



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

City Council Special Meeting

ON-SITE

MONDAY, SEPTEMBER 30, 2024 - 7:00 PM

In addition, we try to provide access to the meeting virtually:

ZOOM LINK: <https://kenmorewa-gov.zoom.us/j/88620262600>

ZOOM PASSWORD: 093024

Or One tap Mobile: US: +12532050468,,88620262600#

Or Telephone Dial US: +1 253 205 0468

Webinar ID: 886 2026 2600

ZOOM PASSWORD: 093024

SIGN UP FOR VIRTUAL PUBLIC COMMENT HERE: www.kenmorewa.gov/virtualpubliccomment

If you have technical difficulties accessing the meeting virtually, please contact the Deputy City Clerk at mkang@kenmorewa.gov.

Technical Difficulties - If the virtual component of the meeting disconnects, and we cannot resolve technical difficulties to reconnect the virtual component, the in-person meeting will continue at City Hall if there is a quorum of the body to conduct business.

Land Acknowledgement to Honor First Peoples

We acknowledge that the City of Kenmore is situated upon the ancestral lands of the Snohomish, Snoqualmie, Sauk-Suiattle, Duwamish, Stillaguamish, Tulalip, Suquamish, Muckleshoot, and other tribes who are part of the Coast Salish Peoples. We recognize and express our deepest respect for their enduring stewardship and profound relationship with this land, which they have cherished and protected since time immemorial. We honor the First Peoples, acknowledge their vibrant cultures, and commit ourselves to learning from their wisdom in our journey to promote justice, equity, and mutual understanding. We pledge to stand alongside these communities in acknowledging past injustices and working towards a future that respects and celebrates the diverse heritage of this land.

I. CALL SPECIAL MEETING TO ORDER - 7:00 PM

II. ROLL CALL

III. LAND ACKNOWLEDGEMENT

IV. FLAG SALUTE

V. PROCLAMATION

- A. Domestic Violence Awareness Month, to be accepted by Janeira Bencosme-Gil, LifeWire Co-Executive Director for Organizational Operations

[Domestic Violence Awareness Month - October 2024](#)

VI. WHERE'S THE FUN?

VII. PUBLIC COMMENTS

Welcome to the Council's meeting. Please address your comments to the Mayor and Council. You'll have three minutes to speak. If there are more than 20 speakers, time will be reduced to two minutes per speaker. The Clerk will call your name when it's your turn. The Presiding Officer may choose to alternate between in-person and online comments. Please state your name and city of residence and keep within the allotted time. To make every person feel welcome and safe here; please refrain from booing, clapping, heckling, yelling, or other interruptions. The meeting is recorded for transparency. Thank you for being here, and for sharing your input respectfully.

VIRTUAL PUBLIC COMMENT PRE-REGISTRATION PROCESS: To provide public comments virtually, please fill out the [Virtual Public Comment Request Form](#) in advance of the meeting. The form opens Tuesdays at 12:00 Noon and closes Mondays at 12:00 Noon. You will be confirmed by the City Clerk. If you are having difficulty, please reach out to the City Clerk at awarhol@kenmorewa.gov.

VIII. CONSENT AGENDA

- A. Approve the City Council Regular Meeting Minutes from September 16, 2024.
[City Council Regular Meeting of Monday, September 16, 2024 \(added 9/24\)](#)
- B. Approve Total Check #s 54973 through 55038 totaling \$562,296.61 Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 9/6/2024 in the amount totaling \$298,837.74, and EFT Payment #s 1693 through 1694 totaling \$19,079.33.
[Voucher Certification 8/31/2024 through 9/13/2024](#)

IX. BUSINESS AGENDA

- A. Letter of Intent with Imagine Housing, presented by Community Development Director Debbie Bent, Housing and Human Services Manager Tambi Cork, and Imagine Housing and Project Team, *for approval*
[Agenda Bill - Letter of Intent with Imagine Housing \(added 9/23\)](#)
[Attachment 1 - Letter of Intent with Imagine Housing \(added 9/23\)](#)
[Presentation - Letter of Intent with Imagine Housing \(added 9/27\)](#)
- B. Proposed Ordinance No. 24-0614, Capital Improvement Program for Parks, Transportation, Surface Water Management, and City Facilities, presented by Finance & Administration Director Melinda Merrell, Community Development Director Debbie Bent, Engineering Director John Vicente, Environmental Services Director Richard Sawyer, and Public Works Operations Director Jennifer Gordon, *for discussion*

[Agenda Bill - Capital Improvement Program \(updated 9/30\)](#)
[Attachment 1 - Proposed Ordinance No. 24-0614](#)
[Attachment 2 - Park Capital Improvement Program](#)
[Attachment 3 - Parks Narratives](#)
[Attachment 4 - Transportation Capital Improvement Program](#)
[Attachment 5 - Transportation Narratives \(updated 9/27\)](#)
[Attachment 6 - Surface Water Capital Improvement Program](#)
[Attachment 7 - SWM Narratives](#)
[Attachment 8 - City Facilities Capital Improvement Program](#)
[Attachment 9 - City Facilities Narrative](#)
[Attachment 10 - REET Fund Projections](#)
[Attachment 11 - Park Impact Fee Fund Projections](#)
[Attachment 12 - Transportation Impact Fee Fund Projections](#)
[Attachment 13 - King County Trail and Park Levy Projections](#)
[Presentation - 2025-2030 Capital Improvement Program \(CIP\)](#)

- C. Budget Presentation: Estimates of Current 2023-2024 Revenues and Expenditures and Estimates of Proposed 2025-2026 Revenues and Expenditures, presented by Finance & Administration Director Melinda Merrell, *for information only*

[Agenda Bill - Estimates of Revenues and Expenditures](#)
[Attachment 1 - 2025-2026 Biennial Budget Preparation Calendar](#)
[Attachment 2 - Estimates of Current 2023-2024 Revenues and Expenditures and Estimates of Proposed 2025-2026 Revenues and Expenditures \(updated 9/27\)](#)

X. STAFF REPORTS

XI. COUNCILMEMBER REPORTS & COMMENTS

XII. ADJOURN SPECIAL MEETING

UPCOMING MEETINGS

- A. Monday, October 7, 2024 at 7:00 PM - City Council Special Meeting
Monday, October 14, 2024 at 7:00 PM - City Council Regular Meeting
Monday, October 21, 2024 at 6:00 PM - City Council Special and Regular Meeting
Thursday, October 24, 2024 at 7:00 PM - City Council Special Meeting

NOTICE OF POTENTIAL QUORUMS

[Click here for information about Potential Quorums of the City Council.](#) Now found on the City website under City Council Meetings.

City of Kenmore, Washington Proclamation

WHEREAS, domestic violence is a serious crime that affects people of all races, ages, gender identities, and socio-economic backgrounds, and has a devastating impact on survivors, children, families, and the greater community; and

WHEREAS, domestic violence remains one of the most prominent yet underreport crimes in the country that create long-lasting physical, emotional, and financial damage to individuals and families; and

WHEREAS, the Kenmore City Council honors survivors, recognizing the bravery and support needed to break free from abuse, rebuild their lives, and heal from the physical, emotional, and psychological impacts of domestic violence; and

WHEREAS, we all renew our commitment to end domestic violence, and its destructive effects so domestic violence has no future in Kenmore or beyond because everyone deserves to live safe, supported lives filled with healthy relationships; and

WHEREAS, in solidarity, we encourage residents to stop by City Hall to pick up purple LED lights and to display these lights to bring awareness of domestic violence and show support of survivors throughout the community.

NOW THEREFORE, I, Nigel Herbig, Mayor of the City of Kenmore, on behalf of the City Council, do hereby proclaim **October 2024** to be **Domestic Violence Awareness Month** throughout the City of Kenmore.

IN WITNESS WHEREOF, signed this 30th day of September 2024.

Signed: _____ Attested: _____
Nigel Herbig, Mayor Anastasiya Warhol, City Clerk

**City of Kenmore
City Council Meeting
Regular Meeting Minutes
Monday, September 16, 2024**

These minutes are created to capture Council action. This is not a verbatim transcript.
Meeting video and audio is available on the City YouTube channel.

PRESENT:

Councilmembers: Mayor Nigel Herbig
Deputy Mayor Melanie O’Cain – virtual
Councilmember Joe Marshall
Councilmember Debra Srebnik
Councilmember Valerie Sasson
Councilmember Jon Culver
Councilmember Nathan Loutsis

Staff: City Manager Rob Karlinsey
City Attorney Dawn Reitan
City Clerk Anastasiya Warhol
Deputy City Clerk Michelle Kang
Development Services Director Samantha Loyuk
Planner Reilly Rosbotham
Environmental Services Director Richard Sawyer
Climate Action Plan Program Manager Nina Rasmussen
Traffic Engineer Tobin Bennett-Gold

Speaking Guests: Elizabeth Mooney, Where’s the Fun
Tarelle Osborn, Osborn Consulting, Inc. – virtual
Mike Zarecor, Osborn Consulting, Inc. – virtual

Public Comments Speakers:
Alice Darnton, Kenmore Resident, KCLS
Katie Boyes, Kenmore Resident, KCLS
Jeff Pooley, Kenmore Resident
Elizabeth Mooney, Kenmore Resident
David Dorrian, Kenmore Resident – virtual
Tracy Banaszynski, Kenmore Resident – virtual

Public Hearing Speakers:

Stacey Valenzuela, Kenmore Resident
Jeffrey Pooley, Kenmore Resident
Kara Macias, Kenmore Resident

CALL REGULAR MEETING TO ORDER

Mayor Herbig called the regular meeting to order at 7:00 PM.

LAND ACKNOWLEDGEMENT

Mayor Herbig read the Land Acknowledgement Honoring First Peoples.

FLAG SALUTE

Mayor Herbig led the Council in the Pledge of Allegiance.

AGENDA APPROVAL

The agenda was approved as presented.

WHERE'S THE FUN?

Climate Action Plan Program Manager Nina Rasmussen unveiled the new Climate Action branding logo: Kenmore Environmental Action Now – K.E.A.N, which will be used on the City's website, education and outreach materials, and promotional materials. Mayor Herbig also highlighted the 106th birthday party of Kenmore resident Sarah Burch. Kenmore Resident Elizabeth Mooney highlighted last weekend's Streamfest event and thanked all groups who joined and participated.

PUBLIC COMMENTS

The City Council heard public comments.

Timestamped link:

<https://www.youtube.com/live/vPU0lRTMqXE?si=7qjjqgdbcWEBc3uQ&t=720>.

CONSENT AGENDA

A. Approve Total Check #s 54919 through 54972 totaling \$267,640.79, Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 8/23/2024 in the amount totaling \$405,242.02, and EFT Payment #s 1675 through 1692 totaling \$33,000.47.

[Voucher Certification and Approval 8/17/2024-8/30/2024](#)

B. Approve the re-allocation of \$3,279,700 of existing ARCH Housing Trust Fund funding approved by ARCH member councils previously awarded to the Plymouth Housing City of Kenmore Supportive Housing Project to the Plymouth Housing City of Redmond Supportive Housing Project. *(added 9/12)*

[Agenda Bill - Re-Allocation of ARCH Housing Trust Fund Funding \(added 9/12\)](#)
[Attachment 1 - ARCH Executive Board Recommendation Memo \(added 9/12\)](#)

MOTION: Councilmember Loutsis moved to approve the consent agenda outlined above. Councilmember Culver seconded the motion.

VOTE: Consent Agenda was approved by UNANIMOUS CONSENT.

PUBLIC HEARING

Proposed Ordinance No. 24-0609, Parking Requirements - Amending KMC Section 18.29.070 and Chapter 18.40, presented by Development Services Director Samantha Loyuk and Planner Reilly Rosbotham, *for public hearing*

[Agenda Bill - Parking Requirements, KMC 18.29.070 and 18.40](#)

[Attachment 1 - Proposed Ordinance No. 24-0609](#)

[Attachment 2 - Exhibit A to Proposed Ordinance No. 24-0609, Code Amendments](#)

Mayor Herbig opened the Public Hearing at approximately 7:31 PM.

The City Council received testimony from the public.

Timestamped link:

<https://www.youtube.com/live/vPU0IRTMqXE?si=YINgDF7jtXw5mvY2&t=2144>

Mayor Herbig closed the Public Hearing at approximately 7:39 PM.

BUSINESS AGENDA

A. Proposed Ordinance No. 24-0609, Parking Requirements - Amending KMC Section 18.29.070 and Chapter 18.40, presented by Development Services Director Samantha Loyuk and Planner Reilly Rosbotham, *for adoption*

[Agenda Bill - Parking Requirements, KMC 18.29.070 and 18.40](#)

[Attachment 1 - Proposed Ordinance No. 24-0609](#)

[Attachment 2 - Exhibit A to Proposed Ordinance No. 24-0609, Code Amendments](#)

MOTION: Councilmember Srebnik moved to adopt Ordinance No. 24-0609, amending Section 18.29.070 and Chapter 18.40 of the Kenmore Municipal Code. Mayor Herbig seconded the motion.

VOTE: 7 Yes – Culver, Sasson, Loutsis, Marshall, Srebnik, O’Cain, Herbig; 0 No; 0 Abstain.

MOTION PASSES.

B. Settlement & Release Agreement between City of Kenmore and Washington Business Properties Association and Proposed Ordinance No. 24-0604, Amending Chapter 8.55 KMC, Tenant Protections, *for adoption (added 9/11)*

[Agenda Bill - Settlement Agreement and Proposed Ordinance No. 24-0604 \(added 9/11\)](#)

[Attachment 1 - Settlement and Release Agreement \(added 9/11\)](#)

[Attachment 2 - Proposed Ordinance No. 24-0604 \(added 9/11\)](#)

[Attachment 3 - Exhibit 1 to Proposed Ordinance No. 24-0604 \(added 9/11\)](#)

[Attachment 4 - Just Cause Evictions Explained \(added 9/11\)](#)

EXECUTIVE SESSION 1:

As announced by the Mayor and City Attorney, Pursuant to RCW 42.30.110(1)(i), the City Council entered an executive session to discuss potential and pending litigation. The executive session was slated to last 15 minutes until approximately 8:45 PM. The Council entered the executive session at 8:30 PM. The Council exited the executive session at 8:45 PM.

MOTION: Councilmember Srebnik moved to approve the Settlement and Release Agreement between the City of Kenmore and Washington Business Properties Association and authorize the City Manager to sign the agreement. Councilmember Loutsis seconded the motion.

VOTE: 5 Yes – Loutsis, Marshall, Srebnik, Sasson, O’Cain; 2 No – Culver, Herbig; 0 Abstain.

MOTION PASSES.

Following the passage of the motion, City Manager Rob Karlinsey signed and executed the Settlement and Release agreement.

EXECUTIVE SESSION 2:

As announced by Mayor Herbig, Pursuant to RCW 42.30.110(1)(i), the City Council entered an executive session to discuss potential and pending litigation. The executive session was slated to last 10 minutes until approximately 9:16 PM. The Council entered the session at 9:06 PM. The Council exited the executive session at approximately 9:16 PM.

MOTION: Councilmember Culver moved to postpone this item (Ordinance No. 24-0604) to a date certain, next Monday, September 23rd. Mayor Herbig seconded the motion.

VOTE: 2 Yes – Culver, Herbig; 5 No – Loutsis, Marshall, Srebnik, Sasson, O’Cain; 0 Abstain.

MOTION FAILS.

MOTION: Councilmember Loutsis moved to adopt Ordinance No. 24-0604, amending Chapter 8.55 KMC, Tenant Protections. Councilmember Srebnik seconded the motion.

VOTE: 5 Yes – Loutsis, Srebnik, Sasson, Marshall, O’Cain; 2 No – Culver, Herbig; 0 Abstain.

MOTION PASSES.

Councilmember Culver was excused from the Council Meeting at 9:26 PM.

- C. Swamp Creek Property Conservation and Restoration Potential Prioritization, presented by Environmental Services Director Richard Sawyer, *for discussion*
[Agenda Bill - Swamp Creek Property Conservation and Restoration](#)

[Attachment 1 - Draft Swamp Creek Prioritization Results and Methodology Technical Memorandum](#)
[Presentation - Property Conservation and Restoration Assessment Tool](#)

The Property Conservation and Restoration Assessment Tool presentation, delivered by Kenmore Environmental Services Director Richard Sawyer and guests from Osborn Consulting, proposed a methodical framework for evaluating properties with regard to habitat restoration and conservation initiatives. The tool systematically assessed parameters such as developmental feasibility, wetland creation and preservation, riparian management, and stream restoration. Each of these aspects was scored based on weighted environmental factors, including soil composition, proximity to critical areas, and the potential for enhancing habitat rearing and fish passage. This scoring mechanism was intended to inform and prioritize conservation projects while supporting decisions regarding zoning regulations and environmental planning. In conclusion, the presentation emphasized extending the application of the tool to other watersheds throughout the city, thus enhancing long-term conservation strategies.

