision or short subdivision shall be governed by the terms of approval of the final plat, and the statutes, codes and regulations in effect at the time of final plat approval, including certificates of availability for water and sewer capacity, and approvals granted after approval of the city engineer, unless the city council finds that a change in

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conditions creates a serious threat to the public health or safety in the subdivision.

~~B. The city council may modify the conditions of preliminary subdivision or short subdivision approval, or revoke the approval, if, after notice and opportunity to be heard by the owner of the land to be subdivided, if the city council finds:~~

~~1. The modification or revocation is necessary to protect the public health, safety or welfare; and~~

~~2. If the council intends to revoke the preliminary approval, that it is impossible to satisfy the condition of preliminary plat approval because of a knowing and deliberate violation of the condition.~~

Section 6. Black Diamond Municipal Code Section 17.12.010 is hereby amended to read as follows:

17.12.010 Application.

Any person desiring to subdivide land into ~~seven~~five or more parcels within the city shall first submit an application for preliminary plat approval to the ~~city clerk-treasurer at City Hall~~community development department. The application shall be on forms provided by the city. To the extent that procedural requirements permit simultaneous proceedings, a subdivision application will be processed concurrently with applications for variances, site plan approvals and similar approvals, unless the applicant expressly requests sequential processing. A preliminary plat application will not be accepted for property within an MPD ~~overlay district-zone~~ unless there is a previously approved MPD permit and a recorded MPD development agreement. A preliminary plat application will not be accepted for property that is part of a master planned development (MPD) permit application unless the city, pursuant to Section 18.98.050(C) of this code, authorizes the simultaneous processing of the subdivision application. The application shall include:

A. ~~Ten~~Five copies of the preliminary plat drawing and vicinity map containing items specified in Section 17.12.020 of this chapter;

B. ~~Ten~~Five copies of proposed street and utility plans showing proposed locations, sizing and alignment, and of plans showing areas of existing trees and natural vegetation to be retained, and those to be removed;

C. ~~Three~~Five copies of a completed environmental checklist, together with applicable environmental studies and SEPA documents. If the city and the applicant have agreed that an environmental impact statement will be prepared for the proposal, a checklist shall not be required;

D. A preliminary outline of any areas within the subdivision to be dedicated or reserved for public or common use, with the purposes indicated thereon and in the dedication or restrictive covenant;

E. A title report disclosing vesting of title, all existing easements of record or other existing restrictions on the proposed platted land;

F. Storm drainage design analysis at a level of detail to allow for accurate

sizing of storm drainage facilities and tracts;

G. A listing of all property owners of record within five hundred feet of the exterior boundaries of all parcels proposed to be included within the subdivision, ~~together with three sets of mailing labels for said property owners certified by King County as being no less than thirty days old. (The five hundred feet shall be measured from the exterior boundary of adjacent property in the same ownership as the land to be subdivided.);~~

H. ~~An aerial photo of the parcel area and parcels within one thousand feet of its boundaries that was taken since the time of the last development activity within the area to be subdivided or surrounding properties or one year from the application date, whichever is more recent, at a scale no smaller than one inch equals one thousand feet;~~

I. ~~If the proposed subdivision is located in an approved MPD, typical schematic drawings (floor plans elevations, and exterior material samples) for the single-family residences and other structures to b~~

HK. Certificates of sewer and water availability;

IL. If the property to be subdivided has been designated as a receiving area pursuant to the city's transfer of development rights program, a copy of all development right certificates (DRCs) proposed for use in obtaining the proposed net density;

M. ~~If the applicant is requesting a density bonus, a narrative and/or illustrative report identifying the level of bonus density sought and supporting documentation as necessary to support the request and demonstrate the incorporation of the density bonus elements as set forth in Section 17.14.050 of this title;~~

JN. The nonrefundable preliminary plat fee and review deposit in the amount specified in the city fee resolution;

KΘ. Any further information required by the terms of a previously approved MPD permit that is required by the approval to be shown on the plat or required to be constructed as part of the subdivision approval process;

LP. A tree survey prepared per BDMC, Sec. 19.30.060.

Q. ~~Any studies or reports necessary to show that the requirements of Section 17.16.020(D) of this title will be met if the application is approved;~~

R. ~~Proposed covenants, conditions and restrictions (CCR) for any land or improvements to be owned and/or maintained in common by the lot owners or an association of lot owners;~~

S. ~~Verification from the King County assessor that the property is not in a current use tax classification, except for those portions of the property that is subject to a permanent conservation easement to protect open space land, as defined in RCW 84.34.020;~~

MF. The names and addresses of all persons having an ownership interest in the property or in the applicant. If the property is owned by, or the

applicant is a partnership, limited liability company, corporation or other legal entity, then the names and addresses of all persons having a financial interest in the legal entity or entities shall be provided;

~~U. A comprehensive fiscal analysis disclosing the short and long-term financial impacts of the proposed subdivision upon the city, both during development and following project completion to ensure no adverse fiscal affects to the city after project completion and occupancy, and including an analysis of personnel demands and fiscal shortfalls anticipated during the development phase of the subdivision together with recommended mitigations to ensure that the subdivision and the resulting development on the property to be subdivided does not negatively impact the fiscal health of the city, nor the ability of the city to adequately serve existing residents. If an EIS will be prepared, the fiscal analysis may be prepared concurrently with the EIS;~~

NV. Any other information that is necessary and appropriate in order to determine whether or not the application meets the preliminary plat approval criteria set forth in Chapter 17.15 of this title.

Section 7. Black Diamond Municipal Code Section 17.12.020 is hereby amended to read as follows:

17.12.020 Preliminary plat contents.

The preliminary plat shall be prepared by a ~~registered professional~~ land surveyor or engineer using acceptable drafting standards. The scale for the preliminary plat drawing, the drainage utilities, and tree preservation plans shall be not less than one inch equals ~~onetwo~~ hundred feet and the horizontal and vertical scales for street and sewer plans ~~and profiles shall~~ be not less than one hundred feet and ten feet to the inch, respectively. After initial review the public works director may request more detail for proper infrastructure review including profiles. The documents shall be submitted in such form that when the maps and written data are considered together, they shall fully and clearly disclose the following information:

- A. The proposed name of the proposed subdivision which shall not be the same as the name of any other subdivision or development in the city;
- B. The legal description of land contained within the proposed subdivision;
- C. The name, address and telephone number of the subdivision developer and the property owner;
- D. The name, address and telephone number and seal of the professional land surveyor or engineer who prepared the preliminary plat documents;
- E. The boundary lines of the proposed subdivision;
- F. The boundaries and approximate dimensions, including square feet of lot area for all lots and parcels within the proposed subdivision, together with the numbers to be assigned to each block and lot;

G. The proposed location, ~~names~~ and width of all existing and proposed streets, alleys, roads and easements within the proposed subdivision and adjacent thereto;

H. The location and, where ascertainable, sizes of all permanent buildings, wells, watercourses, bodies of water (indicating the high water mark or top of the bank), all overhead and underground utilities, municipal boundaries, section lines, township lines and other important features existing upon, over or under the land proposed to be subdivided;

I. Contour lines of at least five-foot intervals or sufficient intervals to show the topography of the land to be subdivided referenced to the mean sea level datum of the National Ocean Survey (USC and GS), and extending at least one hundred feet in all directions from the property to be subdivided;

J. Generalized plans of proposed water distribution systems, storm sewers, sewerage systems and shoreline modifications, if any, indicating locations and sizing;

K. Proposed buffer zones, no-build areas and parcels proposed to be dedicated or reserved for public or community school, park, playground, open space and trail networks, wildlife corridors, and perimeter buffers or other uses;

L. Owners of land adjacent to the subdivisions and the names of any adjacent subdivisions shall be identified on the preliminary plat map;

M. If the plat constitutes a replat, the lots, block, streets, etc., lines of the original plat shall be shown with dotted lines in their proper positions in relation to the new arrangement on the plat, the new plat being clearly shown in solid lines;

N. If the proposed plat is part of an approved MPD, the proposed preliminary plat drawing shall show road, trail, utility, and other connections to adjacent MPD properties, as well as adjacent approved MPD land uses;

O. All environmentally ~~sensitive~~critical areas, their buffers, and minimum building setbacks;

~~P. Minimum building setback lines for all proposed lots;~~

~~PQ.~~ If the subdivision is proposed to occur in two or more phases, the proposed phases shall be clearly shown and labeled;

~~QR.~~ A table listing the gross density, net density, density proposed through use of the city's transfer of development rights program, minimum lot size, maximum lot size and average lot size for the proposed subdivision.

Section 8. Black Diamond Municipal Code Section 17.12.030 is hereby amended to read as follows:

17.12.030 Additional information.

An application, for vesting purposes, shall be deemed complete if it contains all of the information required by Sections 17.12.010 and

17.12.020 of this chapter, and BDMC, Section 18.14 (Vesting). However, the city may require submittal of additional information, including, but not limited to, soil and geological studies, wetland assessments, or traffic studies, prior to processing a preliminary subdivision application if city staff determines that such information is necessary for accurate environmental or technical review of such application. The city may also set reasonable deadlines for the supplemental submittal of such information if it is found to be necessary subsequent to the initial application submittal and determination of completeness. Failure to meet such deadlines shall cause the application to be deemed withdrawn, and plans or other data previously submitted for review may thereafter be returned to the applicant. In no case shall an application be processed until it is adequate in terms of the type or amount of information necessary for accurate environmental and technical review.

Section 9. Black Diamond Municipal Code Chapter 17.14 is hereby repealed in its entirety.

Section 10. Black Diamond Municipal Code Section 17.15.020 is hereby amended to read as follows:

17.15.020 Approval criteria.

A. The following are the criteria that must be met to approve any subdivision. The criteria may be met by conditions proposed by the applicant, or imposed by the hearing examiner~~city council~~ as conditions of approval:

1. The proposed subdivision meets all city zoning regulations and is consistent with the city's comprehensive plan maps and policies, ~~including, but not limited to, Section 5.7.3, Residential Development Policies and Concept,~~ and with the Black Diamond design standards and guidelines where applicable;

~~2. Any density bonus shall meet the requirements of Chapter 17.14 of this title;~~

~~23.~~ The proposed subdivision results in a net density that is equal to or less than the allowable maximum density established by the zoning regulations, ~~including any density transfers or applicable density bonuses awarded by the planning commission,~~ and is greater than or equal to any applicable minimum density requirement;

~~34.~~ The public use and interest is served by the establishment of the subdivision and dedication. In considering this criteria, it shall be determined if appropriate provisions are made for all relevant matters, including, but not limited to, the public health, safety and general welfare, for open spaces, storm drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds, sites for schools and

school grounds;

~~45.~~ The physical characteristics of the proposed subdivision site, as conditioned, does not increase the risk of flood or inundation conditions on- or off-site;

~~56.~~ Applicable city development standards are met or exceeded;

~~67.~~ All significant adverse environmental impacts have been addressed are mitigated in a manner that furthers consistent with the public health, safety and welfare and city goals and policies;

~~8.~~ The proposed project will have no adverse financial impact upon the city at each phase of development, if it is a phased project, as well as at the time of occupancy of any structures to be constructed on the property. If the project is phased, so that final plat approval for the entire project is not obtained at one time, then this requirement shall include conditioning any approval so that the fiscal analysis is updated to show continued compliance with this criteria. If any phase has not been completed within five years, a new fiscal analysis must be done with regards to that phase before an extension can be granted. The fiscal analysis must be updated prior to the commencement of each new phase to assure continued compliance with this criteria. This may be done as an administrative review. If the proposed subdivision is part of an approved MPD, then the MPD fiscal analysis may be adopted by reference for use in meeting this condition;

~~79.~~ There shall be concurrency for all utilities and transportation system improvements prior to occupancy of any structures;

~~10.~~ The proposal, during construction and at occupancy, shall not cause the available city staffing capacity to be exceeded, or result in the lowering of city staffing levels of service established by the city, including those related to public safety;

~~11.~~ For developments of more than fifty residential units, there shall be a mix of housing types so that at least ten percent of the structures, regardless of number of residential units in each structure, shall be duplexes, triplexes or fourplexes;

~~8+2.~~ If the proposal is in an approved MPD, the proposed subdivision shall be consistent with the approved MPD, the MPD conditions of approval, the MPD design standards, and the MPD development agreement;

~~9+3.~~ There shall be connectivity of motorized and nonmotorized transportation corridors, open spaces and wildlife corridors with existing or proposed corridors on adjacent properties;

~~104.~~ The use of cul-de-sacs and other dead end streets shall be minimized to the fullest extent possible;

~~115.~~ Appropriate provision has been made for the dedication of land to any public body, and provision of public improvements has been made as necessary to serve the subdivision. This shall include appropriate provision for payment of any impact fees imposed in accordance with the provisions

of RCW 82.02.050 through 82.02.090, and applicable city codes and regulations. Dedications shall clearly be shown on the final plat;

126. The streetscape and public open space amenities shall be compatible with any adjacent project that has been developed or approved for development as an MPD;

13. The proposed subdivision provides safe walking conditions for students who walk to and from school;

14 The proposed subdivision provides for tree preservation including a complete inventory of significant trees consistent with the provisions of chapter 19.30.

Section 11. Black Diamond Municipal Code Section 17.15.030 is hereby amended to read as follows:

17.15.030 Site inspection.

A site inspection may be made by the ~~city council and/or the hearing examiner~~ in order to assist ~~them in their~~the hearing examiner deliberations in reviewing the proposed subdivision. When making a site inspection, the hearing examiner may not engage in communications with opponents or proponents with respect to the proposed subdivision, so long as said inspection occurs as part of a public meeting, with actual notice to the applicant and all persons of record at the open record public hearing, and no public input is allowed during the inspection.

Section 12. Black Diamond Municipal Code Section 17.16.010 is hereby amended to read as follows:

17.16.010 Staff review.

A. Completeness Check and SEPA. Citycommunity development department staff shall review the preliminary plat application for completeness within twenty-eight days of its receipt. If the application is determined to not be complete, ~~department~~city staff shall identify in its determination of completeness the items required to make the application complete. Once the application has been determined to be complete, city staff will issue a formal notice of application which shall allow at least fourteen days for public comment regarding the application. Notice of the filing of a preliminary plat of a proposed subdivision adjacent to or within one mile of the municipal boundaries of another city or town, or which contemplates the use of any city or town utilities shall be given to the appropriate city or town authorities. Any notice required by this title shall include the hour and location of the hearing and a description of the property to be platted. Notice of the filing of a preliminary plat of a proposed subdivision located in the city and adjoining the municipal boundaries of another city or town shall be given to the appropriate city

officials. Notice of the filing of a preliminary plat of a proposed subdivision located adjacent to the right-of-way of a state highway (SR-169) or within two miles of the boundary of a state or municipal airport shall be given to the Secretary of Transportation. Following the public comment period, staff will then initiate the SEPA process, pursuant to Black Diamond Municipal Code Chapter 19.04.

B. At the time of issuing the notice of application, the ~~city planner~~ community development director shall submit the proposed subdivision to all city department heads, including, but not limited to, the ~~public works~~ director, ~~city engineer~~, the ~~city utilities~~ superintendent, the ~~SEPA responsible official~~ natural resources director, and the ~~city fire marshal~~ chief for staff review. The following review criteria shall apply:

1. The ~~public works director~~ city engineer shall review the proposed subdivision for engineering adequacy of the proposed street system, sewage disposal system, storm drainage system and water supply system and shall review the same for compliance with all city standards, including, but not limited to, those set forth in the city's public works standards or standards approved as part of an MPD if applicable. The ~~city engineer~~ public works director shall also review the proposed subdivision to ensure that all requirements as may be necessary to minimize flood damage are met.

2. The ~~city utilities superintendent~~ shall review the proposed subdivision for adequacy of the proposed water, sanitary sewer, storm sewer, and utility systems.

23. Mountain View Fire and Rescue (King County Fire District No. 44) The ~~city fire chief~~ shall review the proposed subdivision for adequacy of water supply and access for fire protection and medical aid purposes.

4. The ~~city police chief~~ shall review the proposed subdivision for the adequacy of access for police protection purposes.

35. The ~~SEPA responsible official~~ natural resources director shall review the proposed subdivision for environmental impacts.

C. SEPA Determination and Staff Report. Each department head and reviewing staff shall, within twenty-one days after receipt, complete his or her review of the proposed subdivision and transmit written comments and recommendations to the community development department. At the conclusion of the SEPA process, staff will finish its detailed review of the proposal and will ~~make issue a formal~~ SEPA threshold determination, which may include a public comment period. Community development ~~s~~Staff will also prepare a written staff report to the hearing examiner. This review ~~may include requesting additional information, or proposal revisions, from the applicant, in which case any mandated review timelines shall be suspended.~~

Section 13. Black Diamond Municipal Code Section 17.16.020 is hereby amended to read as follows:

**17.16.020 ~~Planning commission~~ Hearing examiner public hearing
~~, review and~~
~~recommendation.~~**

A. Public Hearing Required. Upon completion of staff review and the SEPA appeal period, the ~~city clerk-treasurer-community development department~~ shall schedule the preliminary plat for public hearing before the hearing examiner, allowing for adequate public hearing notification and issue a notice of public hearing.

B. Notice of Public Hearing. Notice of the public hearing shall include the purpose, date, time and place of the public hearing and a description of the location of the property which shall be both a vicinity sketch and a narrative location description of the property to be platted. Notice shall be given in the following manner:

1. Publication of at least one notice not less than fourteen days prior to the hearing in a newspaper of general circulation within the city;

2. Posting as required by BDMC 18.08.125A, ~~in at least three conspicuous places adjacent to the boundary of the proposed subdivision and visible from a public right-of-way, not less than fourteen days prior to the hearing. If the owner of the property which is proposed to be subdivided owns another parcel of the property which lies adjacent to such property, notice under this section shall be placed adjacent to the boundaries of any such adjacently located parcels of property owned by the owner of the property proposed to be subdivided;~~

3. Mailing as required by BDMC 18.08.125A ~~notice to all owners of record of real property adjacent to or within five hundred feet of the proposed subdivision, according to the records of the county treasurer, not less than fourteen days prior to the hearing. If the applicant or owner of the property which is proposed to be subdivided owns, or has any legal interest in any entity that owns, other property adjacent to the property proposed to be subdivided, notice shall be mailed to the owners of all property adjacent to or within five hundred feet of said adjacent property in which the applicant or owner has an interest;~~

4. If the proposed subdivision is adjacent to the city-county boundary, notice shall be given to King County.

5. If the proposed subdivision is located adjacent to the right-of-way of a state highway or within two miles of the boundary of a state or municipal airport, notice shall be given to the Secretary of Transportation.

C. Public Hearing. At the public hearing, the hearing examiner shall consider all relevant evidence to determine that the preliminary plat be approved or disapproved ~~by the city council~~. Any hearing may be continued at the discretion of the hearing examiner in order to allow all

relevant public input to be received. Records of the hearing examiner hearings on preliminary plats shall be kept by the city and shall be open to public inspection.

Section 14. Black Diamond Municipal Code Section 17.16.030 is hereby amended to read as follows:

17.16.030 ~~City council~~ Hearing examiner review and decision.