- D. Proposed Resolution No. 24-419, Climate Emergency Declaration, presented by Climate Action Plan Program Manager Nina Rasmussen, *for discussion and/or action*
[Agenda Bill - Resolution Declaring Climate Emergency](#)
[Attachment 1 - Proposed Resolution No. 24-419](#)
[Presentation - Climate Emergency Resolution](#)

Climate Action Program Manager Nina Rasmussen explained that the Kenmore City Council designated climate action to be the City's top priority for the coming biennium. This resolution serves to confirm and reiterate the City's continual commitment to its climate action plan and underscore the urgency of action. The Council was supportive of the resolution language.

MOTION: Councilmember Loutsis moved to adopt Resolution No. 24-419, declaring the existence of a climate emergency and reaffirming the City's commitment to its Climate Action Plan. Councilmember Srebnik seconded the motion.

VOTE: 6 Yes – Srebnik, Marshall, Sasson, Loutsis, O'Cain, Herbig; 0 No; 0 Abstain.

MOTION PASSES.

- E. Proposed Ordinance No. 24-0619, updates to KMC 10.45 Automated Traffic Safety Cameras, presented by Traffic Engineer Tobin Bennett-Gold, *for adoption*
[Agenda Bill - Automated Traffic Safety Cameras \(added 9/10\)](#)
[Attachment A - Proposed Fine Schedule \(added 9/10\)](#)
[Attachment B - Proposed Ordinance No. 24-0619 \(added 9/10\)](#)
[Attachment C - Description of Proposed Ordinance No. 24-0619 Revisions to KMC 10.45 \(added 9/10\)](#)
[Presentation - Kenmore Automated Photo Enforcement \(added 9/16\)](#)

MOTION 1: Councilmember Loutsis moved to approve the use of traffic safety cameras in the Inglemoor High school zone on Simonds Rd. Councilmember Marshall seconded the motion.

VOTE: 5 Yes – Marshall, Loutsis, Sasson, Srebnik, Herbig; 1 No – O’Cain; 0 Abstain.

MOTION PASSES.

MOTION 2: Councilmember Marshall moved to adopt Ordinance 24-0619 to update Chapter 10.45 of the Kenmore Municipal Code, Automated Traffic Safety Cameras. Councilmember Srebnik seconded the motion.

VOTE: 5 Yes – Marshall, Loutsis, Sasson, Srebnik, Herbig; 1 No – O’Cain; 0 Abstain.

MOTION PASSES.

MOTION 3: Councilmember Marshall moved to approve the contract amendment with Vera Mobility for an amount up to \$1.8 Million over five years plus marginal processing fees for Photo Enforcement Services and authorize the City Manager to sign the contract amendment. Mayor Herbig seconded the motion.

VOTE: 5 Yes – Marshall, Loutsis, Sasson, Srebnik, Herbig; 1 No – O’Cain; 0 Abstain.

MOTION PASSES.

EXECUTIVE SESSION 3

Pursuant to RCW 42.30.110(1)(i), the City Council entered an executive session to discuss potential and pending litigation at 10:30 PM. It was announced that the executive session was slated to last 15 minutes until approximately 10:50 PM. The Council exited the executive session at approximately 10:50 PM.

ACTION RELATING TO EXECUTIVE SESSION

MOTION: Councilmember Loutsis moved to accept and file the final report and supplemental report from Kathleen Haggard relating to the investigation of citizens’ complaints on the Public Works Operations Center (collectively, the Final Report). Based on the Final Report, the Council finds the complaint to be unsubstantiated and unsupported and directs the City Clerk to post the Final Report and supplemental report on the City’s website under the Public Works Operation Center information. Upon the filing of the Final Report this matter is closed with no further action to be taken.

Councilmember Srebnik seconded the motion.

VOTE: 6 Yes – Srebnik, Marshall, Loutsis, Sasson, O’Cain, Herbig; 0 No; 0 Abstain.

MOTION PASSES

STAFF REPORT

City Manager Rob Karlinsey highlighted Kenmore Business Alliance’s (KBA) Oktoberfest that is happening in Kenmore September 19-22. He showed the Council and the audience

the passport that can be picked up at City Hall front desk or any of the participating vendors for the event.

COUNCILMEMBER REPORTS & COMMENTS

The Council agreed to cancel coffee with council scheduled for Monday, October 7th.

ADJOURNMENT

Mayor Herbig adjourned the meeting at approximately 10:55 PM.

Nigel Herbig, Mayor

Anastasiya Warhol, City Clerk



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Voucher Certification & Approval

City of Kenmore

DATE RANGE: 8/31/2024 through 9/13/2024

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Kenmore and that I am authorized to authenticate and certify to said claim. The following checks and electronic payments are approved for payment:

Total EFT Payments: #1693 through 1694 19,079.33

Total Checks: #54973 through 55038 562,296.61

Total Payroll EFT & Bank Drafts: Payroll/Taxes/Health Ins/FSA/HSA/Retirement/Life Ins.; Dated 9/6/2024 298,837.74

Rob Karlinsey Sep 16, 2024
Rob Karlinsey (Sep 16, 2024 23:58 PDT)
City Manager / Date

Melinda Merrell Sep 16, 2024
Melinda Merrell (Sep 16, 2024 23:11 PDT)
Finance Director / Date

Vendor Name	Payment Number	Payment Date	Description	Amount
AMERICAN TRAFFIC SOLUTIONS INC	1693	09/13/2024	Aug 2024 KAPE Program	18,750.00
ELECTRONIC BUSINESS MACHINES	1694	09/13/2024	Aug 2024 2nd Floor Printer Usage	329.33
AMERICAN GENERAL LIFE GPO/400S	54973	09/06/2024	Life Insurance	220.33
US POSTAL SERVICE	54974	09/06/2024	Postage-Kenmore 2024 Fall Quarterly Newsletter	2,361.18
AABCO BARRICADE COMPANY INC.	54975	09/13/2024	VMS Boards, Kenmore Stickers, Traffic/Road Signs	3,070.26
AARTI TANNA	54976	09/13/2024	Deposit Refund for Hangar event 8/31/2024	150.00
AGORA REFRESHMENTS	54977	09/13/2024	Sep 2024 City Hall & PW Office Filtered Water	198.19
ALPHAGRAPHICS	54978	09/13/2024	Business Cards-11 sets, various departments	462.47
AM TEST, INC	54979	09/13/2024	Swim Beach Monitoring	420.00
AMADOR FARMS	54980	09/13/2024	SNAP/EBT Reimbursement	79.00
ANSER ADVISORY CONSULTING, LLC	54981	09/13/2024	Jul 2024 Consulting Kenmore EV Infrastructure Plan	16,500.00
ARTS OF KENMORE	54982	09/13/2024	"Winter Walk by the Salish Sea" Mayor's Choice Art	606.10
AURORA RENTS	54983	09/13/2024	Rental Equipment for SWM & City Hall, trailer rental	1,506.99
BROTHER'S FARMS	54984	09/13/2024	SNAP/EBT Reimbursement	119.00
CITY OF BELLEVUE	54985	09/13/2024	Q3 2024 MyBuildingPermit.com Subscription	4,840.73
CODE PUBLISHING COMPANY	54986	09/13/2024	KMC Update 24-0607-0613	3,059.16
COTTAGE COMMUNITY BAKERY	54987	09/13/2024	SNAP/EBT Reimbursement	12.00
FARM FRESH NW	54988	09/13/2024	SNAP/EBT Reimbursement	9.00
FERGUSON WATERWORKS #3156	54989	09/13/2024	Cement for SW WO #11813, street materials	499.96

VIII. B. Approve
Total Check #s 54973 through 55038 totaling \$562,296.61...

Vendor Name	Payment Number	Payment Date	Description	Page 13 of 151	Amount
FIRESTONE INVESTMENT LLC	54990	09/13/2024	Refund Cash Deposit for PRJ16-0046		14,374.20
GOAT AND SEED	54991	09/13/2024	SNAP/EBT Reimbursement		206.00
GORDON THOMAS HONEYWELL	54992	09/13/2024	Aug 2024 State Lobbying Services		4,515.00
HAGGARD & GANSON LLP	54993	09/13/2024	HR Consulting		3,857.00
HEIDELBERG MATERIALS	54994	09/13/2024	Asphalt for SR 11813 CB Replace & SR23037 Berm Install		376.88
HOME DEPOT CREDIT SERVICES	54995	09/13/2024	Materials & Supplies-ROW, PWOC, Facility, Parks		511.06
HONEY BUCKET	54996	09/13/2024	8/19-9/15/24 PW Yard Honey Bucket		167.75
HORIZON DISTRIBUTORS INC	54997	09/13/2024	Irrigation Parts for Juanita SR 24265		25.25
JASON RICHARD SPERLING	54998	09/13/2024	6/5/2024 Kenmore Farmer's Market Photos		400.00
JOHNSON'S JUNK REMOVAL LLC	54999	09/13/2024	Knopf Abatement CE23-0005, 0025		5,605.96
KING COUNTY FINANCE	55000	09/13/2024	Material Dumping SW/Streets/Parks		265.23
KING COUNTY FINANCE	55001	09/13/2024	Jun-Aug 2024Hangar Sewer Treatment Capacity Charge		158.49
KING COUNTY FINANCE	55002	09/13/2024	Aug 2024 DPD Small Cities Screening Reimb.		80.00
KING COUNTY SHERIFF	55003	09/13/2024	Aug 2024 Contracted Police Services		364,381.08
LIGHTHOUSE CONSULTING INC	55004	09/13/2024	Aug 2024 Computer & Software Maintenance		14,445.38
LOUDEDGE, INC.	55005	09/13/2024	2024 Fly Away 5K Poster & Instagram		400.00
MARY MILLER STEPHENS	55006	09/13/2024	Aug 2024 In-custody Public Defense Jail Services		1,250.00
NATIONAL BARRICADE CO., LLC	55007	09/13/2024	7/21-8/30/24 Farmer's Market Fencing Rental		2,134.85
NORTHSHORE UTILITY DIST	55008	09/13/2024	Aug 2024 Fleet Fuel & Maintenance		6,016.88
OFFICE DEPOT	55009	09/13/2024	Office Depot Misc. Shared Office Supplies		48.33
OFFICE DEPOT	55010	09/13/2024	Office Depot Misc. Shared Office Supplies		39.34
OFFICE DEPOT	55011	09/13/2024	Office Depot Misc. Shared Office Supplies		407.20
OLSON BROTHERS PRO VAC LLC	55012	09/13/2024	7/18 & 22 2024 Drainage Maintenance		923.88
ONE DIVERSIFIED	55013	09/13/2024	May 2023-May 2025 PULSE Remote Monitoring		25,414.00
OSBORN CONSULTING INC.	55014	09/13/2024	Jul 2024 On-Call Swamp Creek Restoration Property & FHWA Joint Grant Application		33,954.47
OUTCOMES BY LEVY, LLC	55015	09/13/2024	Aug 2024 ESD Consulting		1,450.00
PACIFIC TOPSOILS	55016	09/13/2024	Material Disposal - SW, Parks & Streets		1,420.25
PAO DE QUEIJO	55017	09/13/2024	SNAP/EBT Reimbursement		18.00
PLYWOOD SUPPLY	55018	09/13/2024	Replacement post for sign @ Rhododendron Park		11.60
PUGET SOUND ENERGY	55019	09/13/2024	City Hall Electricity & Park/Traffic Signal/Schools/Radar/Tree Receptacle Collectives		4,549.91
REGIONAL ANIMAL SERVICES OF KC	55020	09/13/2024	Aug 2024 Pet Licenses		75.00
REPUBLIC SERVICES #172	55021	09/13/2024	Aug 2024 Solid Waste: Rhododendron Park/City Hall/PW Shop		2,209.72
SHERWIN WILLIAMS CO.	55022	09/13/2024	Painting Supplies for City Hall		47.46
SHRED IT, C/O STERICYCLE, INC>	55023	09/13/2024	Aug 2024 Onsite Shred Pickup		113.90
STAPLES	55024	09/13/2024	City Hall Maintenance Supplies		24.73

VIII. B. Approve

Total Check #s 54973 through 55038 totaling \$562,296.61...

Vendor Name	Payment Number	Payment Date	Description	Page 14 of 151	Amount
STAPLES	55025	09/13/2024	City Hall & Hangar Maintenance Supplies		237.12
STAPLES	55026	09/13/2024	City Hall & Hangar Maintenance Supplies		561.60
STEPHANIE LUCASH	55027	09/13/2024	2024 ICMA Conference Per Diem Travel Advance		309.50
STEWART MACNICHOLS HARMELL, INC.	55028	09/13/2024	Aug 2024 Indigent Public Defense Services		5,000.00
SUNRISE LOCAL BERRIES FARM, LLC	55029	09/13/2024	SNAP/EBT Reimbursement		50.00
SUPERION, LLC	55030	09/13/2024	AnnualTRAKiT Maint Fee, exp 10/31/2025		26,553.37
TAME THE JUNGLE, LLC	55031	09/13/2024	Vegetation Removal @ PWOC Site		2,204.00
ULINE	55032	09/13/2024	Gloves for Parks Stock & PW Ops Crew; Sandbags for SW Project - 61st Culvert		1,215.85
UPS STORE KENMORE	55033	09/13/2024	Oktoberfest Event Posters 11x17		187.34
UTILITIES UNDERGROUND LOCATION CTR	55034	09/13/2024	Aug 2024 Utility Locates		175.56
VERIZON WIRELESS	55035	09/13/2024	7/27-8/26/24 SWM Data Plans		50.04
WA STATE DEPT OF TRANSPORTATION	55036	09/13/2024	Jul 2024 Traffic Signal Maintenance		497.90
XEROX CORPORATION	55037	09/13/2024	Aug 2024 1st floor printer lease & usage		454.99
ZIPLY FIBER	55038	09/13/2024	8/19-9/18/24 Internet @ PW Office; 8/28-9/27/24 City Hall Phone Lines		806.17
MISSION SQUARE / 109964	DFT0002208-2210	09/06/2024	City of Kenmore 401a & 401a Loans		28,241.19
MISSION SQUARE 457 / 304745	DFT0002211-2214	09/06/2024	Mission Square 457 Deferred Compensation		6,162.98
DRS 457	DFT0002215-2216	09/06/2024	DRS 457 Deferred Comp		666.50
WEALTHCARE	DFT0002219	09/06/2024	Employee Health Savings Contribution		348.08
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0002220-2226	09/06/2024	Public Employees Retirement		38,360.77
NAVIA	DFT0002228	09/06/2024	Employee Flexible Spending Account		1,056.84
BANK OF AMERICA 941	DFT0002229	09/06/2024	Federal Withholding, Social Security, Medicare		31,838.35
PAYROLL	Electronic Deposit	09/06/2024	Direct Deposit		
					192,163.03
TOTAL					880,213.68

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Total Check #s 54973 through 55038 totaling \$562,296.61...