A. If the hearing examiner finds that the proposed plat makes appropriate provisions for the public health, safety and general welfare, for such open spaces, drainage ways, water supplies, sanitary wastes, parks, playgrounds, sites for schools and school grounds, and other provisions required by city code, regulations and other provisions required by city code, regulations and any applicable development agreement, and it finds that the public use and interest will be served by the platting of the subdivision, then it shall be approved. If the hearing examiner finds that the proposed plat does not make such appropriate provisions or that the public use and interest will not be served, then the hearing examiner shall impose additional conditions so that appropriate provisions will be made and the public use and interest is served, or if, additional conditions would not be adequate to mitigate all adverse impacts and to protect the public health, safety and meet all city standards, then the examiner shall deny the proposed preliminary plat.

B. Not later than fourteen days following the close of the public hearing by the hearing examiner, the hearing examiner shall issue its decision.

C. Dedication and Improvements.

1. Conveyance of land to the city and/or construction of improvements within and/or outside the boundary of the proposed subdivision may be required as a condition of subdivision approval. All streets, alleys and other access to the lots within the subdivision shall be conveyed to the city and shall become city property upon acceptance by the city; provided, the ~~city council~~ hearing examiner may allow a private street if it finds that the private street is the best interest of the public, that adequate provision is made for street maintenance, repair and replacement through the CCR's, and that the street will be constructed to the same standard that would apply if the street were to be public street. The hearing examiner shall not, as a condition of the approval of any plat, require a release from damages to be procured from other property owners.

2. No plat shall be approved covering any land situated in a flood control zone as provided in RCW Chapter 86.16 without the prior written approval of the Department of Ecology.

3. Every decision or recommendation made under this chapter shall be made in writing and shall include findings of fact and conclusions to support the decision or recommendation. A record of all public meetings

and public hearings shall be kept by the city and shall be open to public inspection.

D. Applicant Notification. Preliminary plats or any proposed subdivision and dedication shall be approved, disapproved or returned to the applicant for modification or correction within ninety days from the date of the city staff determination of a complete application, unless the applicant consents to an extension of such time period; provided, that if additional information is requested from the applicant, or an environmental impact statement is required as provided in RCW 43.21C.030, the ninety-day period shall not include the time spent by the applicant in providing the requested information, or in preparing and circulating the environmental impact statement by the city.

E. Expiration of Preliminary Plat Approval. The approval given to a preliminary plat shall expire five years following the approval date unless a proposed final plat meeting all the requirements of this chapter and the conditions of preliminary plat approval is submitted to the city. However, an applicant who files a written request with the ~~city council~~ community development department at least thirty days before the expiration of this five-year period may be granted a one-year extension upon a showing by the applicant and finding by the ~~city council~~ department that the applicant has attempted in good faith to submit the final plat within the five-year period. Any extension may be conditioned upon further review by the ~~city council~~ department and may contain additional or altered conditions and requirements to comply with city standards current at the time of the extension. ~~Such changes shall be made at a public meeting of the city council.~~

Section 15. Black Diamond Municipal Code Section 17.20.010 is hereby amended to read as follows:

17.20.010 Contents of application.

The final plat application shall include the following:

- A. Final plat drawings in conformance with criteria set forth in this title and properly containing all information required by the conditions of preliminary plat approval;
- B. A title insurance report confirming that the title of the lands as described and shown on the plat is in the name of the owners signing the plat's certificate or instrument of dedication;
- C. ~~Three~~ Certified sets of "as-built" subdivision improvement drawings, or in the alternative, and at the city's sole discretion, a subdivision improvements completion bond as specified in this chapter;
- D. A maintenance and guarantee bond as described in this chapter;
- E. Survey information in conformance with criteria set forth in this chapter;

F. A nonrefundable final plat fee in the amount specified by city ordinance fee schedule;

G. Any other documentation which may be necessary to show compliance with conditions of preliminary plat approval;

H. A title insurance policy in favor of the city in an amount as approved by the city for all land within the subdivision to be dedicated to the city.

Section 16. Black Diamond Municipal Code Section 17.20.020 is hereby amended to read as follows:

17.20.020 Contents and standards for final plat drawings.

Every final plat shall consist of one or more pages, each eighteen inches by twenty-~~four~~^{two} inches, clearly and legibly drawn on tracing cloth, stable-base mylar polyester film or equivalent approved material. All drawing or lettering shall be in permanent ink. The perimeter of the subdivision shall be depicted in heavier lines than those that appear elsewhere on the plat. Each sheet of the final plat shall contain the subdivision name and sheet number, and each sheet containing a drawing shall also contain the scale and the north arrow showing the equation to true north where applicable. All signatures shall be written in permanent ink. Every final plat shall include an accurate map of the subdivided land based upon a complete survey thereof containing all elements described in and consistent with WAC chapter 332-130, which map shall include:

A. All section, township, municipal and city lines lying within or adjacent to the subdivision;

B. The location of all monuments or other evidence used as ties to establish the subdivision's boundaries;

C. The location of all permanent control monuments found and established within the subdivision;

D. The boundary of the subdivision with complete bearings and lineal dimensions;

E. The length and the bearings of all straight lines; the radii, arc lengths, semitangents and delta angle of all road centering curves and radii; delta angle and arc length of right-of-way curves;

F. The length of each lot line, together with the bearings and other data necessary for the location of any lot line in the field;

G. The location, width, centerline and name or number of all streets within and adjoining the subdivision;

H. The location shown with broken lines, the width and description of all easements;

I. Numbers assigned to all lots and blocks within the subdivision;

J. Names of any adjacent subdivision(s);

~~K. A copy of all restrictive covenants proposed to be imposed upon land within the subdivision;~~

KL. Legal description of the land within the subdivision;

LM. All dedications of streets or other areas to the public, an individual or individuals, religious society or societies or to any corporation, public or private. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation or grant as shown on the face of the plat shall be considered for all intents and purposes as a quitclaim deed to the donee or donees, grantee or grantees for his, her or their use for the purpose intended by the donors or grantors aforesaid;

MN. The location of all sensitive area boundaries, including any required buffer and/or setback areas;

NO. The lot area in square feet for each lot or tract within the subdivision;

OP. ~~Lot addresses of individual lots. The minimum required yard setback areas for each lot or tract within the proposed subdivision.~~

Section 17. Black Diamond Municipal Code Section 17.20.030 is hereby amended to read as follows:

17.20.030 Surveys and monumentation.

Surveys shall be required for all proposed subdivisions. The survey of every proposed subdivision shall be made by or under the supervision of a ~~professional registered~~ land surveyor. All surveys shall conform to standard practices and principles for land surveying as set forth in the laws of the state. Subdivision control and staking traverses shall close within an error of one foot in five thousand feet. Primary survey control points shall be referenced to section corners and monuments.

A. Information to be Transmitted to the ~~Public Works Director~~City Engineer. The surveyor shall furnish the ~~city engineer~~public works director with a full set of survey notes, which shall clearly show:

1. The ties to each monument established for the plat;
2. All necessary controlling reference points or monuments;
3. Sufficient data to determine readily the bearing and length of each line which may be in the form of computer printout sheets or coordinate sheet;
4. The base meridian referred to showing its relation to true north based on Polaris observation or tie to National Ocean Survey (USC and GS) triangulation system, or other control acceptable to the ~~public works director~~city engineer;

5. Complete subdivision of the section or sections, or as much thereof as necessary to properly orient the plat within the same;

6. Corners of adjoining subdivisions or portions thereof, with ties;

7. Primary survey control points shall be referenced to section corners and monuments.

B. Permanent Control Monuments. Permanent control monuments shall be established at:

1. All controlling corners on the boundaries of the subdivision;

2. The intersections of centerlines of roads within the subdivision;
3. The beginnings and ends of curves on centerlines or points of intersections on tangents.

C. The position and type of every monument shall be noted on all plats of the subdivision in accordance with the Survey Recording Act. ~~Permanent control monuments shall be set in concrete four inches by four inches at the top, six inches by six inches at the bottom, twenty-four inches with metal marker cast in the center. Permanent control monuments within the streets shall be set after the streets are graded, the surety deposited to secure grading shall be sufficient to pay the costs estimated by the city engineer of setting such monuments. Every lot corner shall be marked by a one-half inch or five-eighths inch galvanized iron pipe or approved equivalent, driven into the ground. If any land in a subdivision is contiguous to a meandered body of water, the meander line shall be re-established and shown on the plat. If the thread of the stream lies within a subdivision and forms the boundary of lots, such thread shall be defined by bearing and distances as it exists at the time of the survey.~~

Section 18. Black Diamond Municipal Code Section 17.20.040 is hereby amended to read as follows:

17.20.040 Required certificates.

The following certificates shall be shown on the final plat. Items listed in subsections A through C of this section shall be signed before the final plat is submitted for review:

A. Surveyor. The surveyor shall place his or her seal and signature on the plat, along with:

1. A statement certifying that the plat was prepared by him or her, or under his or her supervision;
2. A statement certifying that the plat is a true and correct representation of the land surveyed and that the monuments shown thereon exist as located or set;
3. A full and correct legal description of the land to be divided.

B. Owner. The following statements or certifications shall be placed upon the final plat by the owner:

1. A statement that the subdivision has been made with the free consent and in accordance with the desires of the owner or owners. Owners of other interests shown on the title report shall certify that they have notice of the subdivision.
2. If the plat is subject to dedication, a certificate containing the dedication of all streets and other areas, together with a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land from the required construction, drainage and maintenance of the areas. The certificates shall be signed and

acknowledged before a notary public by all parties having any ownership interest in the lands subdivided.

C. Treasurer Certificate. A certification from the county treasurer that all taxes and delinquent assessments for which the property may be liable as of the date of certification have been duly paid, satisfied or discharged.

~~D. City Engineer~~Public Works Director. A statement of approval from the ~~city engineer~~public works director approving the survey data, the layout of the streets, alleys and other rights-of-way, and that the street, water, sewer, and storm systems have been constructed to provide functional, safe, service to the proposed plat.