Vendor Purchasing Report

1/1/2024 - 9/13/2024

City of Kenmore

Name	Amount	Name	Amount
1 ALLIANCE GEOMATICS	20,604.63	BUILDERS EXCHANGE OF WASHINGTON INC	75.10
58 STARS TRAVEL	2,088.36	BULGER SAFE & LOCK, INC.	109.25
A & A LIMOUSINE & BUS SERVICE	6,263.00	C R COLLINS CONSTRUCTION INC	110.40
AABCO BARRICADE COMPANY INC.	9,161.47	CALICO COOKIES - ERIN CALI	103.00
AARTI TANNA	150.00	CALPORTLAND COMPANY	7,052.40
ABS VALUATION	2,000.00	CAMP UNITED WE STAND	1,125.60
ACF WEST INC	1,597.28	CANON FINANCIAL SERVICES, INC.	2,129.84
ADVANCE TESTING & SERVICE INC	2,416.55	CAPITAL ONE TRADE CREDIT/MCLENDON	401.08
AFLAC	1,405.82	CASCADE PEST CONTROL	1,507.05
AGORA REFRESHMENTS	1,707.11	CASCADIA COLLEGE	30,000.00
ALL AROUND FENCE COMPANY	24,715.12	CASCADIA LAW GROUP	3,093.75
ALPHAGRAPHS	1,204.46	CEDAR GROVE COMPOSTING, INC.	64.74
ALWAYS ACTIVE SERVICES LLC	664,542.33	CENTER FOR HUMAN SERVICES	82,241.55
ALYSSA MONTGOMERY	150.00	CENTRICITY GIS, LLC	14,500.00
ALYSSA RUSSELL	150.00	CHANIN KELLY-RAE CONSULTING LLC	650.00
AM TEST, INC	4,840.00	CHASE WALKER	492.19
AMADOR FARMS	262.00	CHICAGO TITLE	16.56
AMBER CLIFTON	2,260.36	CITY OF BELLEVUE	57,861.94
AMERICALL	1,480.69	CITY OF KENMORE	2,553.80
AMERICAN GENERAL LIFE GPO/400S	1,982.97	CITY OF KENT	575.00
AMERICAN SOCIETY OF COMPOSERS	500.00	CITY OF LAKE FOREST PARK	56,187.00
AMERICAN TRAFFIC SOLUTIONS INC	127,500.00	CITYWORKS/AZTECA SYSTEMS LLC	43,832.13
AMY LINDBLOM	150.00	CODE PUBLISHING COMPANY	8,771.20
AMY ZIER	137.60	COMCAST	16,865.94
ANCHOR QEA, LLC	4,385.25	COMCAST BUSINESS	1,876.90
ANDRES TORRES	249.90	CONFLUENCE ENVIRONMENTAL COMPANY	32,616.19
ANDREY GOLUBOVICH	6,481.96	CONSOLIDATED PRESS	13,467.07
ANNA ARNOTT	215.06	CORE DESIGN, INC.	5,164.86
ANNIE FOSTER	3,000.00	COSTCO	60.00
ANSER ADVISORY CONSULTING, LLC	16,500.00	COTTAGE COMMUNITY BAKERY	219.00
APPLIED CONCEPTS, INC.	1,845.85	CRAIG OLSON	248.00
AQUATECHNEX LLC	13,113.80	CUBBYHOLE CREATIVE LTD	3,000.00
ARCHIVESOCIAL, INC.	4,845.93	D.P. NICOLI, INC.	469.37
ARTS OF KENMORE	3,331.10	DAHLIA CORONA	445.07
ASHWINI HOSADEVARAHADLU SHIVANANDA	250.00	DAILY JOURNAL OF COMMERCE	4,587.65
ASPECT CONSULTING LLC	2,782.50	DALE KRUEGER	208.65
ASSOCIATION OF WA CITIES	30,600.15	DAMODAR NAGANDLA	4,328.91
AURORA RENTS	5,543.87	DANSOUND INC	7,766.00
AVIDIA HEALTH	6,265.44	DAVID ARTHUR	1,213.03
AWC EMPLOYEE BENEFIT TRUST/VIMLY	814,334.80	DAVID BAKER	240.39
BANK OF AMERICA 941	588,053.29	DEPARTMENT OF COMMERCE	105,918.27
BASTYR UNIVERSITY	250.00	DEPARTMENT OF ECOLOGY	500.00
BCN TELECOM, INC.	7,158.68	DEPARTMENT OF LABOR AND INDUSTRIES	41,006.20
BERGER PARTNERSHIP	3,498.75	DEPARTMENT OF RETIREMENT SYSTEMS	700,589.38
BIZDIVERSITY	1,750.00	DEPT. OF L&I - BOILER SECTION	82.40
BOAZ COFFEE	27.00	DEVON LEGER	4,500.00
BOTHELL KENMORE CHAMBER OF COMMERCE	2,100.00	DICK'S TOWING	1,160.25
BRASS MONKEY INVESTMENTS LLC	7,554.90	DILIGENT CORPORATION	18,834.13
BRIGHT SPARK EARLY LEARNING SERVICES	900.00	DRS 457	21,892.50
BROTHER'S FARMS	461.00	DTG RECYCLE	6,945.97
BROWNE AND TOASTED	30.00	E SQUARED SYSTEMS, LLC	1,159.74
BRYAN HAMPSON	165.00	EBIX, INC.	33.06
BUD CLARY FORD OF MOSES LAKE	54,007.70	ELECTRONIC BUSINESS MACHINES	1,998.79

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Name	Amount	Name	Amount
ELIAS M. KAUHANE	1,700.00	JASON RICHARD SPERLING	430.00
EMC RESEARCH, INC.	71,000.00	JAYMARC AV	2,016.66
ENVIRONMENTAL SYSTEMS RESEARCH INST	15,320.10	JENNIFER LEIGH DIXON	3,520.00
ENVIROTECH	10,041.75	JENNIFER SPELHAUG	1,043.12
ESD - LTC	13,194.33	JENSEN TOFFEE	22.00
ESD - PFML	24,264.01	JERRY OWEN	27,732.40
EVERMARK, LLC	2,559.98	JET CITY PRINTING	1,782.35
FARM FRESH NW	148.00	JIM DANDY SEWER & PLUMBING	462.42
FAST WATER HEATER	187.10	JOHN BAYS	7,500.00
FASTSIGNS	3,915.35	JOHN VICENTE	591.28
FERGUSON WATERWORKS #3156	6,715.40	JOHNSON'S JUNK REMOVAL LLC	19,381.18
FIRE PROTECTION, INC	3,970.65	JONES BOYS MAINTENANCE CO. INC.	1,414.79
FIRESTONE INVESTMENT LLC	87,576.20	JORDAN STECKS	150.00
FIX AUTO KENMORE	2,840.91	JURASSIC PARLIAMENT	1,899.64
FLEMINGS HOLIDAY LIGHTING LLC	2,247.17	KARI HATCHER	150.00
FLYNN BEC LP	13,536.97	KARIM KARMALI	79.92
FLYWAY RETAIL + LIVING	4,945.64	KBA INC.	11,774.27
FOURTEN CREATIVE	7,945.58	KCDA PURCHASING COOP	6,834.60
FRANKLIN COVEY	26.00	KDJ'S THE BAKERIE	31.00
FUELCARE	7,643.05	KENMORE COMMUNITY CLUB	530.00
GAMETIME	84.46	KENMORE ELEMENTARY PTA	3,750.00
GARY ULRICH	40.00	KENMORE HERITAGE SOCIETY	5,393.00
GAYLYNN BRIEN	420.00	KENMORE MIDDLE SCHOOL	5,000.00
GCP WW HOLDCO, LLC	7,123.80	KENMORE SENIOR CENTER	23,437.50
GOAT AND SEED	374.00	KERRY KAESTNER	150.00
GOOD, MICHAEL J.	300.00	KIMLEY HORN AND ASSOCIATES, INC.	42,144.36
GORDON THOMAS HONEYWELL	36,120.00	KING COUNTY BAR ASSOCIATION	600.00
GRAINGER	194.91	KING COUNTY FINANCE	163,855.87
GRAND EVENT RENTALS	13,131.88	KING COUNTY RECORDER'S OFFICE	541.50
GRANICUS	6,825.01	KING COUNTY REGIONAL HOMELESSNESS AUTHORITY	38,000.00
GSC PRODUCTION	600.00	KING COUNTY SHERIFF	3,054,761.65
H.D. FOWLER COMPANY	8,173.27	KING COUNTY TREASURY	103,652.68
HAGGARD & GANSON LLP	3,857.00	KOMPAN, INC	4,238.63
HAYTON FARMS	40.00	KPFF CONSULTING ENGINEERS	315,940.64
HDR ENGINEERING, INC	47,990.63	LAKE CITY PARTNERS ENDING HOMELESSNESS	17,000.00
HEALTH MANAGEMENT ASSOCIATES INC	36,928.75	LAKESIDE INDUSTRIES	1,248.57
HEIDELBERG MATERIALS	1,608.21	LANGTON SPIETH, LLC	20,000.00
HERRERA ENVIRONMENTAL CONSULTANTS	16,348.54	LEIGH ANNE MALAVOTTE	156.00
HESTON PHOTOGRAPHY	1,644.15	LIGHTHOUSE CONSULTING INC	119,006.48
HIGHWIRE	3,317.85	LINCOLN NATIONAL LIFE INSURANCE	18,521.02
HILLIS CLARK MARTIN & PETERSON P.S.	35,068.00	LINKEDIN CORP.	5,730.00
HOLMBERG COMPANY	1,678.63	LITTLE JACK FLOWER FARM	235.00
HOME DEPOT CREDIT SERVICES	5,040.63	LOUDEDGE, INC.	1,000.00
HONEY BUCKET	5,626.75	LUPITA ZAMORA CONSULTING LLC	1,200.00
HORIZON DISTRIBUTORS INC	12,054.73	MARINE FLOATS CORPORATION	4,657.77
HP'S SMOKEHOUSE BBQ	330.00	MARY MILLER STEPHENS	10,000.00
HRA VEBA TRUST	48,892.06	McGRATH HUMAN RESOURCES GROUP	5,000.00
HULA O LEHUALANI	900.00	MELANIE O'CAIN	453.50
HUNTINGTON TECHNOLOGY FINANCE	45,235.36	MELINDA MERRELL	971.69
HYDROPOINT DATA SYSTEMS, INC.	3,922.93	METROPOLITAN TRANSPORTATION COMM/STREETSAVER	2,000.00
ICICLE VILLAGE RESORT	8,138.12	MICHELLE KANG	415.39
ICLEI	1,200.00	MICHELLE SHAW	150.00
ICMA INTERNATIONAL CITY/CNTY MGMT ASSOC	1,200.00	MINUTEMAN PRESS	34,203.68
INSIDESOURCE	2,470.64	MISSION SQUARE / 109964	518,665.60
INSLEE, BEST, DOEZIE & RYDER, P.S.	245,682.02	MISSION SQUARE 457 / 304745	119,763.53
INTERNATIONAL INST OF MUNI CLERKS	375.00	MKS PROPERTIES	20,137.00
iWORQ SYSTEMS	2,800.00	MOJO STRATEGIES	5,870.00
J&E PRODUCE	23.00	MORGAN SOUND INC	4,443.21
JADA THOMPSON	156.00	MORGAN STANLEY GLOBAL BANKING OPERATIONS	9,166.66
JAMIE MCKEOGH	2,500.00	Motorola Solutions, Inc.	1,595.34
JASON CHURCH	7,500.00	MOTT MACDONALD	20,222.30

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Name	Amount	Name	Amount
MR. T'S TROPHIES & AWARDS LLC	28.52	RAJESH MASKARA	250.00
MSR BEACHWOOD 2 LLC	7,906.55	REGIONAL ANIMAL SERVICES OF KC	865.00
MSR KENMORE CREEK HOMES	7,766.81	REGIONAL CRISIS RESPONSE AGENCY	38,459.75
MUNIMANAGE, LLC	10,750.00	REPUBLIC SERVICES #172	15,204.90
NAC INC	44,515.00	RICH HARTMAN'S BELLINGHAM FORD LINCOLN	53,089.00
NAMI EASTSIDE	5,625.00	ROB KARLINSEY	500.00
NARWHAL MET, LLC	2,975.00	RRJ COMPANY, LLC	342,068.79
NATIONAL BARRICADE CO., LLC	7,286.62	SAGACITY MEDIA, INC.	2,160.00
NATIONAL LIFE INSURANCE CO.	732.66	SAMANTHA LOYUK	146.06
NAVIA	39,783.83	SANDHYA MANICKAVASAGAM	150.00
NELSON ELECTRIC, INC.	8,301.57	SARABJIT MANN	7,500.00
NELSON TRUCK EQUIPMENT CO	9,779.98	SARAH ROBERTS	40,262.41
NIGEL HERBIG	1,274.71	SCENIC 365 LLC	1,295.00
NIKHIL PATNE	250.00	SCHEMATA WORKSHOP INC.	243.00
NINA RASMUSSEN	977.74	SCHINDLER ELEVATOR CORPORATION	4,207.16
NORTH AMERICAN SAFETY, INC.	2,300.50	SCORE	90,478.93
NORTHSHORE PARK & REC SERVICE AREA	5,440.00	SEATOWN SWEETS	50.00
NORTHSHORE SCHOOL DISTRICT	352,777.50	SEATTLE & KING COUNTY PUBLIC HEALTH	1,026.00
NORTHSHORE SCHOOLS FOUNDATION	2,250.00	SEATTLE OUT & PROUD FOUNDATION	2,250.00
NORTHSHORE SENIOR CENTER	12,187.50	SEATTLE PUMP & EQUIPMENT CO./JETTERS NORTHWEST	241.29
NORTHSHORE UTILITY DIST	119,771.63	SEATTLE TIMES	11,230.30
NORTHSHORE YOUTH SOCCER ASSOC.	55.00	SEATTLE'S CHILD	700.00
NORTHWEST ARBORICULTURE LLC	17,682.93	SECURITY SOLUTIONS NW	27,266.00
NORTHWEST PAVEMENT MANAGEMENT ASSOCIATION	700.00	SENTINEL OFFENDER SERVICES, LLC	632.50
NORTHWEST TROPHY	1,670.40	SENZA KENMORE LLC / GOLDSMITH	7,500.00
NUHSA	1,000.00	SESAC	581.00
OFFICE DEPOT	4,684.17	SHANNON & WILSON, INC.	2,162.50
OFFICE OF MINORITY & WOMEN'S BUSINESS ENTERPRISES	2,395.47	SHANNON TIPPLE-LEEN	173.45
OLBRECHTS & ASSOCIATES, PLLC	11,718.50	SHERWIN WILLIAMS CO.	820.12
OLSON BROTHERS PRO VAC LLC	80,004.79	SHI INTERNATIONAL CORP.	284.67
OLYMPIC ENVIRONMENTAL RESOURCES INC	29,249.10	SHORELINE FIRE DEPT	1,400.00
OLYMPIC NURSERY INC	1,250.10	SHRED IT, C/O STERICYCLE, INC>	1,008.00
ONE DIVERSIFIED	25,701.34	SISKUN POWER EQUIPMENT	11,623.98
ONTRA MARKETING GROUP	150.00	SIU SONG	144.80
O'REILLY/FIRST CALL	370.31	SKYCORP, LTD	43,074.87
OSBORN CONSULTING INC.	356,167.71	SLABJACK NW, LLC	5,031.57
OUR FAMILY FARM	342.00	SMS CLEANING, INC.	51,960.00
OUTCOMES BY LEVY, LLC	13,050.00	SNO KING WATERSHED COUNCIL	150.00
PACE ENGINEERS, INC.	209,587.75	SNOHOMISH COUNTY	10,366.00
PACIFIC AIR CONTROL, INC.	17,110.86	SOFTWAREONE, INC.	21,668.07
PACIFIC TOPSOILS	9,725.35	SOMERSAULT WELLNESS LLC	1,200.00
PACIFICA LAW GROUP LLP	1,716.00	SOUND SAFETY PRODUCTS CO.	763.69
PAO DE QUEIJO	32.00	SOVA CONSULTING	7,500.00
PARAMETRIX INC	7,630.45	SPECIALTY DOOR SERVICE, INC.	4,460.61
PAWS	3,893.00	ST OF WA DEPT OF FISH & WILDLIFE	40.00
PENDLETON CONSULTING LLC	10,701.90	STAPLES	15,130.80
PERFORMANCE SYSTEMS INTEGRATION LLC	390.12	STATE AUDITOR'S OFFICE	44,387.89
PETROCARD, INC	3,942.42	STATE OF WA DEPT. OF LICENSING	1.64
PETTY CASH CUSTODIAN	472.08	STEPHAN GMUR	1,775.72
PLYWOOD SUPPLY	1,298.96	STEPHANIE LUCASH	1,092.00
POLCO	9,000.00	STEWART MACNICHOLS HARMELL, INC.	45,000.00
PREMIER MEDIA GROUP	1,490.00	STOWE DEVELOPMENT & STRATEGIES LLC	10,200.00
PROGENGO LLC	128.76	STRATEGIES 360, INC.	18,416.67
PSR MECHANICAL, LLC	2,250.82	STRIDER CONSTRUCTION CO., INC.	57,430.84
PUGET SOUND CLEAN AIR AGENCY	23,536.00	SUMMIT LAW GROUP PLLC	1,500.00
PUGET SOUND EMERGENCY RADIO NETWORK OPERATOR	1,209.60	SUNBELT RENTALS	3,012.67
PUGET SOUND ENERGY	267,977.22	SUNRISE LOCAL BERRIES FARM, LLC	222.00
PUGET SOUND PLANTS	2,705.40	SUPERION, LLC	29,098.99
QUADIENT LEASING USA, INC.	1,936.72	SURYA SKJONSBY	514.93
QUALITY BUSINESS SYSTEMS / WELLS FARGO	58.83	SWANK MOTION PICTURES, INC.	1,075.00
QUINN PROFFITT	612.20	T MOBILE USA, INC.	13,638.11

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Name	Amount	Name	Amount
TAMBI CORK	243.89	WA RECREATION & PARK ASSOC.	605.00
TAME THE JUNGLE, LLC	3,279.00	WA STATE DEPARTMENT OF AGRICULTURE	75.00
TASTAD CONSTRUCTION INC	171,479.13	WA STATE DEPT OF ENTERPRISE SVCS	4,117.00
THE LODGE AT ST. EDWARD PARK	895.56	WA STATE DEPT OF LABOR & INDUSTRIES	284.30
THOMCO CONSTRUCTION, INC.	18,882.49	WA STATE DEPT OF TRANSPORTATION	7,754.74
TILCO VANGUARD INC.	10,534.98	WA STATE DEPT OF TRANSPORTATION	86.34
TIM STROUSE	250.00	WAGNER ARCHITECTS	113,547.00
TOASTMASTERS INTERNATIONAL	250.00	WASHINGTON AUDIOLOGY SERVICES, INC.	1,114.10
TOBIN BENNETT GOLD	711.40	WASHINGTON CITY/COUNTY MGMT ASSOC	860.00
TOTAL LANDSCAPE CORP	71,701.41	WASHINGTON FEDERAL BANK	2,732.20
TRUE NORTH EQUIPMENT INC	168.96	WASHINGTON MUNICIPAL CLERKS ASSOC	100.00
TRUGREEN	1,424.44	WASHINGTON STATE DEPT OF REVENUE	11,325.00
TRUSTEES OF THE HAMLINE UNIVERSITY OF MINNESOTA	1,704.47	WASHINGTON STATE FARMERS MARKET ASSOCIATION	350.00
TYLER TECHNOLOGIES, INC.	22,850.12	WASHINGTON STATE OFFICE CASH MGMT	783.50
U.S. BANK N.A. / CUSTODY	416.00	WESTERN DISPLAY FIREWORKS, LTD.	15,000.00
U.S. BANK PURCHASE CARDS	230,578.41	WESTERN ENTRANCE TECHNOLOGY, LLC	1,542.80
ULINE	6,722.90	WESTLAKE HARDWARE WA-153	2,635.11
UNITED RENTALS NW, INC	2,774.17	WM CORPORATE SERVICES INC.	21,521.50
UPS STORE KENMORE	692.71	WONDERLAND CHILD & FAMILY SERVICES	1,500.00
URBAN LAND INSTITUTE	25,000.00	WORKPLACE RESOLUTIONS, LLC	800.00
US POSTAL SERVICE	9,484.52	XEROX CORPORATION	5,097.98
USPS-POC c/o CITIBANK	3,996.75	YANGFENG YU	150.00
UTILITIES UNDERGROUND LOCATION CTR	1,250.04	YOUNGMIN KIM	150.00
VALLEY, CHRIS & BETH	2,464.75	YOURMEMBERSHIP.COM, INC	249.00
VERIZON WIRELESS	576.44	ZEN DEVELOPMENT, LLC	11,266.50
VIDIT JAIN	150.00	ZIPLY FIBER	6,671.52
VIJAYARAGHAVAN MAKKAKODE	250.00	ZONAR SYSTEMS	544.07
WA CITIES INSURANCE AUTHORITY	795,456.00	ZUMAR	1,989.99
WA FINANCE OFFICERS ASSOCIATION	225.00		

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Total Check #s 54973 through 55038 totaling \$562,296.61...



City Council Agenda Bill City of Kenmore, WA

Subject/Topic:

Letter of Intent with Imagine Housing outlining information for inclusion in a future property Purchase & Sale Agreement for development of The Approach affordable housing project at 7010 NE 181st Street.

Proposed Council Action/Motion:

Motion authorizing the City Manager to execute the Letter of Intent with Imagine Housing

For Council Meeting Agenda of: 9/30/24

Department: Community Development Department and City Manager's Department

Prepared by: Debbie Bent, Community Development Director
Tambi Cork Housing and Human Services Manager

Initial & Date

Approved by Department Head:	DB 9/18/24
Approved by City Attorney:	DFR 9/20/24
Approved by Finance Director:	N/A
Approved by City Manager:	RK 9/21/24

Attachments/Exhibits:

1. Letter of Intent with Imagine Housing

Summary:

Staff recommends that Council pass a motion authorizing the City Manager to sign the Letter of Intent (LOI) with Imagine Housing. While the LOI is non-binding, the intent is that both parties will continue negotiations, and that information outlined in the LOI will be included in a future Purchase & Sale Agreement (PSA) for the City owned land at 7010 NE 181st Street. This location has been previously approved by Council as the future site of Imagine Housing's *The Approach* affordable housing development. A PSA will require future Council authorization, likely in early 2025.

Information/Background:

The following section summarizes the preliminary project timeline, key points included in the LOI and additional background information.

Preliminary Timeline:

- 2025: Community engagement. Execution of Purchase & Sale Agreement (early 2025) and property sale/transfer (anticipated at the end of 2025).
- 2027: Buyer (Imagine Housing) submits all City of Kenmore permits (except trade permits) by 1/1/2027. Buyer secures all project funding by 12/31/27.
- 2028: Buyer closes on construction financing by 6/30/28. Buyer must secure all necessary permits by 6/30/28.
- 2031: Buyer must obtain a Certificate of Occupancy by 12/31/31.

Summary of Key LOI Terms:

Refer to Attachment #1, Letter of intent (LOI). The key points of the LOI are described as follows:

- **Section 2 Purchase Price:** \$1.5 million to be paid by Buyer at closing (i.e. at sale and transfer of the property)
- **Section 4 Earnest Money:** \$25,000 to be deposited by Buyer into an escrow account no later than five (5) business days after the execution of the purchase and sale agreement.
- **Section 6 Buyer and Seller Expectations:** Buyer will construct an affordable housing project which shall remain in effect for 50 years after the date of recording of an affordable housing covenant:
 - **Number of Units and Unit Mix:** At least 103 rental units and at least 18 ownership units; provided, the number of rental units and ownership units may vary by up to 10%. Rental unit mix shall consist of at least 22% 3-bedroom and 19% 2-bedroom units. Number of studio and one-bedroom units will not exceed 58.25% of total rental units. Ownership unit mix shall consist of at least 50% units as 2-bedroom or larger.
 - **Affordability:** Income threshold range of 50%-60% AMI for rental units and 80% AMI for ownership units. The additional language related to Fair Housing Laws is an accurate reflection of Imagine's legal obligation to not "income-source discriminate in tenant selection," which means they must accept any allowable source of income, including section 8 vouchers, to income verify a household. The financing for the Project, including ongoing operations, shall not require that any tenants are "homeless upon entry." The financing for the Project, including ongoing operations, shall not require that the development be permanent supportive housing, homeless shelters, and emergency shelter housing.
 - **Code Compliant Project.** The project must comply with existing Kenmore Municipal Code specifications and shall not require a Development Agreement. Uses that are prohibited or conditionally permitted in the Kenmore Municipal Code are not permitted as part of the project.
 - **Ground Floor Space:** The rental unit building will contain a community/commercial ground floor space and Buyer shall make a good faith effort to lease space to a non-profit service provider.
 - **Funding Commitment Timing:** Buyer must secure commitments for all project funding by December 31, 2027. Buyer must close on construction financing by June 30, 2028, unless a later date is mutually agreed to by both Buyer and Seller.
 - **Permit Application/Approval Timing:** Buyer must submit applications for all necessary City of Kenmore permits (except trade permits) by January 1, 2027, and obtain all necessary permits and approvals from the City of Kenmore and other applicable agencies by June 30, 2028. Buyer must obtain a Certificate of Occupancy by December 31, 2031, unless a later date is mutually agreed to by both Buyer and Seller.
 - **Community Engagement:** Buyer shall provide the Seller with a Community Engagement Plan by December 31, 2024, and the Seller will review and approve all community engagement efforts.
 - **Temporary Access Easement:** After the Closing Date, Buyer shall grant a temporary access easement to Seller to provide north-south pedestrian access for the public through the Property until such pedestrian access is dedicated or otherwise provided to the public as part of the development of the Project. This language was included in the Letter of Intent with the understanding that even with an easement, there will not be access during construction for

safety reasons.

- **Section 7 Feasibility Contingency:** Buyer shall have one hundred eighty (180) days from the date of Purchase Contract Effective Date to provide written notice to Seller of Buyer's disapproval of the Feasibility Contingency and termination of the Purchase Contract, in which event (1) the Earnest Money shall be returned to Buyer and, (2) all plans, specifications, drawings, environmental studies, geotechnical reports, engineering and architectural work, traffic impact studies, critical areas studies, surveys, and other reports and due diligence materials shall be (to the extent assignable) assigned by Buyer to Seller at no additional cost to Seller.
- **Section 10 Closing:** The earliest of 90 days after satisfaction of the Feasibility Contingency or the date of Buyers closing of financing. No later than 270 days after the Purchase Contract effective date.
- **Section 13 Buyers Remedies in Event of the Sellers Default:** If Seller defaults under the Purchase Contract, the Buyer can sue for specific performance or receive a refund of the Earnest Money and verified pre-development costs up to a maximum of \$250,000. If the Buyer sues for specific performance the Buyer shall not be entitled to re-imbursement of Buyer's pre-development costs.
- **Section 14 Sellers Remedies in the Event of Buyers Default:** If Buyer defaults under the Purchase Contract, Seller's sole and exclusive remedy shall be to retain the Earnest Money.
- **Section 15 Property Buyback Provision:** If Buyer closes on the acquisition of the Property prior to closing financing for the development of the Property and does not subsequently close financing for development of the Property and commence construction of the Project in accordance with the affordable housing covenants by February 28, 2028, then Seller shall have an option to acquire the Property from Buyer for the same Purchase Price that Buyer acquired the Property from Seller.

Background:

The City Council's number one priority for 2021-22, number two priority for 2023, and number one priority for 2024 is to "increase and preserve the options for affordable housing". In September 2022 the City purchased the Holt property at 7010 NE 181st Street with the intent of selling the property for an affordable housing project. In 2023 a Request for Proposal (RFP) was issued to solicit affordable housing proposals. The RFP closed on October 6, 2023, and the City received two proposals.

At the 12/4/23 City Council meeting (link to agenda [Kenmore - Document Center \(civicweb.net\)](https://www.civicweb.net)), the Council approved two motions: (1) approving the selection of the proposal called "The Approach" submitted by Imagine Housing/Habitat for Humanity/Hopelink in response to City RFP 23-C2969; and (2) authorizing staff to move forward with creating a partnership with Imagine Housing (as the lead agency) to develop an affordable housing project consistent with the proposal and (2) giving staff direction to initiate negotiations with Imagine Housing for agreements needed for property transfer. The conceptual proposal included 152 total units. Imagine Housing providing 132 rental units (50-60% AMI) and Habitat for Humanity providing 20 affordable ownership units (80% AMI) and 7,000 sq.ft. of space for community partner Hopelink.

City staff and the Imagine Team met regularly to refine the concept to comply with land use regulations. A code compliant proposal would not require a development agreement. At the 6/14/24 City Council meeting staff provided a status update on the project. To comply with the 65-foot height requirement, the project size was reduced by removing a floor to obtain a height of six stories, which

reduced the number of units to approximately 123. The commercial/community partner space was reduced to approximately 3,500 sq.ft. and parking proposed at approximately 129 spaces. The Imagine Housing team completed a preapplication meeting with the City's Development Services Department in July 2024.

On 8/30/24, Imagine Housing notified the City that Hopelink has officially withdrawn from The Approach Project due to financial and staffing constraints for the foreseeable future. Imagine Housing is reaching out to other community service providers to take on the ground floor commercial space programmed for their project. Providing ground floor commercial/community space is not required by zoning.

Outreach/Information:

An article in the September Fall Quarterly Newsletter provided information about the project. For additional information refer to the City's website [Imagine Housing building The Approach at Kenmore - Affordable Housing | City of Kenmore Washington](#) and also refer to the Imagine Housing website [The Approach at Kenmore · Imagine Housing](#). Per terms of the LOI, Imagine Housing will be providing a community engagement plan to the City in December 2024.

Fiscal Consideration:

The City purchased the Holt property in 2022 for \$3.2 million by drawing down reserves in the City's General Fund and Strategic Opportunities Fund. A sale price of \$1.5m is a term outlined in the LOI and will be included as a condition of the Purchase & Sale Agreement (PSA) with Imagine Housing.

City Council Priority or Budget Objective Being Addressed:

2024 Council Priority #1: Increase and preserve the options for affordable housing

September __, 2024

City of Kenmore

Via E-Mail: _____

Re: Non-Binding Letter of Intent / Proposal for the Purchase and Sale of 7010 NE 181st St, Kenmore, WA 98028

To Whom It May Concern:

This Letter of Intent ("**LOI**") is entered into by and between the City of Kenmore, Washington, a Washington municipal corporation ("**Seller**" or "**City**") and Imagine Housing, a Washington nonprofit corporation ("**Buyer**"). This LOI outlines some but not all of the essential terms and conditions upon which Buyer would be willing to negotiate and enter into a contract for the sale of 7010 NE 181st St, Kenmore, WA 98028. Buyer and Seller may sometimes be referred to in this LOI individually as a "**Party**" and collectively as the "**Parties**." This LOI will become effective on the last date of signature of acceptance by the Parties ("**LOI Effective Date**").

1. **Property** Approximately 48,490 square feet of land designated as King County tax parcel number 011410-0590-07 legally described on Exhibit A attached hereto ("**Property**").
2. **Purchase Price** Buyer will purchase the Property for \$1,500,000 ("**Purchase Price**").
3. **Purchase Contract** Buyer will provide to Seller a form of agreement for the purchase and sale of the Property within fourteen (14) days following the LOI Effective Date. Thereafter, Seller and Buyer will engage in good faith efforts to negotiate and ultimately enter into a final real estate purchase contract for the Property ("**Purchase Contract**"). The date on which both Parties have signed the Purchase Contract will be the effective date of the Purchase Contract ("**Purchase Contract Effective Date**"). This LOI and subsequently the Purchase Contract shall each be conditioned upon receipt of City Council approval.
4. **Earnest Money** An earnest money deposit of \$25,000.00 ("**Earnest Money**") will be deposited by Buyer into escrow with the Title Company (as defined in Section 5) no later than five (5) business days after the Purchase Contract Effective Date.

5. Title Company

The Parties will open an escrow with First American Title Insurance Company, 920 Fifth Avenue, Suite 1250, Seattle, WA (“**Title Company**”) as part of their efforts to consummate the purchase and sale of the Property. The Title Company will open such escrow upon receipt of a copy of the final signed Purchase Contract together with the Earnest Money. Title Company will also act as title, escrow, and closing agent for the sale transaction.

6. Buyer and Seller Expectations

Buyer will design and construct an Affordable Housing Development (“**Project**”), on the Property with the following specifications which shall remain in effect for 50 years after the date of recording of an affordable housing covenant (“**Covenant**”). The Covenant shall require submission to Seller, A Regional Coalition for Housing (“**ARCH**”), or other Seller designee a status report of owner occupancy within 10 days of receipt of request verifying that each resident is a qualifying resident.

- Project shall include at least 103 rental units and at least 18 ownership units; provided, the number of rental units and ownership units may vary by up to 10%.
- Ownership units must be occupied as the principal residence of each owner.
- Buyer will not apply for financing that requires occupancy by tenants with incomes, at initial occupancy, below 50% of area median income (“**AMI**”) or above 60% AMI for rental units or above 80% for homeownership units (“**Set Asides**”). For avoidance of doubt, Buyer does not anticipate that regulatory restrictions imposed on the Project will require occupancy by tenants below 40% AMI. For rental units, tenants will be subject to income qualification standards in accordance with the LIHTC program and Fair Housing laws. Buyer will not income-source discriminate in tenant selection, meaning, if individual resident household income (“**Tenant Actual Income**”) is below the applicable Set Aside but tenant has a portable section 8 voucher, or another sources of income that is permissible under LIHTC income qualification standards, Buyer will approve that tenancy.
- The financing for the Project, including ongoing operations, shall not require that any tenants are “homeless upon entry.”
- The financing for the Project, including ongoing operations, shall not require that the development be permanent supportive housing, homeless shelters, and emergency shelter housing.