E. Community Development Director. The date of examination and approval by the community development director and the signature signifying such approval.

F. Council Approval. The resolution number and date of approval by the city council and the signature of the mayor signifying such approval.

~~G. Fire Chief Approval.~~ The date of examination and approval by the city fire chief of District No. 44 and the signature of the fire chief signifying such approval.

~~G. Repealed by Ord. No. 857.~~

H. Mine Workings Warning. A mine workings warning that reads as follows:

“WARNING. The City of Black Diamond overlies numerous mine shafts, tunnels and other workings, the exact location, depth and size of which are unknown. The land encompassed by this subdivision may or may not overlies such ac workings. In approving this subdivision, the City of Black Diamond makes no representations and assumes no liability or responsibility with respect to the suitability of this site for the development contemplated or the suitability or integrity of the subsoil against subsidence or collapse.”

I. Plats in an Approved MPD. A statement that reads as follows:

“This plat is part of an approved Master Planned Development (MPD). All development and construction within this plat must be consistent with the applicable requirements of the MPD development agreement, MPD design standards, and mitigation requirements.”

Section 19. Black Diamond Municipal Code Section 17.20.050 is hereby amended to read as follows:

17.20.050 Improvements.

A. The applicant shall either complete the required improvements before the final plat is approved or, at the applicant’s request and at the city’s sole discretion, the applicant may be permitted to financially guarantee installation of the same pursuant to criteria established in subsection B of this section; provided, the city council has determined that the completion

before final plat approval of all required water system, sanitary sewer system, and storm sewer system improvements, and all street improvements other than the final overlay, is necessary to protect the public health, safety and welfare and thus those improvements cannot be bonded in lieu of completion before final plat approval; provided, required off-site improvements that are imposed as a condition of environmental review, the need for which is not triggered until more than one-half of all resulting lots are occupied, may be bonded, if the council makes a written finding, at the time of final plat approval, that to do so will not jeopardize the public health, safety or welfare.

B. Completion and Maintenance Bonds. In lieu of the completion of the actual construction of required public improvements prior to approval of a final plat, other than the exempted improvements referenced in subsection A of this section, the city may accept a bond, in a form approved by the city attorney, or other secure method, in an amount equal to one hundred fifty percent of the ~~city engineer's~~ public works director's estimate of the cost of public improvements guaranteeing the actual construction and installation of such public improvements within a period of time to be set by the city administrator, but in no event more than one year of final plat approval. In addition, before final plat approval is granted, the applicant/property owner shall file a maintenance bond, or other secure method approved by the city, in an amount equal to twenty-five percent of the ~~city engineer's~~ public works director's estimate of the cost of improvements for a period lasting through the period two years after final acceptance of the improvements. The city shall withhold approval of the final plat until the completion bond (if accepted by the city) and maintenance bond are filed. The city may enforce such bonds according to their terms, pursuant to any and all legal and equitable remedies. In addition, any completion or maintenance bond filed pursuant to this subsection shall be subject to enforcement in the following manner:

1. In the event the bonded public improvements are not completed as required, or maintenance is not performed satisfactorily, the city shall notify the property owner and the bonding company in writing which shall set forth the specific defects which must be remedied or repaired and shall state a specific time by which such shall be completed.

2. In the event repairs or maintenance are not completed as specified in the notice referred to in subsection (B)(1) of this section by the specified time, the city may, but shall not be obligated to, proceed to repair the defect or perform the maintenance by either: (a) force account, using city forces, or (b) by private contractor. To the extent that additional funds remain from the performance bond proceeds after the city has completed the work, these funds shall not be returned to the applicant/property owner until all work has been completed and accepted by the city. In the event the city is required to bring suit to enforce maintenance or completion bonds, or to

collect the cost of repairs or maintenance, the applicant/property owner and bonding company shall be responsible for any costs and attorney's fees incurred by the city as a result of the action.

C. No Permits to be Issued. In the event that the city allows the applicant to file the performance bond instead of completing some or all of the required improvements prior to final approval of the plat, no building permits shall be issued for development within the subdivision until all required improvements have been completed to city standards and accepted by the city.

D. Improvement Construction. Construction of subdivision improvements prior to final plat approval or subsequent to final plat approval as a condition to meeting bond requirements shall proceed as follows:

1. ~~Five~~ Sets of complete construction drawings and specifications shall be submitted to the ~~city engineer~~ public works director for approval prior to the commencement of construction. The submitted drawings and specifications shall be designed and certified by a professional civil engineer. Construction drawings shall be in conformance with the conditions, if any, of preliminary plat approval and applicable city standards.

2. Construction of improvements shall not be initiated without authorization of the ~~city engineer~~ public works director. The ~~city engineer~~ public works director shall authorize the applicant/property owner to proceed with construction after approval of the construction drawings and specifications. The ~~city engineer~~ public works director may grant approval on condition additions or changes are made in the drawings or specifications, or on the inclusion or implementation of mitigating measures necessary to minimize the impact of the subdivision or subdivision construction on the environment. Conditions required to minimize environmental impacts shall conform with the requirements of the city's current SEPA ordinance.

3. Any changes to the construction drawings or specifications involving the design of the subdivision improvements shall first be reviewed and approved by the ~~city engineer~~ public works director.

4. Construction of the subdivision improvements shall proceed as shown in the construction drawings and specifications. Construction shall proceed under the supervision of a registered civil engineer. The ~~city engineer~~ public works director shall inspect construction progress on a daily basis to review compliance with construction plans and required standards. All costs of inspections by the ~~city engineer~~ public works director shall be borne by the applicant/property owner.

5. After the completion of construction, three sets of "as-built" drawings showing the subdivision improvement as constructed shall be certified as true and complete by a registered civil engineer and one shall be reproducible mylar. The certified "as-built" drawings shall be submitted to

the city prior to final plat approval and/or acceptance of the subdivision improvements by the city.

Section 20. Black Diamond Municipal Code Section 17.20.060 is hereby amended to read as follows:

17.20.060 Final plat review and decision.

Final plats shall be approved, disapproved or returned to the applicant for modification or correction within ~~sixty~~^{thirty} days from the date of filing thereof unless the applicant consents to an extension of such time period.

A. Staff Review. The ~~city engineer~~^{public works director} or a licensed professional engineer acting on behalf of the city shall review the survey data layout of streets, alleys and other rights-of-way, design of bridges, sewage, storm sewage and water systems and other structures. No engineer who is connected in any way with the subdividing and platting of the land for which subdivision approval is sought shall examine and approve final plats on behalf of the city. The ~~city engineer~~^{public works director} or other engineer acting on behalf of the city shall convey his or her findings to the city council. Prior to approval, the engineer shall satisfy himself or herself that:

1. The proposed final plat meets all standards established by state law, this title, the city's zoning, the preliminary plat conditions of approval, and the city's development standards ordinance relating to the final plat's drawings and subdivision improvements;
2. For plats within an approved MPD, the proposed final plat complies with all conditions of MPD approval, the MPD development agreement, and MPD design standards;
3. The proposed final plat bears the certificates and statements of approval required by this chapter;
4. Current title insurance report furnished by the applicant/property owner confirms the title of the land in the proposed subdivision is vested in the name of the owners whose signatures appear on the plat's certificate;
5. The facilities and improvements required to be provided by the applicant/property owner have been completed or, alternatively, that the applicant/property owner has provided a bond in an amount and with sureties commensurate with improvements remaining to be completed, securing to the city the construction and installation of the improvements and that all survey monument lot corners are in place and visible.

B. City Council Decision. The city council shall review the findings of the ~~city engineer~~^{public works director} and review the proposed final plat to assure that there is conformance with all terms of the preliminary plat approval and, where applicable, MPD approval, the MPD development agreement, and MPD design standards. If the council determines that the final plat conforms with these requirements, and adequate bonds, if

applicable, have been posted, then, by resolution, it shall enter written findings to that effect, and shall authorize the mayor to execute the city's written approval on the face of the plat.

C. Notice of Final Decision. The city shall provide a notice of decision that also includes a statement of any SEPA threshold determination made and the procedures for administrative appeal, where applicable. The notice shall be provided to the applicant and any person who, prior to the rendering of the decision, requested notice of decision or submitted substantive comments on the application.

Section 21. Black Diamond Municipal Code Section 17.20.070 is hereby amended to read as follows:

17.20.070 Filing.

A. Required. No final plat shall be filed unless approved by the city council. The original of an approved final plat shall be filed for record with the county recorder. ~~One reproducible copy shall be furnished to the city engineer. One paper copy each shall be filed with the county assessor, the land surveyor representing the applicant/property owner, the city utilities department, the city planning department, and the city engineer.~~

B. Fees and Filing Procedure. ~~Prior to filing, the applicant shall submit the original final plat drawings to the city clerk treasurer together with the filing fees for submissions by the city to the county recorder's office. After filing, the applicant shall provide the number and type of copies of the recorded plat specified in subsection A of this section to the city for distribution.~~

C. Period of Approval. Any lots in a final plat filed for record shall be a valid land use notwithstanding any change in zoning laws for a period of five years from the date of filing. A subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances and regulations in effect at the time of approval by the city ~~engineer~~ council pursuant to subsection A of this section for a period of five years after final plat approval unless the city council finds that a change in conditions creates a serious threat to the public health or safety in the subdivision; except that a subdivision in an approved MPD shall be governed by the terms of the MPD conditions of approval and the development agreement, until and unless the conditions and agreement are amended.

D. If a final plat has not been submitted for recording within sixty (60) days after approval by the city council, the plat shall expire and be null and void. To reactivate the expired plat, the plat will have to be resubmitted as a preliminary plat application.

Section 22. Black Diamond Municipal Code Section 17.20.080 is hereby amended to read as follows:

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17.20.080 Violation--Permit not to be issued.