- Rental unit mix shall consist of at least 22% 3-bedroom and 19% 2-bedroom units. Number of studio and one-bedroom units will not exceed 58.25% of total rental units.
- Ownership unit mix shall consist of at least 50% units as 2-bedroom or larger.
- Above mentioned units shall be designed to comply with existing Kenmore Municipal Code specifications and shall not require a Development Agreement.
- The rental unit building will contain a community/commercial ground floor space and Buyer shall make a good faith effort to lease space to a non-profit service provider.
- The rental unit building shall include a covenant prohibiting occupancy or use of all uses listed as prohibited or conditionally permitted within KMC18.25.020 Downtown Commercial Zone as of 9/1/2024, and the following uses as defined by KMC Chapter 18.20 as of 9/1/2024: adult entertainment business, automotive sales and services, marine; automotive sales and service, non-marine; vehicle or equipment rental, and vehicle refueling station.
- Buyer must secure commitments for all project funding by December 31, 2027.
- Buyer must submit applications for all necessary City of Kenmore permits (except trade permits) by January 1, 2027 and obtain all necessary permits and approvals from the City of Kenmore and other applicable agencies by June 30, 2028.
- Buyer must close on construction financing by June 30, 2028, unless a later date is mutually agreed to by both Buyer and Seller.
- Buyer must obtain a Certificate of Occupancy by December 31, 2031, unless a later date is mutually agreed to by both Buyer and Seller.
- Buyer shall provide the Seller with a Community Engagement Plan by December 31, 2024, and the Seller will review and approve all community engagement efforts.
- Buyer shall meet at least monthly to discuss the status of construction of the Project with Seller until a Certificate of Occupancy is obtained. In advance of this meeting, Buyer will provide a written communication regarding status of financing, construction, permitting and community engagement.

- After the Closing Date, Buyer shall grant a temporary access easement to Seller to provide north-south pedestrian access for the general public through the Property until such pedestrian access is dedicated or otherwise provided to the general public as part of the development of the Project.

7. Feasibility Contingency

Buyer's obligation to purchase and acquire the Property, and Seller's obligation to sell and transfer the Property, shall be contingent upon Buyer determining, in the exercise of its sole and absolute discretion, that it is satisfied with its investigation into all aspects of the Property, including, but not limited to, value, condition, availability of financing, marketability, title matters, environmental conditions, zoning, land use, parking, projected income, tenants, neighboring properties, location, and all other factors and conditions which Buyer, in its sole discretion and judgment, exercised independently, considers relevant, and the feasibility, in all respects that Buyer considers pertinent, of its prospective purchase, development and ownership thereof ("**Feasibility Contingency**"). Buyer shall have one hundred eighty (180) days from the date of Purchase Contract Effective Date ("**Feasibility Contingency Period**") to provide written notice to Seller of Buyer's disapproval of the Feasibility Contingency and termination of the Purchase Contract, in which event (1) the Earnest Money shall be returned to Buyer and, (2) all plans, specifications, drawings, environmental studies, geotechnical reports, engineering and architectural work, traffic impact studies, critical areas studies, surveys, and other reports and due diligence materials shall be (to the extent assignable) assigned by Buyer to Seller at no additional cost to Seller on an as-is basis with no representations or warranties regarding the accuracy or completeness of same. In the event Buyer does not deliver written notice of termination to Seller prior to expiration of the Feasibility Contingency, Buyer shall be deemed satisfied with the Feasibility Contingency.

8. Title Insurance

Within ten (10) days following the Purchase Contract Effective Date, Seller will deliver a preliminary title report of the Property from the Title Company and legible copies of any exception documents set forth in the title report (collectively, "**Title Report**") to Buyer. If Buyer objects in writing to Seller about any matter disclosed in the Title Report prior to the expiration of the Feasibility Contingency Period, then following such notice of its objections and the expiration of any period given to Seller to cure such objection, Buyer may terminate the Purchase Contract and

receive a refund of the Earnest Money; provided, all due diligence materials described in Section 7 shall be assigned to Seller at no additional cost to Seller without warranty. The Title Report will initially include all exceptions of record and the legal description for the Property. The Title Company will be committed to issue to Buyer an extended owner's title insurance policy insuring title to the Property in an amount not exceeding the Purchase Price subject only to the permitted exceptions (as defined in this Section 8) ("**Title Policy**"). All matters, conditions, and exceptions reflected in the Title Report, if any, which Buyer fails to timely object to during the Feasibility Contingency Period as provided in the Purchase Contract shall be deemed permitted exceptions ("**Permitted Exceptions**").

9. Environmental

Buyer may obtain a Phase I environmental report at its sole cost and expense during the Feasibility Contingency Period. No invasive testing (such as Phase II environmental work or geotechnical investigation) may be performed on the Property without Seller's prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed. Seller shall, within ten (10) business days following the Purchase Contract Effective Date, deliver to Buyer all environmental reports within Seller's possession and control on an as-is basis with no representations or warranties regarding the accuracy or completeness of same.

10. Closing

The consummation of the purchase and sale of the Property from Seller to Buyer ("**Close**" or "**Closing**") shall occur on the date ("**Closing Date**") which is the earlier of the ninetieth (90th) day after the waiver or satisfaction of the Feasibility Contingency, or the date of Buyer's closing of financing for the acquisition and development of the Property; provided, the Closing Date shall be no later than 270 days after the Purchase Contract Effective Date.

11. Deed

The Property will be conveyed by special warranty deed ("**Deed**") subject only to the Permitted Exceptions.

12. Closing Costs

Seller and Buyer will split equally all escrow costs and fees charged by the Title Company to Close the sale transaction. The costs of recording the Deed and all transfer, deed, or excise taxes will be paid by Seller. Seller will pay the costs of an Owner's standard Title Policy. To the extent applicable, Buyer will pay for the incremental cost difference between the standard and extended coverage title policy, for any title endorsements and for the costs of any lender title policy. Each Party will pay its respective attorney's and consultant's fees.

- 13. Buyer’s Remedies in the Event of Seller’s Default**

If Seller defaults under the Purchase Contract, Buyer shall have the option either to sue for specific performance or to receive a refund of the Earnest Money and reimbursement for Buyer’s actual and verified pre-development costs in connection with Buyer’s intended development of the Property up to a maximum of \$250,000. In the event that Buyer sues for specific performance, Buyer shall not be entitled to reimbursement of Buyer’s pre-development costs.
- 14. Seller’s Remedies in the Event of Buyer’s Default**

If Buyer defaults under the Purchase Contract, Seller’s sole and exclusive remedy shall be to retain the Earnest Money.
- 15. Buyback**

If Buyer closes on the acquisition of the Property prior to closing financing for the development of the Property and does not subsequently close financing for development of the Property and commence construction of the Project in accordance with the affordable housing covenants by June 30, 2028, then Seller shall have an option to acquire the Property from Buyer for the same Purchase Price that Buyer acquired the Property from Seller.
- 16. Assignability**

Buyer shall not have the right to assign, set over or transfer the Purchase Contract or any of Buyer’s rights or interest in the Purchase Contract without the consent of the City, which consent may be withheld in the sole discretion of the City. Notwithstanding the foregoing, Buyer will have the right to assign, set over or transfer the Purchase Contract or any of Buyer’s rights or interest in the Purchase Contract to one more or more limited liability companies or limited liability limited partnerships controlled by Imagine Housing or its affiliates and/or Habitat for Humanity Seattle-King & Kittitas Counties or its affiliates.
- 16. Brokers**

Neither Buyer or Seller is represented by a broker or agent in this transaction. Notwithstanding the foregoing, for avoidance of doubt, Buyer’s development consultant, Mike Rooney of Rooney Partners is a licensed broker but is not receiving compensation for such role or acting as an agent of Buyer as a licensed broker.
- 17. Exclusive**

Seller will not enter into negotiations with another party regarding the Property for a period of seventy-five (75) days following the LOI Effective Date while the Parties negotiate a binding Purchase Contract. This Section 17 shall constitute the only binding portion of the LOI.
- 18. Property Condition**

Property shall be conveyed “as-is,” subject to the representations and warranties and other terms to be set forth in the Purchase Contract.

It is understood that this LOI is only meant to outline the basic terms and the parameters of the transaction and is not a binding contract between Buyer and Seller. Neither Party shall be legally bound until such time as a written Purchase Contract incorporating the foregoing terms shall have been executed and delivered by the Parties hereto.

[Signatures on Following Page]

Signature Page to LOI

Buyer:

IMAGINE HOUSING

By: _____

Printed Name _____

Date: _____

Seller:

CITY OF KENMORE

Robert G. Karlinsey

City Manager

Date: _____

Exhibit A

Property

That portion of Lots 13 and 14, Block 11, ALDERWOOD MANOR NO. 14, according to the plat thereof recorded in Volume 26 of Plats, page 4, records of King County, Washington, described as follows:

Beginning at the Southwesterly corner of Lot 15 of said Plat;
THENCE South $75^{\circ}27'09''$ East along the Southerly line thereof 325.41 feet;
THENCE North $14^{\circ}32'51''$ East 10 feet to the Northerly margin of NE 181st Street as established by conveyance to King County by Deed filed under Recording No. 5033986 and True Point of Beginning;

THENCE North $14^{\circ}32'51''$ East 244.81 feet to the Northerly line of said Lot 13;
THENCE South $75^{\circ}26'39''$ East along said Northerly line. 166.55 feet to the Northeasterly corner thereof;

THENCE South $00^{\circ}00'26''$ West along the East line of said Lot 13, 252.89 feet to the Northerly margin of said NE 181st Street;
THENCE North $75^{\circ}27'09''$ West along said Northerly margin 230.04 feet to the True Point of Beginning;

EXCEPT that portion conveyed to the City of Kenmore by Deed recorded under Recording No. 20160620000448, records of King County, Washington.

SITUATE in the County of King, State of Washington

CITY OF KENMORE

City Manager's Office

Letter of Intent with Imagine Housing

September 30, 2024



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Seattle-King & Kittitas Counties



The Approach at Kenmore



The Proposal: Affordable housing community and unique partnership between Imagine Housing and Habitat for Humanity

- Affordable ownership units (Habitat for Humanity)
- Affordable rental units (Imagine Housing)
- Community/commercial ground floor space (TBD)
- Mix of studios, one-bedroom, two-bedroom and three-bedroom units
- Walkable site; access to downtown and transit



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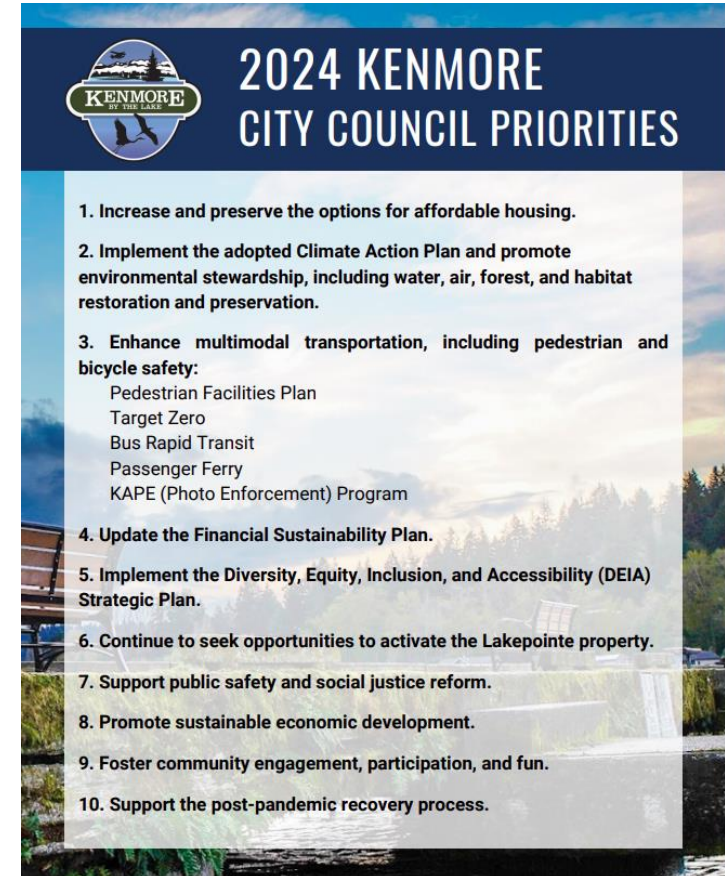
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City of Kenmore's #1 Priority for 2024

Recognizing the affordable housing crisis

- Affordable housing was the Kenmore City Council's number one priority for 2021-2022
- It was the City Council's number two priority for 2023
- It is the City Council's number one priority for 2024



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Holt Property History

The City purchased the Holt property in 2022 for \$3.2 million by drawing down reserves in the City's General Fund and Strategic Opportunities Fund, with the understanding that the City's reserves would be replenished upon sale of the property to a future developer.

Funding Sources of the Property Purchase:

General Fund Reserve (Fund Balance): \$2.2 million

Strategic Opportunities Fund Reserve (Fund Balance): \$1 million

A sale price of \$1.5M has been set for the property, which will replenish the general fund while still acknowledging the public benefit of affordable housing.



Project History

- City purchased the property, located at 7010 NE 181st Street, in September 2022 for \$3.2 million
- Property is three doors down from Kenmore City Hall in the heart of Kenmore's downtown
- Issued RFP #23-C2969 seeking responses to develop the property and received two responses in fall 2023
- On December 4, 2023 the City Council approved the selection of Imagine Housing / Habitat for Humanity directed staff to move forward with creating a partnership and initiate negotiations for property sale agreements and any other necessary agreements.
- Updates provided to Council March 25, 2024 and June 17, 2024



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The Approach AT KENMORE

Project Team

Yichuan Zhao – Executive Director – Imagine Housing

Rebecca Wold – Director of Real Estate Development – Habitat for Humanity – Seattle-King & Kittitas Counties

Troy A. Drawz – Director of Real Estate Development – Imagine Housing

Mike Rooney – Rooney Partners – Development Consultant

Kate Smith – SMR Architects

Molly Mahan – W.G. Clark Construction



The Approach

AT KENMORE

Community Members Served by the Project

Affordable Rental Housing

- Affordable to households with incomes between 50-60% of the Area Median Income (AMI).
- 50-60% AMI translates to an income range, adjusted for household size, of \$52,700 (1 person household at 50% AMI) up to \$97,955 (4-person household at 60% AMI).
- Income limits are set annually by King County.

Affordable For Sale Housing

- Affordable to households with an income up to 80% AMI.
- 80% AMI translates to an income range, adjusted for household size, of \$77,700 (1 person) up to \$110,950 (4-person household).
- Income limits are set annually by King County.



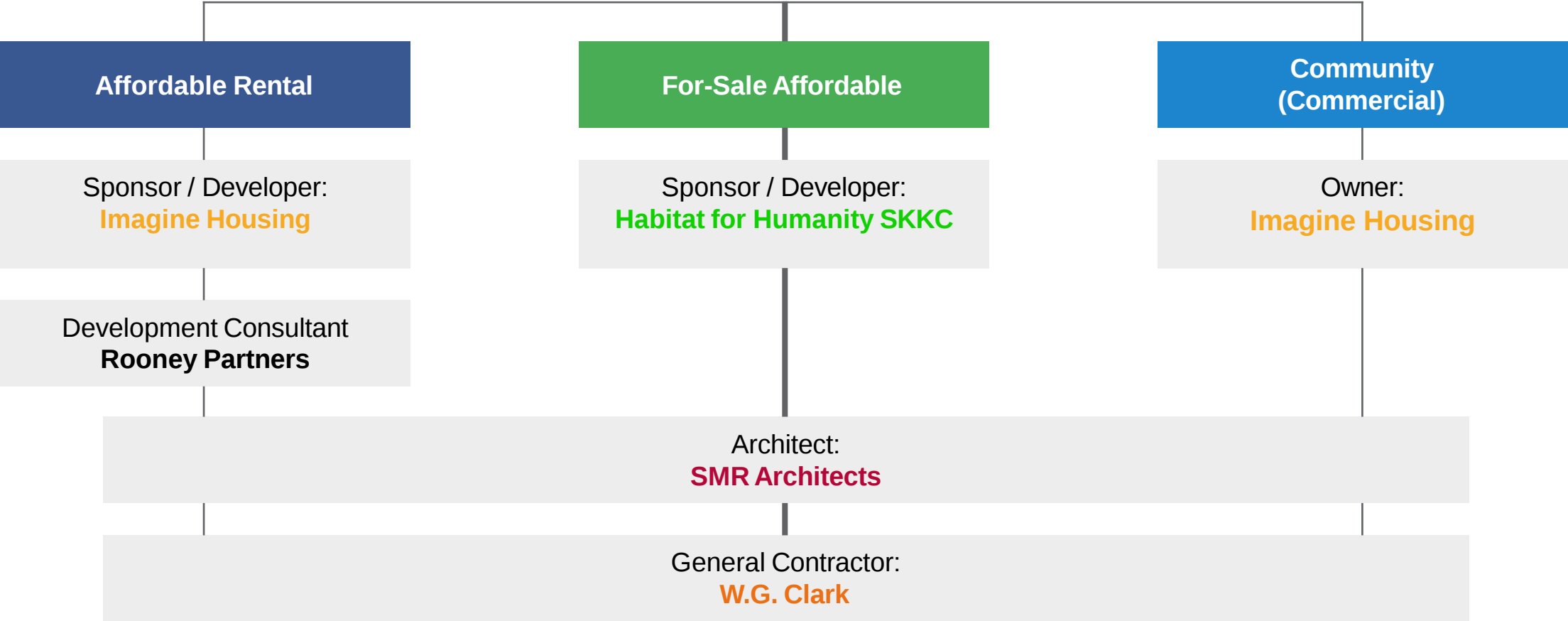
The Approach

AT KENMORE



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Site Developer / Project Sponsor



Letter of Intent

Preliminary Timeline

- **2025:** Community engagement. Execution of Purchase & Sale Agreement (early 2025) and property sale/transfer (anticipated at the end of 2025).
- **2027:** Buyer (Imagine Housing) submits all City of Kenmore permits (except trade permits) by 1/1/2027. Buyer secures all project funding by 12/31/27.
- **2028:** Buyer closes on construction financing by 6/30/28. Buyer must secure all necessary permits by 6/30/28.
- **2031:** Buyer must obtain a Certificate of Occupancy by 12/31/31.



Letter of Intent

Project Details (Expectations - Section 6)

Number of Units and Unit Mix:

- At least 103 rental units and at least 18 ownership units.
- At least 22% 3-bedroom and 19% 2-bedroom rental units. Ownership unit mix shall consist of at least 50% units as 2-bedroom or larger.

Affordability: 50-year affordability covenant with income threshold range of 50%-60% AMI for rental units and 80% AMI for ownership units. The financing shall not require that any tenants are “homeless upon entry” or that the development be permanent supportive housing, homeless shelters, and emergency shelter housing.

Code Compliant Project

Ground Floor Space: Will contain a community/commercial ground floor space and Buyer shall make a good faith effort to lease space to a non-profit service provider.

Temporary Access Easement: Buyer shall grant a temporary access easement to Seller to provide north-south pedestrian access for the public through the Property.



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Letter of Intent

Closing Timeline & Details

Purchase Price (Section 2): \$1.5M to be paid by Buyer (Imagine) at Closing

Feasibility Contingency (Section 7): Buyer shall have one hundred eighty (180) days from the date of Purchase Contract Effective Date to provide written notice to Seller of Buyer's disapproval of the Feasibility Contingency and termination of the Purchase Contract.

Closing (Section 10): The earliest of 90 days after satisfaction of the Feasibility Contingency or the date of Buyers closing of financing. No later than 270 days after the Purchase Contract effective date.

Buyers Remedies in Event of the Sellers Default (Section 13): If Seller defaults under the Purchase Contract, the Buyer can sue for specific performance or receive a refund of the Earnest Money (\$25,000) and verified pre-development costs up to a maximum of \$250,000. If the Buyer sues for specific performance the Buyer shall not be entitled to re-imbbursement of Buyer's pre-development costs.

Sellers Remedies in the Event of Buyers Default (Section 14): If Buyer defaults under the Purchase Contract, Seller's sole and exclusive remedy shall be to retain the Earnest Money (\$25,000).



Letter of Intent

After Closing & Pre-Construction Provision

- **Property Buyback Provision (Section 15):** If Buyer closes on the acquisition of the Property prior to closing financing for the development of the Property and does not subsequently close financing for development of the Property and commence construction of the Project in accordance with the affordable housing covenants by June 30, 2028, then Seller shall have an option to acquire the Property from Buyer for the same Purchase Price that Buyer acquired the Property from Seller (\$1.5M).



Community Engagement

The Approach at Kenmore Affordable Housing Development Next Steps

The Kenmore City Council's #1 priority for 2024 is to increase and preserve the options for affordable housing stock.

In support of that priority, the City of Kenmore released a request for affordable housing development proposals for a City-owned property located at 7010 NE 181st Street in the fall of 2023. In December 2023, the City Council approved the selection of the proposal submitted by Imagine Housing and provided staff direction to initiate negotiations for necessary agreements, including a purchase and lease agreement.

- Project team will provide a Community Engagement Plan by 12/31/24
- December 2024 – Imagine Housing will be Presenting Sponsor for City of Kenmore's Holiday Market & Music event
- January 2025 – Project team begins community engagement events
- City website – <https://kenmorewa.gov/theapproach>
- Imagine website – <https://www.imaginehousing.org/the-approach>

Existing Community Communication (linked on City website)

- City Council Meetings: December 4, 2023, March 25 & June 17, 2024
- Kenmore Quarterly Fall 2024



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Motions for Consideration

- 1) Motion authorizing the City Manager to execute the Letter of Intent with Imagine Housing



Thank you and Questions



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City Council Agenda Bill City of Kenmore, WA

Subject/Topic:

Proposed 2025-2030 Ordinance No. 24-10614, Capital Improvement Program for Parks, Transportation, Surface Water Management and City Facilities

Proposed Council Action/Motion:

Review and discussion of the proposed 2025-2030 Capital Improvement Program for Parks, Transportation, Surface Water Management and City Facilities

For Council Meeting Agenda of: 9/30/2024

Departments: City Manager, Finance and Admin, Engineering, Environmental Services, Public Works, Community Development

Prepared by:

Julie Yinger, Accountant
Melinda Merrell, Finance & Admin Director
John Vicente, City Engineer
Richard Sawyer, Environmental Services Director
Jennifer Gordon, Operations Director
Debbie Bent, Community Development Director

Initial & Date

Approved by Department Head:	<u>MM 9/19/24</u>
Approved by City Attorney:	<u>NA</u>
Approved by Finance Director:	<u>MM 9/19/24</u>
Approved by City Manager:	<u>RK 9/19/24</u>

Exhibits/Attachments:

Attachment 1: Proposed Ordinance No. 24-10614
Proposed Capital Improvement Program (CIP),
including Exhibit A (Capital Improvement Program)
Attachment 2: Park Capital Improvement Program
Attachment 3: Park Narratives
Attachment 4: Transportation Capital Improvement
Program
Attachment 5: Transportation Narratives
Attachment 6: Surface Water Management Program
Attachment 7: Surface Water Management Narratives
Attachment 8: City Facilities Capital Improvement
Program
Attachment 9: City Facilities Narratives
Attachment 10: REET Fund Projections
Attachment 11: Park Impact Fee Fund Projections
Attachment 12: Transportation Impact Fee Fund
Projections
Attachment 13: King County Parks Levy Projections

Summary:

The current 2023-2028 Six-Year Capital Improvement Program (CIP) was adopted by [Ordinance 23-0594](#) on September 11, 2023, and [Ordinance 23-0598](#) on November 13, 2023.

The 2025-2030 Capital Improvement Program (CIP) has been updated to reflect the addition of new Parks, Transportation and Surface Water Management projects, as well as increases and decreases to existing projects based on updated estimates for completion. The first two years of this proposed CIP (2025 and 2026) will be incorporated into the Biennial Budget.

Information/Background:

Complete proposed Park, Transportation, Surface Water Management and City Facility Capital Improvement Programs are illustrated with cash flow projections for Park Impact Fees, Transportation Impact Fees, Real Estate Excise Tax (REET), and the King County Parks Levy.

Projects added/substantially changed to the 2025-2030 CIP include the following:

PARKS

- **P 32 Moorlands Athletic Field Turf Replacement.** Project costs of \$775,000 have been pushed out from 2025-2027 to 2028-2030.
- **P 34 Accessible Playground Feasibility Study.** This new project adds \$60,000 over 2025 and 2026 and is funded from Park Impact Fees.

TRANSPORTATION

- **T 8 Burke Gilman Trail/SR522 Accessibility Project.** \$240,500 in Connecting WA funding added to the 2025 CIP.
- **T 27 Pedestrian Facilities Program.** Project pushed out to start in 2027.
- **T 44 61st AVE Sidewalk Replacement Project (Phase 1).** \$304,738 in REET and \$2,500,000 in a pending TIB Grant are added to this project.
- **T 276 61st AVE Sidewalk Replacement Project (Phase 2).** Additional REET funds of \$304,738 have been added to the 2025 CIP and new pending FEMA Grant for \$1,500,000.
- **T-xxx Juanita Drive Tree Removal/Replacement.** This new project is funded by \$200,000 in REET.
- **T 252 ADA Transition Program.** Funding increased by \$150,000 in REET.
- **T 253 NE 181st Sidewalk Project.** This new project is funded by \$1,485,000 from Sound Transit, \$176,500 from REET and \$100,819 from Transportation Impact Fees.
- **T 260 80th AVE NE Sidewalk Project.** This new project adds \$2.5M to the CIP and is funded by \$2.1M from WSDOT and additional funds from REET and Transportation Impact Fees.
- **T 261 NE 192nd ST Sidewalk Project.** This new project adds \$1.1M to the CIP and is funded by \$740,900 from WSDOT Safe Routes to Schools and additional funds from REET and Transportation Impact Fees.

- **T 262 Arrowhead Project.** This new project adds \$2.3M to the CIP and is funded by \$1.9M from WSDOT Safe Routes to Schools and additional funds from REET.
- **T 266 84th AVE NE Sidewalks.** This new project adds \$3.4M to the CIP and is funded by \$3.1M from Move Ahead WA and additional funds from REET and Transportation Impact Fees.
- **T-xxx 66th/196th Slope Stability Project.** This new project adds \$1M to the CIP and is funded by Transportation Impact Fees.

SURFACE WATER MANAGEMENT

- **SW 8 190th ST Fish Passage Culvert Debt Payments.** Loan payments increasing in 2025 and beyond due to additional \$837K draw on construction loan.
- **SW 274 Little Swamp Creek Relocation.** This project is being pushed out to start in 2027.
- **Future Stormwater Facility Retrofits.** This new project adds \$1.2M to the CIP and is funded by Surface water management service charge revenues, capital facility charge revenues and additional grant funds.
- **SW 261 192ND SC Trib Fish Passage Culvert Replacement.** This project adds \$765,000 to the CIP and has been pushed out 2 years.
- **SW 268 175TH Trib 0056 Fish Passage Culvert Replacement.** This project adds \$2.9M to the CIP and is funded by grants.
- **SW 278 Thomas Property Acquisition.** This new project adds \$625,000 to the CIP and a King County Conservation Futures Grant will be applied for to fund this project.
- **SW 282 Swamp Creek Property Acquisition.** This new project adds \$850,000 to the CIP and a King County Conservation Futures Grant will be applied for to fund this project.

CITY FACILITIES

- **Public Works Operations Center (PWOC).** This project will begin the Design & Construction phase in 2025. Limited Tax General Obligation Bonds for \$4.6M was obtained in 2024. Additional Limited Tax General Obligation Bonds for \$12.6M are projected to be obtained in late 2024 or early 2025. Repayment of the debt will come from the SWM Fund and REET.

Fiscal Consideration:

The City's goal is to adopt and maintain a fiscally balanced Capital Improvement Program that can be used by staff to prioritize and pursue projects. The CIP balances City resources including Park and Transportation Impact Fees, Real Estate Excise Tax, General Fund revenues, Surface Water Utility fees, King County Park Levy funds, and grant funds. While a project may show need in future years for grant funds to complete, the project and budget is considered "balanced" and provides a tool to pursue outside funding. The CIP should be considered a programming document with the City of Kenmore adopted budget being the document that appropriates funds for project expenditures.

The proposed Capital Improvement Program includes 43 individual projects which total \$105,885,212 over the six-year planning horizon. The project costs and funding sources are displayed in

Attachments 2, 4, 6 and 8. Also attached are projections of Real Estate Excise Taxes, Park Impact Fees, Transportation Impact Fees and King County Park Levy which are Attachments 10, 11, 12 and 13.

City Council Priority or Budget Objective Being Addressed:

The proposed Capital Improvement Program is consistent with Council Goals, specifically:

- Implement the adopted Climate Action Plan and promote environmental stewardship, including water, air, forest, and habitat restoration and preservation.
- Enhance multimodal transportation, including pedestrian and bicycle safety.
- Continue to seek opportunities to activate the Lakepointe property.
- Promote sustainable economic development.

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 24-0614**

AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, ADOPTING A SIX-YEAR CAPITAL IMPROVEMENT PROGRAM; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, a Proposed 2025-2030 Six-Year Capital Improvement Program was submitted to the City Council and the City Clerk on September 30, 2024; and

WHEREAS, the City Council scheduled and held a Public Hearing on the Proposed 2025-2030 Six-Year Capital Improvement Program on October 7, 2024.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Adoption of City of Kenmore, Washington Capital Improvement Program. The City of Kenmore hereby adopts a new City of Kenmore, Washington, Capital Improvement Program, attachment as Exhibit "A."

Section 2. City of Kenmore, Washington, Capital Improvement Program. To the extent the City of Kenmore, Washington, Capital Improvement Program ("Capital Improvement Program") is different from the Capital Facilities Element of the City's Comprehensive Plan, including but not limited to the Capital Facilities Plan portion thereof ("Capital Facilities Element"), the Capital Improvement Program shall supersede and amend the Capital Facilities Element accordingly.

Section 3. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by State or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 4. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of the publication.

ADOPTED BY THE CITY COUNCIL AT A MEETING THEREOF ON THE 14th DAY OF October 2024.

CITY OF KENMORE

Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

Anastasiya Warhol, City Clerk

Approved as to form:

Dawn Reitan, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
ORDINANCE NO.:
DATE OF PUBLICATION:
EFFECTIVE DATE:

**CITY OF KENMORE, WASHINGTON
CAPITAL IMPROVEMENT PROGRAM
PROPOSED FOR THE YEARS 2025-2030**

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EXPENDITURES	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed
PARKS						
P 18 Rhododendron Park - Sign Replacement	-	-	28,000	-	-	-
P 27 'a d i s Park Waterfront	60,000	60,000	60,000	60,000	60,000	60,000
P 28 Log Boom Park Waterfront Access & Mitigation	50,000	50,000	50,000	50,000	50,000	50,000
P 30 Rhododendron Park Boathouse Pavilion	3,200	3,200	-	-	-	-
P 32 Moorlands Athletic Field Turf Replacement	-	-	-	30,000	15,000	730,000
P 34 Accessible Playground Feasibility Study	30,000	30,000	-	-	-	-
Total Parks	\$143,200	\$143,200	\$138,000	\$140,000	\$125,000	\$840,000
TRANSPORTATION						
T 8 Burke Gilman Trail/SR522 Accessibility Project	240,500	1,424,075	75,925	-	-	-
T 27 Pedestrian Facilities Program	-	-	425,000	425,000	425,000	425,000
T 35 Pavement Preservation	625,000	1,100,000	225,000	1,100,000	225,000	1,100,000
T 37 West Sammamish River Bridge Replacement	-	-	-	-	-	-
T 38 Lower Swamp Creek Bridge Replacement	646,864	634,801	3,028,257	288,200	-	-
T 41 Juanita DR Pedestrian & Bicycle Safety Improvements	25,000	-	-	-	-	-
T 44 61st Ave Sidewalk Replacement Project (Phase 1)	2,864,489	893,329	-	-	-	-
T 276 61st Ave Sidewalk Replacement Project (Phase 2)	230,372	561,866	3,063,090	1,409,410	50,000	50,000
T xxx Juanita Dr Tree Removal/Replacement	200,000	-	-	-	-	-
T 252 ADA Transition Program	400,000	150,000	650,000	650,000	650,000	650,000
T 253 NE 181st St Sidewalk Project	278,500	149,403	1,219,416	115,000	-	-
T 260 80th Ave NE Sidewalk Project	389,542	2,080,373	-	-	-	-
T 261 NE 192nd St Sidewalk Project	217,752	171,582	628,936	112,150	-	-
T 262 Arrowhead Project	345,228	1,759,553	163,499	-	-	-
T 266 84th Ave NE Sidewalks	50,000	315,000	425,000	2,612,000	30,000	-
T-xxx 66th/196th Slope Stability Project	-	-	-	350,000	700,000	-
Legal Expenses for Claims	100,000	100,000	100,000	100,000	100,000	100,000
Project Management	145,000	150,000	156,000	163,000	170,000	170,000
Total Transportation	\$6,758,247	\$9,489,982	\$10,160,123	\$7,324,760	\$2,350,000	\$2,495,000
SURFACE WATER MANAGEMENT						
SW 8 190th St. Fish Passable Culvert Debt Payments	95,000	95,000	95,000	95,000	95,000	95,000
SW 0274 Little Swamp Creek Relocation	-	-	1,000,000	471,660	471,660	3,773,280
SW 0280 2025 Small Works Project	79,500	-	-	-	-	-
SW 0281 2026 Small Works Project	-	83,500	-	-	-	-
2027 Small Works Project	-	-	86,800	-	-	-
2028 Small Works Project	-	-	-	89,000	-	-
2029 Small Works Project	-	-	-	-	91,200	-
2030 Small Works Project	-	-	-	-	-	93,500
SW 0275 Infiltration Tank Retrofit at 61st Ave NE/NE 196th St	530,000	-	-	-	-	-
Future Stormwater Facility Retrofits	-	-	578,800	-	608,100	-
SW 0283 Blueberry Creek Culvert Removal	125,000	125,000	-	-	-	-
SW 0254 Muck Creek Restoration Project	1,250,000	-	-	-	-	-
Future Restoration Projects (Land Acquisition, Demo, Restoration)	-	46,100	810,300	830,500	851,300	872,600
SW 0261 192ND SC Trib Fish Passage Culvert Replacement	350,000	350,000	1,800,000	-	-	-
SW 0273 163RD Trib 0057 Fish Passage Culvert Replacement	25,000	25,000	25,000	358,080	1,732,320	-
SW 0272 76TH Trib 0057 Fish Passage Culvert Replacement	25,000	25,000	25,000	316,420	1,565,680	-
SW 0270 74TH Trib 0057 Fish Passage Culvert Replacement	25,000	25,000	451,800	2,007,200	-	-
SW 0271 74TH Trib 0057 Fish Passage Culvert Replacement	25,000	25,000	449,660	1,998,640	-	-
SW 0267 169TH Samm Trib Fish Passage Culvert Replacement	226,410	226,410	1,811,280	-	-	-
SW 0268 175TH Trib 0056 Fish Passage Culvert Replacement	957,630	957,630	6,050,740	-	-	-
SW 0278 Thomas Property Acquisition	625,000	-	-	-	-	-
SW 0282 Property Acquisition (Conservation/Restoration)	-	850,000	-	-	-	-
Fish Passage Culvert Projects Debt Payments	-	30,000	150,000	500,000	650,000	800,000
Total Surface Water Management	\$4,338,540	\$2,863,640	\$13,334,380	\$6,666,500	\$6,065,260	\$5,634,380
CITY FACILITIES						
Public Works Operations Center Design & Construction	\$8,000,000	\$8,075,000	\$0	\$0	\$0	\$0
Debt Repayment	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000
Total City Facilities	\$9,800,000	\$9,875,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000
TOTAL EXPENDITURES	\$21,039,987	\$22,371,822	\$25,432,503	\$15,931,260	\$10,340,260	\$10,769,380