No building permit or other development permit shall be issued for any lot, tract or parcel of land divided in violation of this title unless the authority authorized to issue such permits finds that the public interest will not be adversely affected thereby. Provided, that building permits for up to four (4) model homes may be issued prior to final plat recording. The prohibition contained in this section shall not apply to an innocent purchaser for value without actual notice. All purchasers' or transferees' property shall comply with the provisions of this chapter and each purchaser or transferee may recover his or her damages from any person, firm, corporation or agent selling or transferring land in violation of this chapter or regulations adopted pursuant thereto, including any amount reasonably spent as a result of inability to obtain any development permit and spent to conform to the requirements of this chapter as well as cost of investigation, suit and reasonable attorney's fees occasioned thereby. Such purchaser or transferee may as an alternative to conforming his or her property to these requirements, rescind the sale or transfer and recover costs of investigation, suit, and reasonable attorney's fees occasioned thereby.

Section 23. A new Section 17.20.090 is hereby added to the Black Diamond Municipal Code to read as follows:

17.20.090 Vacation or Alteration of a Subdivision

A. Vacation. Whenever an applicant wishes to vacate a subdivision or any portion thereof, that person shall file an application for vacation with the community development department. The application shall set forth the reasons for vacation and shall contain signatures of all parties having an ownership interest in that portion of the subdivision subject to vacation.

If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for vacation would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the vacation of the subdivision or portion thereof.

When the vacation application is specifically for a city street or road, the procedures for street vacation as per state law shall be utilized for the street vacation. When the application is for the vacation of the plat together with the streets or roads, the procedure for vacation in this section shall be used but vacations of streets may not be made that are prohibited under state law.

The community development department shall give notice to all property owners within the subdivision and within three hundred (300) feet of subdivision boundaries and to all applicable agencies. The hearing examiner shall conduct a public hearing on the request for vacation. The application for vacation of the subdivision may be approved or denied after the city has determined the public use and interest to be served by the vacation of the subdivision. If any portion of the land contained in the subdivision was dedicated to the public for public use or benefit, such land, if not deeded to the city, shall be deeded to the city unless the city council sets forth findings that the public use would not be served in retaining title to those lands.

Title to the vacated property shall vest with the rightful owners shown in the county records. If the vacated land is land that was dedicated to the public, for public use other than a road or street, and the city council has found that retaining title to the land is not in the public interest, title thereto shall vest with the person or persons owning the property on each side thereof, as determined by the city council. When the road or street that is to be vacated was contained wholly within the subdivision and is part of the boundary of the subdivision, title to the vacated road or street shall vest with the owner or owners of property contained within the vacated subdivision.

This section shall not be construed as applying to the vacation of any plat of state-granted tide or shore lands.

B. Alteration. If an applicant is interested in the alteration of any subdivision or any portion thereof, except as provided in RCW 58.17.040 (6), that person shall submit an application to the community development department requesting the alteration. The application shall contain the signatures of all persons having an ownership interest in lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered.

If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or portion thereof.

If the alteration to a subdivision is requested prior to final plat approval, a minor alteration may be approved with the consent of the community

development director. A major alteration shall require approval of the hearing examiner after appropriate public notice and holding of a public hearing. The community development department shall have the authority to determine whether the proposed alteration constitutes a minor or major alteration. If the alteration to a subdivision is requested after final plat approval, but prior to filing the final plat with King County, a plat alteration may be approved with consent of the City Council. Upon receipt of an application for alteration, the community development department shall provide notice of the application to all owners of property within the subdivision, and as was required by the subdivision application. The notice shall establish a date for a public meeting.

If the alteration to a subdivision is requested after filing the final plat with King County, a minor plat alteration may be approved with consent of the city council. If the community development department determines that the proposed alteration is a major alteration, then the department may require replatting pursuant to this title. Upon receipt of an application for alteration, the department shall provide notice of the application to all owners of property within the subdivision, and as was required by the subdivision application. The notice shall establish a date for the public meeting.

The city shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levies against the remaining lots, parcels, or tracts be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between properties.

After approval of the alteration, the city shall order the applicant to produce a revised drawing of the approved alteration of the subdivision. The final plat shall accurately reflect the approved alteration and shall be filed with the county recorder to become the lawful plat of the property, after receiving final plat approval.

This section shall not be construed as applying to the alteration or replatting of any plat of state-granted tide or shorelands.

Section 24. Black Diamond Municipal Code Section 17.32.010 is hereby amended to read as follows:

17.32.010 Applicability.

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A. Any short subdivision shall comply with the provisions of this chapter.
B. Exemptions. The provisions of this section are not applicable to the following:

1. Cemeteries and other burial lots which are used for that purpose;
2. Divisions made by testamentary provisions or the laws of descent;
3. ~~Lots which are acquired by the same developer as part of the same development scheme but legal title is obtained at different times to the lots; provided, that such development is subject to a binding site plan pursuant to the zoning code;~~

34. A division for the purpose of leasing land for facilities providing personal wireless services while used for that purpose. "Personal wireless services" means any federally licensed personal wireless service. "Facilities" means unstaffed facilities that are used for the transmission or reception, or both, of wireless communication services, including, but not necessarily limited to, antenna arrays, transmission cables, equipment shelters, and support structures.

C. Further Divisions. Land within a short subdivision shall not be further divided in any manner for a period of five years from the date the approved short plat is recorded with the auditor without complying with the subdivision requirements of the code, except that when a short subdivision contains fewer than six lots, nothing in this section shall prevent the owner from filing an alteration within the five-year period to create up to a total of six lots within the original short subdivision boundaries. This requirement shall be stated on the face of the short plat.

D. Contiguous parcels that have one or more common owners, one or more persons who have an interest in the entity that owns or has an ownership interest in contiguous parcels, or a developer who intends to develop contiguous properties, must comply with the subdivision requirements of this title if the total number or resultant lots will exceed six~~four~~ in number. The short subdivision code may not be used as a mechanism to avoid the requirements of the subdivision code where there are adjacent parcels under common ownership, as described herein, that, but for the property boundaries, would be required to comply with the subdivision requirements.

Section 25. Black Diamond Municipal Code Section 17.32.020 is hereby amended to read as follows:

17.32.020 Filing procedure and fee.

A. ~~One mylar original tracing and four Pprints of a proposed short plat subdivision shall be filed with the city. A short subdivision plat shall meet the following standards:~~

1. Drawn in ink to a scale of not smaller than one inch represents one hundred feet on ~~mylar, sheet size of eight and one-half inches by fourteen~~

~~inches or~~ eighteen inches by twenty-four inches;

2. The ~~short subdivision~~plat shall show the boundary and dimensions of the "original tract," including its bearings and length of all boundary lines, assessor's parcel number, section, township and range, and all adjoining public or private roads and identifying names of such;

3. A vicinity map drawn to a scale of four inches represents one mile of sufficient detail to orient the location of the original tract;

4. Name and address of the owner of record of the "original tract," scale of the drawing, and north directional arrow;

5. The tract(s) of land proposed to be sold or leased, each tract of which is identified by numerical designation; dimensions and bearing of each lot boundary line;

6. Width and location of access to all ~~short-subdivided~~platted lots proposed;

7. Space on a second ~~mylar~~ sheet shall be reserved for comments and appropriate signatures;

8. The form of the ~~short subdivision~~plat shall be as required by the Survey Recording Act, Chapter 50, Washington Laws of 1973, or as amended;

9. Location of all public and/or private utility service lines, including underground telephone service lines;

10. If the proposed short ~~subdivision~~plat is part of an approved MPD, the proposed short plat drawing shall show road, trail, utility, and other connections to adjacent MPD properties, as well as adjacent approved MPD land uses;

11. All environmentally sensitive areas and their buffers.

~~B. If the proposed short plat is located in an approved MPD, typical schematic drawings (floor plans, elevations, and exterior material samples) for the single-family residences and other structures to be built on the subdivided lots.~~

~~B.D.~~ A nonrefundable short ~~subdivision~~plat fee in the amount specified by the city fee ~~schedul~~resolution.

Section 26. Black Diamond Municipal Code Section 17.32.030 is hereby amended to read as follows:

17.32.030 Application of environmental analysis and impact statement.

~~A.~~ All actions by the city in approving a short ~~subdivision~~plat shall be exempt from any SEPA environmental analysis or environmental impact statement as provided in WAC 197-11-800(6)(a) unless the SEPA Responsible Official determines that the short subdivision is located wholly or partially within an "environmentally sensitive area" as defined by Black Diamond Municipal Code Chapter 19.102.

~~B. If the short subdivision is located wholly or partially within an~~

~~“environmentally sensitive area,” the environmental review procedures stated in this chapter shall be followed.~~

Section 27. Black Diamond Municipal Code Section 17.32.040 is hereby amended to read as follows:

17.32.040 Survey.

- A. Surveys shall be required for all short ~~plats and~~ subdivisions.
- B. All surveys shall be accomplished as required by the Survey Recording Act (Chapter 50, Washington Laws of 1973), and shall be monumented as stated in this chapter.

Section 28. Black Diamond Municipal Code Section 17.32.050 is hereby amended to read as follows:

17.32.050 Review and summary approval.

A. ~~Completeness Check—and—SEPA.~~ Community development department ~~ity~~ staff shall review the short ~~subdivision~~plat application for completeness within twenty-eight days of its receipt. If the application is determined to not be complete, city staff shall identify in its decision the items required to make the application complete. Once the application has been determined to be complete, city staff will issue a formal notice of application which shall allow at least fourteen days for public comment regarding the application. Whenever the city receives an application for the approval of a short subdivision that is located adjacent to the right-of-way of a state highway (SR-169), the Community Development Director shall give written notice of the application, including a legal description of the short subdivision and a location map to the Washington State Department of Transportation. Following the public comment period, staff will then initiate the SEPA process, if warranted, pursuant to Chapter 19.04 of the Black Diamond Municipal Code.