**CITY OF KENMORE, WASHINGTON
CAPITAL IMPROVEMENT PROGRAM
PROPOSED FOR THE YEARS 2025-2030**

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REVENUES	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed
PARKS						
Park Impact Fees	\$50,000	\$50,000	\$20,000	\$50,000	\$35,000	\$180,000
City Swamp Creek Basin Funds	40,000	40,000	40,000	40,000	40,000	40,000
King County Park Levy	53,200	53,200	50,000	50,000	50,000	50,000
Carryover Funds	-	-	28,000	-	-	-
Sports Leagues	-	-	-	-	-	220,000
Other Grants (Applied or Awarded)	-	-	-	-	-	350,000
Total Parks	\$143,200	\$143,200	\$138,000	\$140,000	\$125,000	\$840,000
TRANSPORTATION						
Transportation Impact Fees	\$375,000	\$350,000	\$356,000	\$713,000	\$970,000	\$270,000
Real Estate Excise Taxes	826,133	829,840	1,257,396	1,732,036	1,155,000	1,125,000
Real Estate Excise Taxes-Sammamish Bridge	-	-	-	-	-	-
KAPE	625,000	1,100,000	225,000	1,100,000	225,000	1,100,000
Connecting WA	240,500	1,424,075	73,820	-	-	-
Move Ahead WA	273,372	845,366	1,945,590	3,535,672	-	-
Sound Transit	220,000	87,903	1,177,097	-	-	-
BRAC Grant	646,864	634,801	3,028,257	244,052	-	-
WSDOT Safe Routes to Schools	327,347	1,674,864	596,963	-	-	-
WSDOT Ped/Bike Funds	1,224,031	2,043,133	-	-	-	-
FEMA (Applied or Awarded)	-	-	1,500,000	-	-	-
TIB (Applied or Awarded)	2,000,000	500,000	-	-	-	-
Total Transportation	\$6,758,247	\$9,489,982	\$10,160,123	\$7,324,760	\$2,350,000	\$2,495,000
SURFACE WATER MANAGEMENT						
Bond Proceeds for Fish Passage Culvert Projects	\$ -	\$ 508,619	\$ 3,781,655	\$ 1,960,125	\$ 1,564,285	\$ 1,002,330
Grant KCFCF (SW 0254)	620,500	-	-	-	-	-
Grant KCFCF (SW 0261)	350,000	350,000	-	-	-	-
Grant Delbene Community Project (SW 0261)	-	-	1,300,000	-	-	-
Grant FHA AOP (SW 0268)	-	-	5,000,000	-	-	-
Grand Funds (Applied or Awarded)	-	100,000	1,680,000	2,500,000	2,500,000	2,500,000
General Facility Charge	225,000	250,000	248,400	261,800	270,200	275,000
Transfer from Surface Water Management Fund	-	1,017,521	716,600	1,321,700	1,092,300	1,202,600
Conservation Grant (Property Acquisition)	468,750	637,500	607,725	622,875	638,475	654,450
2024 Carryover Funds	2,674,290	-	-	-	-	-
Total Surface Water Management	\$ 4,338,540	\$ 2,863,640	\$ 13,334,380	\$ 6,666,500	\$ 6,065,260	\$ 5,634,380
FACILITIES						
Transfer from SWM	900,000	900,000	900,000	900,000	900,000	900,000
Transfer from REET	900,000	900,000	900,000	900,000	900,000	900,000
Total City Facilities	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000
TOTAL REVENUES	\$13,039,987	\$14,296,822	\$25,432,503	\$15,931,260	\$10,340,260	\$10,769,380

CITY OF KENMORE, WASHINGTON
PARK CAPITAL IMPROVEMENT PROGRAM
PROPOSED FOR THE YEARS 2025-2030

Project Description	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed
P-18 Rhododendron Park - Sign Replacement	\$ -	\$ -	\$ 28,000	\$ -	\$ -	\$ -
P-27 L'a W a d i s Park Waterfront	60,000	60,000	60,000	60,000	60,000	60,000
P-28 Log Boom Park Waterfront Access & Mitigation	50,000	50,000	50,000	50,000	50,000	50,000
P-30 Rhododendron Park Boathouse Pavilion	3,200	3,200	-	-	-	-
P-32 Moorlands Athletic Field Turf Replacement	-	-	-	30,000	15,000	730,000
P-34 Accessible Playground Feasibility Study	30,000	30,000	-	-	-	-
Total Project Costs	\$ 143,200	\$ 143,200	\$ 138,000	\$ 140,000	\$ 125,000	\$ 840,000

Funding As Proposed:	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed
Park Impact Fees	\$ 50,000	\$ 50,000	\$ 20,000	\$ 50,000	\$ 35,000	\$ 180,000
Carryover Funds			\$ 28,000			
Real Estate Excise Taxes	-	-	-	-	-	-
City Swamp Creek Basin Funds	40,000	40,000	40,000	40,000	40,000	40,000
King County Park Levy	53,200	53,200	50,000	50,000	50,000	50,000
Sports Leagues	-	-	-	-	-	220,000
Other Grants (Applied or Awarded)	-	-	-	-	-	350,000
Total Project Funding	\$ 143,200	\$ 143,200	\$ 138,000	\$ 140,000	\$ 125,000	\$ 840,000



**City of Kenmore Capital Improvement Program
Rhododendron Park – Sign Replacement
Project P-18**

Project Location: Rhododendron Park, 6910 NE 170th Street, Kenmore WA.

Project Manager: Community Development Director

Project Description: Replace the two aging park entry signs.

Background: The boardwalk/trail project was one of the projects approved on the November 2016 Walkways & Waterways ballot measure. The new boardwalk/trail completed in 2017 connects the existing park improvements through the wetland to the Sammamish River. The access driveway was also improved to provide additional parking.





**City of Kenmore Capital Improvement Program
Waterfront & Natural Open Space Access Project
at Ł' a ẏw a d i s Park (pronounced TI' awh-ah-dees)**

Project P-27

Project Location: 7515 and 7353 NE 175th Street, Kenmore WA

Project Manager: Community Development Director

Project Description: Ongoing monitoring and maintenance of mitigation areas for compliance with permit requirements. Coordination of volunteer events to support maintenance. Consultant contract in place.

Background: In 2015 a conceptual plan was developed for approximately 7 acres to enhance public access to the Sammamish River. This project was included on the November 2016 ballot measure for Walkways & Waterways. Permits were received August 2021. Construction began December 21, 2021. Construction closeout May 2024. Project improvements included new elevated walkways, trails, viewpoints as well as natural open space and other environmental enhancements. The project added new boating facilities including docks, ramps, and staging areas for hand-powered watercraft; parking; a restroom and public art.





Log Boom Park Waterfront Access Project Project P-28

Project Location: Log Boom Park (NE 175th St west of 61st Ave NE) 17415 61st Ave NE, Kenmore.

Project Manager: Community Development Director

Project Description: Ongoing monitoring and maintenance of mitigation areas for compliance with permit requirements. Coordination of volunteer events to support maintenance. Consultant contract in place.

Background: In 2015 a conceptual plan was developed for improvements at Log Boom Park to enhance public access to Lake Washington. This project was included on the November 2016 ballot measure for Walkways & Waterways. Permits were received in March 2021. Construction began July 26, 2021. Construction closeout June 2022.

Project improvements included beach expansion, new trails and viewpoints, picnic areas, waterfront pavilion, environmental and ecological enhancements, kayak concession building, and access for hand-powered watercraft.





City of Kenmore Capital Improvement Program
Rhododendron Park Public Boathouse
Project P-30

Project Location: Rhododendron Park, 6910 NE 170th Street, Kenmore WA.

Project Manager: Community Development Director

Project Description: Monitoring and maintenance (2022-2026) of required mitigation plantings installed related to the Rhododendron Boathouse project. The City is contracting with EarthCorps for the five-year mitigation monitoring period.

Background: A 40' x 70' steel boathouse was constructed in 2021. The boathouse serves the school district rowing program and community rowing. The boathouse provides enclosed storage for 24-36 rowing shells. Small second story area for exercise machines, meeting and coaching space.





**City of Kenmore Capital Improvement Program
Moorlands Park - Athletic Field Turf Replacement
Project P-32**

Project Location: Moorlands Park, 15221 84th Ave NE, Kenmore, WA.

Project Manager: Community Development Director

Project Description: Replacing athletic field grass with turf (using organic fill). Assessing the feasibility of the current field drainage system to support turf. If feasible, the project will only move forward if funding is obtained including grants and contributions from youth athletic leagues.

Background: In July of 2018 park improvements were completed including renovated athletic field, new picnic shelter, restrooms, playground, landscaping and pathways. A new interlocal agreement with the Northshore School District regarding park use was authorized in December 2017.





City of Kenmore Capital Improvement Program
City Hall – Accessible/Inclusive Playground
Project P-32

Project Location: City Hall, 18120 68th Ave NE, Kenmore Wa

Project Manager: Assistant to the City Manager

Project Description: Assessing the feasibility for constructing an accessible and/or inclusive playground and other required site improvements on the City Hall site north of the City Hall building and south of the skate park.

- **Accessible:** Any playground that can be entered or reached without challenge, making it open to any and every child. For example, a wheelchair-accessible playground is designed to allow wheelchairs to easily maneuver between pieces of equipment so anyone in a wheelchair can access all the playground features without issue.
- **Inclusive:** An inclusive playground helps children of all backgrounds and abilities feel a sense of belonging by ensuring every child can fully engage with the equipment without limitations. An inclusive playground enriches play for everyone by providing a variety of sensory experiences that children of all abilities can enjoy.

Background: Results from the December 2021-March 2022 Balancing Act prioritization tool for use of ARPA funds ranked development of a city hall playground/sport court as one of the top priorities.

CITY OF KENMORE, WASHINGTON
TRANSPORTATION CAPITAL IMPROVEMENT PROGRAM
PROPOSED FOR THE YEARS 2025-2030

Project Description	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed
B8 Burke Gilman Trail/SR522 Accessibility Project	\$ 240,500	\$ 1,424,075	\$ 75,925	\$ -	\$ -	\$ -
T27 Pedestrian Facilities Program	-	-	425,000	425,000	425,000	425,000
T35 Pavement Preservation	625,000	1,100,000	225,000	1,100,000	225,000	1,100,000
T38 Lower Swamp Creek Bridge Replacement	646,864	634,801	3,028,257	288,200	-	-
T41 Juanita DR Pedestrian & Bicycle Safety Improvements	25,000	-	-	-	-	-
T44 61st Ave Sidewalk Replacement Project (Phase 1)	2,864,489	893,329	-	-	-	-
T276 61st Ave Sidewalk Replacement Project (Phase 2)	230,372	561,866	3,063,090	1,409,410	50,000	50,000
Txxx Juanita Dr Tree Removal/Replacement	200,000	-	-	-	-	-
T252 ADA Transition Program	400,000	150,000	650,000	650,000	650,000	650,000
T253 NE 181st St Sidewalk Project	278,500	149,403	1,219,416	115,000	-	-
T260 80th Ave NE Sidewalk Project	389,542	2,080,373	-	-	-	-
T261 NE 192nd St Sidewalk Project	217,752	171,582	628,936	112,150	-	-
T262 Arrowhead Project	345,228	1,759,553	163,499	-	-	-
T266 84th Ave NE Sidewalks	50,000	315,000	425,000	2,612,000	30,000	-
Txxx 66th/196th Slope Stability Project	-	-	-	350,000	700,000	-
Legal Expenses for Claims	100,000	100,000	100,000	100,000	100,000	100,000
Project Management	145,000	150,000	156,000	163,000	170,000	170,000
Total Project Costs	\$ 6,758,247	\$ 9,489,982	\$ 10,160,123	\$ 7,324,760	\$ 2,350,000	\$ 2,495,000

Funding as Proposed:	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed
Transportation Impact Fees	\$ 375,000	\$ 350,000	\$ 356,000	\$ 713,000	\$ 970,000	\$ 270,000
Real Estate Excise Taxes	826,133	829,840	1,257,396	1,732,036	1,155,000	1,125,000
KAPE	625,000	1,100,000	225,000	1,100,000	225,000	1,100,000
Connecting WA	240,500	1,424,075	73,820	-	-	-
Move Ahead WA	273,372	845,366	1,945,590	3,535,672	-	-
Sound Transit	220,000	87,903	1,177,097	-	-	-
BRAC Grant	646,864	634,801	3,028,257	244,052	-	-
WSDOT Safe Routes to Schools	327,347	1,674,864	596,963	-	-	-
WSDOT Ped/Bike Funds	1,224,031	2,043,133	-	-	-	-
FEMA (Applied or Awarded)	-	-	1,500,000	-	-	-
TIB (Applied or Awarded)	2,000,000	500,000	-	-	-	-
Total Project Funding	\$ 6,758,247	\$ 9,489,982	\$ 10,160,123	\$ 7,324,760	\$ 2,350,000	\$ 2,495,000



City of Kenmore Transportation Capital Improvement Program

Project Name: Burke Gilman Trail/SR522 Accessibility Project

Project No. T-8

Project Location: Burke Gilman Trail to SR 522 at 61st Avenue NE

Project Description: This project will provide an American's with Disabilities Act (ADA) connection to the Burke Gilman Trail/Log Boom Park, close the left turn access to 60th Ave NE, and remove the eastbound to southbound right turn pocket on 61st Ave NE. Work also includes updating the gateway sign entering Kenmore at the west border.

Background: Since its incorporation, the City of Kenmore has completed improvements to SR 522 (Bothell Way) between 61st Avenue NE and the east city limits to increase safety, improve transit reliability, and ease congestion. Improvements included adding new traffic signals, street lighting and sidewalks, widening SR 522 for Business Access and Transit lanes, enhancing the corridor with new landscaping and medians to improve access management, replacing the Swamp Creek Bridge, undergrounding utilities, and more.

The final segment, SR 522 West B (61st Ave NE to the western city limits) was originally scoped to include new sidewalk with buffer, utility undergrounding, adding a dual left turn lane at 61st Ave NE, and closing off left turn access to 60th Ave NE. After re-evaluating priorities and with funding reduced for this project, the scope was modified to focus on accessibility to the Burke Gilman Trail and Log Boom Park. The above description reflects these changes to the project.