B. At the time of issuing the notice of application, the community development director shall submit the proposed short ~~subdivision~~plat to the ~~public works director~~city engineer, the ~~city utilities superintendent~~, the ~~city police chief~~, the ~~city SEPA responsible official~~ and the ~~city fire marshal~~chief for staff review. The following review criteria shall apply:

1. The ~~city engineer~~public works director shall review the proposed short ~~subdivision~~plat for engineering adequacy of the proposed street system, sewage disposal system, storm drainage system and water supply system and shall review the same for compliance with all city standards, including, but not limited to, those set forth in the city’s development standards ordinance. Minimum improvement standards shall include the following:

- a. Public streets, curbs, storm sewers, sidewalks (and other planning

features that assure safe walking conditions for students who walk to and from school) and streetlights shall be designed and constructed in accordance with the standards of the city and to the approval of the city public works director/engineer.

b. The water distribution system, including fire hydrants and service lines, shall be designed and constructed in accordance with the standards of the city and to the approval of the public works director/city engineer.

c. The sanitary sewer system shall be constructed in accordance with the standards of the city and to the approval of the public works director/city engineer.

d. Permanent survey monuments shall be erected and lot corners set according to the standards of the city and under the approval of the city engineer.

e. ~~The city engineer~~public works director shall also review the proposed short plat to ensure that all requirements as may be necessary to minimize flood damage are met.

2. ~~The city fire chief~~Mountain View Fire and Rescue (King County Fire District No. 44) shall review the proposed short subdivision~~plat~~ for adequacy of water supply and access for fire protection purposes.

4. ~~The city police chief shall review the proposed short plat for the adequacy of access for police protection purposes.~~

~~45. The city SEPA responsible official~~ natural resources director shall review the proposed short subdivision~~plat~~ for environmental impacts.

C. Department Review. Each department head shall, within fourteen days after receipt, complete his or her review of the proposed short subdivision and transmit written comments and recommendations to the department. The items noted in subsections (B)(1) through (B)(~~45~~) of this section shall be considered as criteria for which a short subdivision~~plat~~ may be denied. City standards in place at the time of a complete application shall be applied during the review process.

D. Hearing Examiner Review. ~~Short plats within an approved MPD shall be reviewed by the hearing examiner for compliance with the MPD design standards, Chapter 18.98 of the Black Diamond Municipal Code, and the approved development agreement for the MPD. This review shall include, but not be limited to, typical schematic drawings (floor plans, elevations, and exterior material samples) for the single-family residences and other structures to be built on the subdivided lots. This review shall take place at a public hearing in accordance with Chapter 2.30 of the Black Diamond Municipal Code. The city shall provide public notice of the hearing at least fourteen calendar days prior to the scheduled hearing, by publishing a notice in the city's newspaper of record, and posting the site in at least three locations visible from an adjacent public street or right-of-way. Mailed notice to individual adjacent property owners is not required. The hearing examiner shall make a decision on the short plat's compliance~~

~~with the MPD design standards, including, but not limited to, the compliance of the proposed lot layout and design of the proposed residential structures. The hearing examiner shall adopt findings, conclusions and, where applicable, conditions of approval. This decision shall be final unless appealed to the city council within twenty-one days of the city's issuance of a notice of decision.~~

~~DE. Summary Approval~~Notice of Preliminary Decision by Community Development Director. ~~The community development director shall review comments from staff and coordinate and transmit final determinations to the applicant and any parties of record (those who either submitted written comments or requested in writing to be considered a party of record). The community development director shall complete its review and issue either preliminary approval or disapproval of the proposed short subdivisionplat within one hundred twenty days after the short subdivisionplat is determined to be complete by the city, unless an environmental impact statement is required. Except for the fiscal analysis requirements, the approvaldecision criteria set forth in Chapter 17.15 of this title shall apply to short subdivisionplat applications.~~

Section 29. A new section 17.32.055 is hereby added to the Black Diamond Municipal Code to read as follows:

17.32.055 Appeal Procedures

Within fourteen calendar days following the notice of decision issued for a proposed short subdivision issued pursuant to Section 17.32.050, the developer or applicant (or any established party of record) may appeal the decision to the hearing examiner. The appeal shall be accomplished by filing of a written request with the community development department for a hearing. The notice of appeal shall briefly specify the issues of the appeal. Decisions not appealed are deemed final and conclusive.

Section 30. Black Diamond Municipal Code Section 17.32.060 is hereby amended to read as follows:

17.32.060 Expiration of short subdivisionplat approval.

The preliminary approval given to a short subdivisionplat shall expire within five years following approval, and no extensions shall be granted.

Section 31. Black Diamond Municipal Code Section 17.32.070 is hereby amended to read as follows:

17.32.070 Final approval and improvement construction.

A. The short ~~subdivision~~plat shall receive final approval within thirty working days after all required improvements have been constructed, as-built, provided, and the construction approved by the ~~city engineer~~public works director, or at the applicant's request and at the city's sole discretion, the applicant may be permitted to financially guarantee installation of the same pursuant to subsection B of this section. Provided that any short subdivision approved by the community development director as a Paper Plat need not construct required improvements or provide financial guarantees prior to receiving final approval. The community development director may establish standards and procedures for approval of a Paper Plat.

B. Completion and Maintenance Bonds. In lieu of the completion of the actual construction of required public improvements prior to approval of a short ~~subdivision~~plat, the city may accept a bond, in a form approved by the city attorney, or other secure method, in an amount equal to one hundred fifty percent of the ~~public works director~~city engineer's estimate of the cost of public improvements guaranteeing the actual construction and installation of such public improvements within one year of final short ~~subdivision~~plat approval; provided, the public works director has not determined that the completion of all required water system, sanitary sewer system, and storm sewer system improvements, and all street improvements other than the final overlay, is necessary to protect the public health, safety and welfare and thus those improvements cannot be bonded in lieu of completion before final approval. In addition, before final short ~~subdivision~~plat approval is granted, the applicant/property owner shall file a maintenance bond, or other secure method approved by the city, in an amount equal to twenty-five percent of the ~~city engineer's~~public works director's estimate of the cost of improvements for a period lasting through the period two years after final acceptance of the improvements. The city shall withhold approval of the final short ~~subdivision~~plat until the completion bond (if accepted by the city) and maintenance bond are filed. The city may enforce such bonds according to their terms, pursuant to any and all legal and equitable remedies. In addition, any completion or maintenance bond filed pursuant to this subsection shall be subject to enforcement in the following manner:

1. In the event the bonded public improvements are not completed as required, or maintenance is not performed satisfactorily, the city shall notify the property owner and the bonding company in writing which shall set forth the specific defects which must be remedied or repaired and shall state a specific time by which such shall be completed.

2. In the event repairs or maintenance are not completed as specified in the notice referred to in subsection (B)(1) of this section by the specified time, the city may, but shall not be obligated to, proceed to repair the defect or perform the maintenance by either: (a) force account, using city forces, or

(b) by private contractor. To the extent that additional funds remain from the performance bond proceeds after the city has completed the work, these funds shall not be returned to the applicant/property owner until all work has been completed and accepted by the city. In the event the city is required to bring suit to enforce maintenance or completion bonds, or to collect the cost of repairs or maintenance, the applicant/property owner and bonding company shall be responsible for any costs and attorney's fees incurred by the city as a result of the action.

C. No Permits to be Issued. In the event that the city allows the applicant to file the performance bond instead of completing some or all of the required improvements prior to final approval of the short subdivision~~plat~~, no building permits shall be issued for development within the short subdivision until all required improvements have been completed to city standards and accepted by the city.

D. Improvement Construction. Construction of short subdivision improvements prior to final short subdivision~~plat~~ approval or subsequent to final short subdivision~~plat~~ approval as a condition to meeting bond requirements shall proceed as follows:

1. ~~Five sets of~~ Complete construction drawings and specifications shall be submitted to the ~~city engineer~~public works director for approval prior to the commencement of construction. The submitted drawings and specifications shall be designed and certified by a professional civil engineer. Construction drawings shall be in conformance with the conditions, if any, of preliminary plat approval and applicable city standards.

2. Construction of improvements shall not be initiated without authorization of the ~~public works director~~city engineer. The ~~city engineer~~public works director shall authorize the applicant/property owner to proceed with construction after approval of the construction drawings and specifications. The ~~city engineer~~public works director may grant approval on condition additions or changes are made in the drawings or specifications, or on the inclusion or implementation of mitigating measures necessary to minimize the impact of the short subdivision or short subdivision construction on the environment. Conditions required to minimize environmental impacts shall conform with the requirements of the city's current SEPA ordinance.

3. Any changes to the construction drawings or specifications involving the design of the short subdivision improvements shall first be reviewed and approved by the ~~city engineer~~public works director.

4. Construction of the short subdivision~~plat~~ improvements shall proceed as shown in the construction drawings and specifications. Construction shall proceed under the supervision of a registered civil engineer. The ~~city engineer~~public works director shall inspect construction progress on a daily basis to review compliance with construction plans and required

standards. All costs of inspections by the ~~city engineer~~public works director shall be borne by the applicant/property owner.

5. After the completion of construction, ~~three sets of~~ “as-built” drawings showing the short ~~subdivision~~plat improvement as constructed shall be certified as true and complete by a registered civil engineer and one shall be reproducible mylar. The certified “as-built” drawings shall be submitted to the city prior to final ~~short subdivision~~plat approval and/or acceptance of the short ~~subdivision~~plat improvements by the city.

E. Notice of Decision. Within ten days of final city action on the short ~~subdivision~~plat, the city shall provide a mailed notice of decision to the applicant, to all parties of record, and to all parties requesting such notice in writing.

Section 32. Black Diamond Municipal Code Section 17.32.090 is hereby amended to read as follows:

17.32.090 Public utility service.

No public utility service will be provided to any buildings or improvements constructed within a short ~~subdivision~~plat until the construction of all required improvements has been completed and approved by the ~~public works director~~city engineer. These public utility services shall include water supply, and sanitary sewer service.

Section 33. Black Diamond Municipal Code Section 17.32.100 is hereby amended to read as follows:

17.32.100 ~~Filing~~Notice.

~~Prior to the sale, lease or contract to sell of any lot, parcel or tract within a short subdivision, a copy of the approved short plat shall be given to the prospective purchaser or lessee by the owner, owner's agent, or any person, firm or corporation who closes or escrows the transaction.~~

Fees and Filing Procedure. No short subdivision shall be filed for recording unless approved by the community development director and the public works director. The original drawings of the approved short subdivision along with the applicable fees shall be filed for record with the King County recorder's office and shall not be deemed approved until filed. One reproducible copy shall be furnished to the public works director. One paper copy each shall be filed with the county assessor, the city community development department, and the public works Department. No permits will be issued until these copies have been received.

If a short subdivision has not been submitted for recording within sixty (60) days after approval by the community development director, the short

subdivision shall expire and become null and void. To reactivate the expired short subdivision, the short subdivision shall be resubmitted as a preliminary short subdivision application. Upon written request of the subdivider, the community development director may grant one (1) extension of not more than six (6) months. Such request must be received by the community development department no later than thirty (30) calendar days prior to the sixty (60) day deadline for recording submittal.

Section 34. Section 17.32.110 of the Black Diamond Municipal Code is hereby repealed.

Section 35. Black Diamond Municipal Code Subsection 17.34.020(a) is hereby amended to read as follows:

A. At least one original 18 inch by 24 inch drawing, ~~eight copies, and~~ one eight-and-one-half-inch by 11-inch copy containing the following information:

1. The location and size of all proposed lots, tracts, and buildings;

2. Proposed and existing structures, including elevations and floor plans as known (plans which show building envelopes rather than footprints must include postconstruction treatment of unoccupied areas of the building envelopes);

3. All proposed or existing uses;

4. The location of proposed or existing open space, including any required landscaped areas;

5. The location and identification of critical areas;

6. The layout of an internal vehicular and pedestrian circulation system, including proposed ingress and egress for vehicles;

7. The number and location of proposed or existing parking spaces on and off the site;

8. A drainage plan which will accommodate the maximum proposed square footage of impervious surface, including the maximum proposed square footage of impervious surface exposed to vehicular use, subject to the requirements of the city's storm water drainage design standards;

9. The location and size of utility trunk lines serving the site;

10. The location and size of water bodies and drainage features, both natural and manmade;

11. A grading plan showing proposed clearing and tree retention and the existing and proposed topography, detailed to two-foot contours, unless smaller contour intervals are otherwise required by the city code ~~or rules and regulations promulgated thereunder;~~

12. A layout of sewers and the proposed water distribution system;

13. Proposed easements and access;

14. Proposed signage;

15. If the proposed binding site plan is part of an approved master planned development (MPD), the proposed binding site plan shall show road, trail, utility, and other connections to adjacent MPD properties, as well as adjacent approved MPD land uses; and

16. If the proposed binding site plan is part of an approved MPD, a copy of the signed and recorded MPD development agreement.

17. Depiction of easements, deed restrictions and other encumbrances referred to in sections D and G below.

Section 36. Black Diamond Municipal Code Subsection 17.34.060(a) is hereby amended to read as follows:

A. After a binding site plan application has received approval from the director, the applicant shall have ~~sixtyone hundred eighty~~ (6180) days to present to the city a final binding site plan in accordance with this section.

Section 37. Black Diamond Municipal Code Section 17.36.030 is hereby amended to read as follows:

17.36.030 Adjustment request contents.

The written request for lot line adjustment shall be accompanied by and shall contain the following:

A. Prints meeting the following requirements:~~The appropriate application fee pursuant to city resolution;~~

1. Drawn in ink to a scale of not smaller than one inch represents one hundred feet on a sheet size of eighteen inches by twenty-four inches;

2. The proposed Lot Line Adjustment shall show the boundary and dimensions of the existing parcel including its bearings and length of all boundary lines, assessor's parcel number section, township and range, and all adjoining public or private roads and identifying names of such, existing structures, along with the proposed adjustment (s);

3. A vicinity map drawn to a scale of four inches represents one mile of sufficient detail to orient the location of the original parcel;

4. Name and address of the owner of record of the original parcel and same for all other proposed adjustment parcels, scale of the drawing, and north directional arrow;

5. The proposed Lot Line Adjustment shall identify each parcel of land proposed to be included by numerical designation; dimensions and bearing of each lot boundary line;

6. Width and location of access to all Lot Line Adjustment parcels proposed;

7. Space on a second sheet shall be reserved for comments and appropriate signatures;

8. The form of the Lot Line Adjustment shall be as required by the Survey Recording Act, Chapter 50, Washington Laws of 1973, or as amended;

9. Location of all public or private utility service lines, including underground telephone lines;

10. If the proposed Lot Line Adjustment is part of an approved MPD, the proposed lot line adjustment drawing shall show road, trail, utility, and other connections to adjacent MPD properties, as well as adjacent approved MPD land uses;

11. All environmentally sensitive areas and their buffers.

B. A nonrefundable lot line adjustment fee in the amount specified by the City fee resolution.

~~B. A scale drawing of the affected lots, including the dimensions of the lot before and after the proposed lot line adjustment, and a plot plan as appropriate showing the location and dimensions of existing structures in relation to the proposed lot line adjustment upon a form provided by the city;~~

~~C. The names, addresses and signatures of all persons having any ownership interest in or lien upon the affected lots; and~~

C. A title report from a title company authorized to do business in the state of Washington, disclosing all encumbrances against the property and the names of the persons in whom title is vested.

Section 38. Black Diamond Municipal Code Section 17.36.040 is hereby amended to read as follows:

17.36.040 Adjustment request review standard.

~~The city administrator~~community development director or his or her designee, ~~the public works director, and the fire marshall~~ shall review the proposed lot line adjustment request in accordance with the following standards:

1. The resulting lots must have dimensions meeting the minimum lot size requirements in effect at the time the request is made for the zone in which each lot is located;

2. Setbacks in effect at the time the request is made must be met as to all structures upon the lots as they relate to the new lot line;

3. The shapes of the resulting lots must not be inconsistent with the general lot configuration for other lots in the area, and other existing city codes relating to lot shapes;

4. No lot shall be created which does not have adequate drainage, access to water supply and sanitary sewer disposal, and/or access for vehicles,

utilities and fire protection;

5. The use of the provisions of this chapter are not being used as a mechanism to avoid the requirements intended to protect the public health, safety and welfare that would have otherwise been required if the property were required to comply with the subdivision or short subdivision requirement.

Section 39. Black Diamond Municipal Code Section 17.36.050 is hereby amended to read as follows:

17.36.050 Approval conditions.

The following shall be required as conditions of approval of a lot line adjustment request:

A. Payment of all fees owed to the city for its services;

B. A survey and setting of the corners of the new lot(s) by a professional~~licensed~~ land surveyor;

C. Execution of deeds and related documents by the affected landowners and lienholders, on forms provided by the applicant~~city~~ and recorded by the city with King County in order to effectuate the lot line adjustment;

D. A determination of the identity of affected owners by a title report or other documentation satisfactory to the city administrator~~community development director~~; or

E. Such other conditions as may be reasonably necessary to protect the public health, safety and welfare.

Section 40. Black Diamond Municipal Code Section 17.36.060 is hereby amended to read as follows:

17.36.060 Approval--Authority--Finalization.

A. The city administrator~~community development director~~ may approve the lot line adjustment request if it complies with the review criteria. ~~The city administrator may, in his or her discretion, defer to the city council the decision on the lot line adjustment request.~~

B. After approval of any lot line adjustment by the city administrator~~director~~, the applicant shall have a period of sixty days in which to present to the city the final lot line adjustment on the form required by this chapter, for signature by all appropriate city officials. After the city has returned the duly executed lot line adjustment to the applicant, the applicant shall record the lot line adjustment with the King County recorder's office~~auditor~~ within thirtysixty~~thirty~~ days. Failure to present the city with a formal lot line adjustment on the required form or to record the executed lot line adjustment with the county recorder's office~~auditor~~ within the time limits set forth herein shall render the lot line adjustment approval null and void. No lot line adjustment shall be deemed complete

until such time as it is recorded with the King County recorder's
office~~auditor~~ in accordance herewith.

Section 41. Black Diamond Municipal Code Section 17.36.070 is hereby repealed.

Section 42. Black Diamond Municipal Code Section 17.36.080 is hereby amended to read as follows:

17.36.080 Appeal to hearing examiner.

Within fourteen calendar days following the decision for a proposed lot line adjustment, the applicant may appeal the decision to the hearing examiner. The appeal shall be accomplished by filing of a written request with the ~~city clerk~~community development director for a hearing. The notice of appeal shall briefly specify the issues of the appeal. Decisions not timely appealed are deemed final and conclusive.

Section 43. Severability. Each and every provision of this Ordinance shall be deemed severable. In the event that any portion of this Ordinance is determined by final order of a court of competent jurisdiction to be void or unenforceable, such determination shall not affect the validity of the remaining provisions thereof, provided the intent of this Ordinance can still be furthered without the invalid provision.

Section 44. Effective date. This Ordinance shall be in full force and effect five (5) days after publication as required by law. A summary of this Ordinance may be published in lieu of the entire Ordinance, as authorized by State law.

Introduced on the ____ day of _____, 2009.

Passed by the City Council on the ____ day of _____, 2009.

Howard Botts, Mayor

ATTEST:

Brenda Martinez, City Clerk

APPROVED AS TO FORM:

Loren D. Combs, City Attorney

Published: _____

Effective Date: _____

From: Cincity63@comcast.net [mailto:Cincity63@comcast.net]

Sent: Friday, October 30, 2009 1:04 PM

To: Steve Munson

Cc: Brenda Martinez; Leonard Smith; Lauren Coombs; Craig Goodwin

Subject: Comments for Nov 5 Council Meeting - Municipal Code Chapter 17

To Whom It May Concern:

We are writing to you with public comment on Ordinance #09-924, Proposed Amendments to Chapter 17, Black Diamond Municipal Code. We are both out of the country on November 5, 2009 when this will be before the city council for a vote. We understand that there was a public hearing on this topic on August 20, 2009. We only picked up a copy of the proposed changes at that time and had not yet read the lengthy document when the public hearing was held that same night. It is worth noting that that hearing was both opened and closed at 7:19pm. We have also come to understand this issue was back before the council on October 1, 2009. We were unaware of that event. So we ask your forbearance in hearing and considering our comments at this time, prior to your vote.

Chapter 17.15.020 Approval Criteria A (8) will be removed in its entirety if the proposed amendments are approved. This clause provides protection from adverse financial impact upon the city at each phase of a development. It does so by providing requirement of fiscal analysis and other reviews.

We can not find any place in the Municipal Code where other language is being added to provide for this purpose.

When we have inquired as to why this clause is being removed the answer we were given is that there is an uncertainty about its legal enforceability.

We view removing this clause without a process of legal challenge and/or review as preemptive. Who is served by removing it? Certainly not our city, our its citizens. Indeed, in light of recent occurrences where cities have experienced adverse financial impact during growth and development this seems foolhardy. Whether it is the City of Enumclaw or Bonney Lake, these expenses are frequently then passed on from the city to its current citizens. We are uncomfortable with this level of risk assumption.

Further, we would suggest that especially after the experience at Cascadia, a member of jurisprudence may well uphold the kind of clauses and codes that show a city seeks to protect itself proactively, and strives to achieve and maintain fiscal responsibility.

In addition, the Annexation Agreement that brought Lake Sawyer into the city of Black Diamond has as one of its terms that future development will pay for itself.

If the city removes this portion of the Municipal Code without any replacement language, they are no longer meeting the terms of this agreement. We find that problematic.

We urge you delay your vote on this topic once again. We believe there is value in waiting until such time as the council is able to read a Final Environmental Impact Statment on the most immediate proposed developments in our city. It is unreasonable to expect our council to understand the effects of this action without the insight offered by the FEIS. We ask that you reconsider removal of this clause or at a minimum craft a clause with identical intention, protection and that allows for fufillment of the terms of the Annexation Agreement. I know Craig Goodwin has made comment on this issue, on his blog www.blackdiamond.now. He is a member of the Planning Commission and his concerns are NOT reflected by the Planning Commission approval on this issue. With little visibility and absolutely NO participation at the "Public Hearing" on this issue, it would be wonderful to see this issue delayed and given a chance for greater exposure and input from the public.

Your attention to this is appreciated.

William and Cynthia Wheeler

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION			
SUBJECT: Resolution No. 09-647, accepting the metal storage building re-roof and insulation project as complete	Agenda Date: November 5, 2009		AB09-127
	Department/Committee/Individual	Created	Reviewed
	Mayor Howard Botts		
	City Administrator –Leonard Smith		
	City Attorney – Loren D. Combs		
	City Clerk – Brenda L. Martinez		
	Finance – May Miller		
	Public Works – Seth Boettcher	X	
	Economic Devel. – Andy Williamson		
	Police – Chief Kiblinger		
Cost Impact: Nothing Additional	Court – Kaaren Woods		
Fund Source:	Natural Resources – Aaron Nix		
Timeline: 45 Days			
Attachments: Resolution No. 09-647, Scope of Work, original Agenda Bill, Capital Improvement Project page			
<p>SUMMARY STATEMENT:</p> <p>Items 1-6 in the scope attached have all been completed to the satisfaction of the City and the Five-Year Guarantee has been supplied.</p> <p>This formal action by the Council starts a 45 day waiting period to where an outside vendor, supplier, or laborer would have an opportunity to file a claim against this project pursuant to RCW 60.28.011 (2). After 45 days the City can then release their retainage once the following items have been received:</p> <ol style="list-style-type: none"> 1) an affidavit on no liens 2) a release from the Department of Revenue that all taxes have been paid 3) a release from any claims from the Department of Labor and Industries 			
<p>RECOMMENDED ACTION: MOTION to adopt Resolution No. 09-647, accepting the metal storage building re-roof and insulation project as complete by All Purpose Structures Inc. according to the contract.</p>			
<p align="center">RECORD OF COUNCIL ACTION</p>			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	
November 5, 2009			

RESOLUTION NO. 09-647

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BLACK DIAMOND, KING COUNTY, WASHINGTON
ACCEPTING THE RE-ROOF AND INSULATION OF THE
CITY METAL STORAGE BUILDING AS COMPLETE**

WHEREAS, the City awarded the metal storage building re-roof and insulation contract to All Purpose Structures Inc. on August 6th, 2009; and

WHEREAS, All Purpose Structures Inc. has completed the roof and insulation project of the City's metal storage building according to the contract;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND,
WASHINGTON, DOES RESOLVE AS FOLLOWS:**

Section 1. The City hereby accepts the metal storage building re-roof and insulation project according to that contract with All Purpose Structures, Inc. as complete.

**PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON,
AT A REGULAR MEETING THEREOF, THIS 5TH DAY OF NOVEMBER, 2009.**

CITY OF BLACK DIAMOND:

Howard Botts, Mayor

Attest:

Brenda L. Martinez, City Clerk

Exhibit "A"

SCOPE OF WORK

Replace the metal roof, trim, gutters and downspouts on a 40x80 metal building and 40 x 20 shed located at 32820 3rd AVE, Black Diamond, WA 98010. This is a prevailing wage job. More specifically as follows:

1. Remove and replace roofing with minimum of 24 gauge multi rib metal screw down panels as per manufacturer's recommendations.
2. Remove and replace insulation blanket with minimum of two inch thick insulation with double back seal tape.
3. Remove and replace gutters, downspouts and trim.
4. Remove and properly dispose all old material and debris from job site. Clean the site of all dropped metal screws.
5. Contractor who is awarded bid must provide the city with a performance bond, or assignment of funds for twenty percent of the total project cost guaranteeing completion of the work.
6. Provide the City with a written 5 year guarantee that the roof will not leak.

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION			
SUBJECT: Resolution No. 09-623, accepting low bid and authorizing the Mayor to execute a contract with All Purpose Structures for the warehouse roof replacement	Agenda Date: August 6, 2009		AB09-096
	Department/Committee/Individual	Created	Reviewed
	Mayor Howard Botts		
	City Administrator –Gwen Voelpel		
	City Attorney – Loren D. Combs		
	City Clerk – Brenda L. Martinez		
	Finance – May Miller		
	Public Works – Seth Boettcher	X	
	Economic Devel. – Andy Williamson		
	Police – Jamey Kiblinger		
Cost Impact: \$20,052.99	Court – Kaaren Woods		
Fund Source: REET	Comm. Dev. – Steve Pilcher		
Timeline: Complete by September 30, 2009			
Attachments: Resolution No. 09-623, Contract and copy of low bid			
SUMMARY STATEMENT: Bids on this project were solicited from five contractors who are on the small works roster for roof, insulation, gutters and downspout repairs with a guarantee. Two contractors responded without a guarantee but also included an option to re-roof the entire building with a guarantee. In reviewing the bid situation with VSI, the recommendation was to obtain one more comparable bid for the roof replacement option. Bids were received as follows: All Purpose Structures - \$20,052.99 Alpha Steel buildings - \$41,915.39 Johnson Exteriors - \$28,747.50 The bids above include Washington State Sales Tax. The contract requires completion before September 30 th , a 20% performance bond, prevailing wages, and insurance protection for the city and a 5 year guarantee.			
FUNDING: \$20,000 was budgeted for 2009 and will cover this project. Funding will be from the Real Estate Excise Taxes.			
COMMITTEE REVIEW AND RECOMMENDATION:			
RECOMMENDED ACTION: MOTION to adopt Resolution No. 09-623, accepting low bid and authorizing the Mayor to execute a contract with All Purpose Structure to install a new roof, gutters and downspouts on the City's metal storage shed building for \$20,052.99.			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	
August 6, 2009			



Project for the

Capital Improvement Program 2008 - 2013

Facilities

Department

A1

PROJECT TITLE

Metal Building Upgrades

DESCRIPTION

At the Shops: Replace roof and insulation, evidence security, a heating system, air circulation, lighting, upgrade electrical service panel and pave apron.

BACKGROUND

COMMENTS

In year one the leaking roof will be replaced and a heater added. In year two, air circulation, storage racking and other improvements will be installed.

CAPITAL PROJECT COSTS

Land/Right of Way
Building Improvements
Preliminary Engineering
Design Engineering
Construction Engineering
Construction Costs
Capital Outlay
Contingency
TOTAL COSTS

Total \$ Requested	2008	2009	2010	2011	2012	2013
50,000	30,000	20,000				
\$50,000	\$30,000	\$20,000				

\$50,000 was available

REQUESTED FUNDING

Grants (TIB)
Water Utility Fund
Wastewater Utility Fund
Stormwater Utility Fund
Street Funds
Impact Fees
REET 1
REET 2
PW Trust Fund
Other
TOTAL SOURCES

Total \$ Project	2008	2009	2010	2011	2012	2013
50,000	30,000	20,000				
\$50,000	\$30,000	\$20,000				

NON CAPITAL OPERATING COSTS

Salaries, Benefits and Other
Debt Repayment
TOTAL OPERATING

Total \$ Requested	2008	2009	2010	2011	2012	2013