City of Kenmore Transportation Capital Improvement Program

Project Name: Pedestrian Facilities Program

Project No.: T-27

Project Location(s): Citywide

Project Description: This program is intended to provide matching funds for pedestrian improvements identified in the Pedestrian Facilities Plan. Projects would consist of extending existing sidewalks, filling gaps, or adding new facilities to connect to existing networks. Typical projects include new 6-foot-wide sidewalk with 4-foot amenity strip but each site will be evaluated independently for the most appropriate pedestrian facility improvement. If no grant funds are secured, these funds would be consolidated and used to build small sections of sidewalk identified in the Pedestrian Facilities Plan.

Background: In 2022, the City completed an update to its Pedestrian Facilities Plan (previously known as the Sidewalk Priority Plan). This Plan includes a priority list for completing sidewalk projects within the City. Staff will utilize this plan to determine where to fund projects and where to focus resources on grant applications.



Figure A

City of Kenmore Transportation Capital Improvement Program

Project Name: Pavement Preservation Program

Project No.: T-35

Project Location: Citywide.

Project Description: This program includes grind and overlay of selected streets within the City. Typically grind and overlay projects are completed on roadways with pavement ratings between 60 and 70 while pavement seal operations are completed on roadways with ratings above 70. As part of any pavement overlay, curb ramps within the project limits are upgraded to comply with the American's with Disabilities Act (ADA). In addition, pavement overlay may also include major pavement repairs, utility adjustments and revised or restored pavement markings.

Background: The City of Kenmore Comprehensive Plan promotes a fiscally constrained Transportation Element that prioritizes operation and maintenance of existing facilities within the City. There are 3 goals listed in the Comprehensive Plan that support this program:

1. Provide a complete transportation network serving local and regional circulation needs, safely accommodating all users (Goal 1);
2. Promote a transportation system that contributes to fiscal and environmental sustainability (Goal 3);
3. Facilitate freight mobility and economic prosperity (Goal 6).





City of Kenmore Transportation Capital Improvement Program

Project Name: Lower Swamp Creek Bridge Replacement

Project No.: T-38

Project Location: NE 175th Street/Swamp Creek Crossing

Project Description: Replacement of the existing bridge over Swamp Creek.

Background: The bridge over Swamp Creek at NE 175th Street is aging and is in need of replacement. This structure is on NE 175th Street, adjacent to the Burke Gilman Trail and crosses Swamp Creek. This structure currently is wide enough for two way vehicle traffic. The existing structure is routinely evaluated by the King County Bridge Engineering group. Maintenance is provided to the structure as needed. King County recommended evaluation of the structure for rehabilitation vs. replacement. A study and alternatives analysis was performed in 2016 and revised in 2023 that recommended replacement of the bridge.



Figure A: Existing Bridge

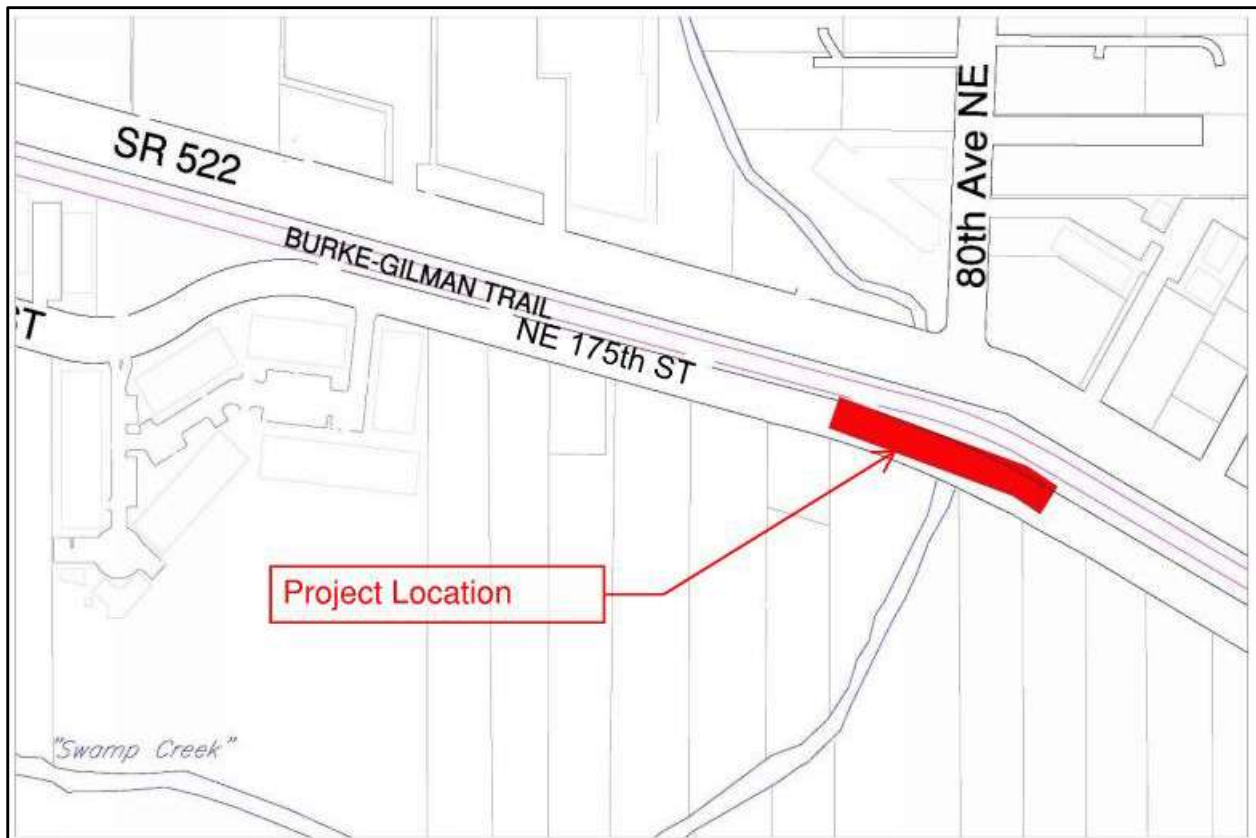


Figure B: Project Location



City of Kenmore Capital Improvement Program

Project Name: Juanita Drive NE Pedestrian and Bicycle Improvements Project No. T-41

Project Location: Juanita Drive NE (NE 143 Street to NE 170 Street)

Project Description: This project provides continuous ADA accessible sidewalk and buffered bike lanes on Juanita Drive NE between NE 143 Street and NE 170 Street. Specific project components include:

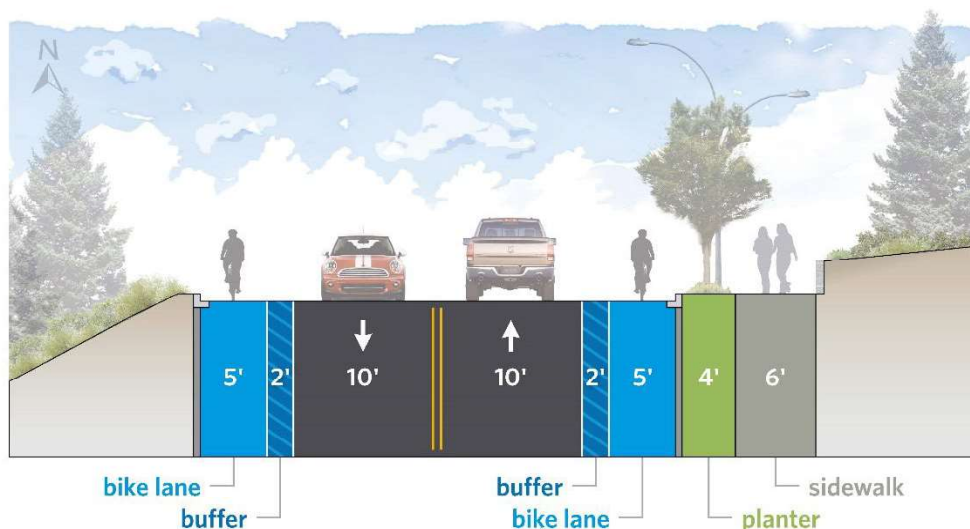
- Sidewalk along the east side of Juanita Drive NE where residential neighborhoods are located. Sidewalk improvements and pedestrian crossings on west side of street will be limited to bus stops only.
- Bike lanes with buffer on the east and west side of Juanita Drive NE;
- Additional or extensions of left turn lanes where warranted;
- Pedestrian crossing treatments to improve nonmotorized safety, connectivity, and comfort;
- Improved storm drainage, LED street lighting, landscaping and aesthetics and;
- Utility relocation and/or retaining structures, where necessary.
- Speed reduction to 30 MPH.

Background: Juanita Drive NE serves as a north-south critical link to the City's Downtown, SR 522 Corridor, Burke-Gilman Trail, Bastyr University, Kenmore Senior Center, Parks, and Arrowhead Elementary School for thousands of local residents and is part of the Lake Washington Loop, one of the region's most popular recreational cycling routes. Juanita Drive NE is an existing minor arterial roadway with mostly one travel lane in each direction and asphalt shoulders. The posted speed is 35 mph. This roadway experiences a high number of accidents per year and contains several geometric deficiencies including lack of continuous sidewalks and bicycle lanes. Up to 250 bicycles and 15,000 vehicles use this corridor daily.

Funding Status: This project is funded through the Walkways and Waterways bond measure, WSDOT Pedestrian and Bicycle Safety Program, Sound Transit System Access Fund, WA State Department of Ecology, WA State Department of Commerce, Northshore Utility District, and local City dollars.

Project Delivery Status: Construction was completed in 2023. Funding for this fiscal period will address construction claim issues.

Typical Section – two lanes *(Looking North)*





City of Kenmore Transportation Capital Improvement Program

Project Name: 61st Avenue Sidewalk Replacement Project, Phase 1 Project No. T-44

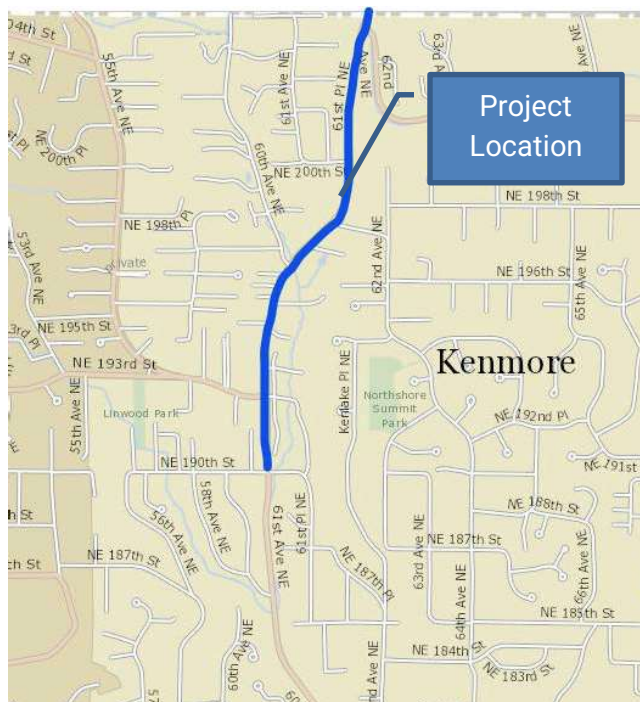
Project Location: 61st Ave/Pl NE (NE 190th Street north to 62nd Ave NE)

Project Description:

Through an extensive alternatives analysis which included possible scenarios for sidewalk replacement and tree retention, the sidewalk will be replaced on the east side of 61st Avenue NE between NE 190th St and 60th Avenue NE with new sidewalk relocated to preserve as many trees as possible. Sidewalk panels on 61st Place NE from 60th Avenue NE to the northern city limits will be replaced. In addition to replacing sidewalk panels, the following will also be included in the project:

- A 2-inch grind and HMA overlay
- New bike lanes.
- On-street parking will be removed within this section
- Right turn pockets at NE 193rd St, 60th Ave NE, and 62nd Ave NE will be removed
- Rectangular Rapid Flashing Beacon (RRFB) at 193rd St, 60th Ave, and 200th St Intersections.
- Intersection improvements at 193rd St and 60th Ave NE
- Permanent closure of the NE 193rd "slip lane" onto 61st Ave NE

Background: 61st Avenue/Place NE is an arterial that runs north to south (north of SR 522). The intersection with NE 193rd Street is a major intersection that could utilize additional control. The sidewalks north of NE 190th Street do not meet American with Disability Act (ADA) compliance with many location having gaps or uplift issues. Over 70 locations along this corridor are experiencing sidewalk uplift due to nearby trees and several other panels have shifted and pedestrians with accessibility issues are sometimes forced into the existing shoulder/travel lane.





City of Kenmore Transportation Capital Improvement Program

Project Name: 61st Avenue Sidewalk Replacement Project, Phase 2 Project No. T-276

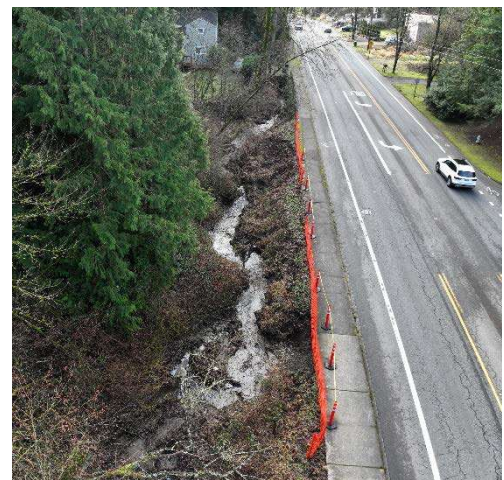
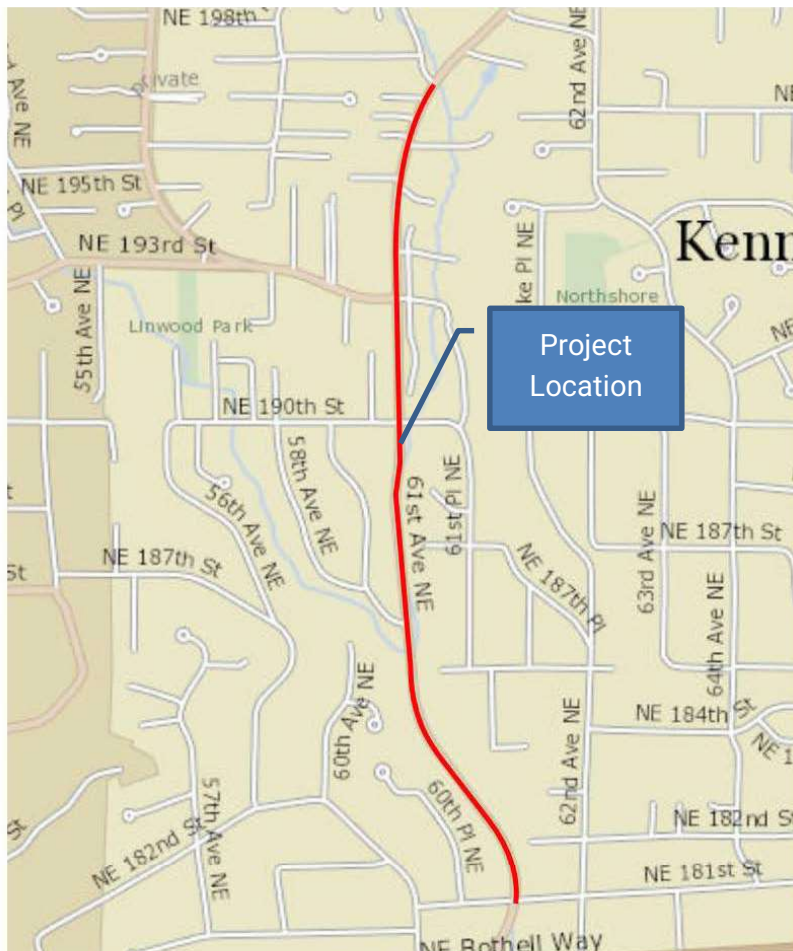
Project Location: 61st Ave NE (NE 181st St to 60th Ave NE)

Project Description:

This project will replace the non-ADA sidewalk panels on the west side of 61st Avenue NE between NE 193rd St and 60th Ave NE and relocate the sidewalk on the east side of 61st Ave NE between NE 181st St and NE 190th St away from Cha Thl Creek (Tributary 0056). In addition to replacing sidewalk panels, the following will also be included in the project:

- A 2-inch grind and HMA overlay south of NE 190th St
- Center two-way left turn lane will be removed
- Rectangular Rapid Flashing Beacon (RRFB) at 61st Ave NE and 58th Ave NE Intersection.
- Stream corridor improvements (increased stream buffer, removal of invasive species, buffer plantings)

Background: 61st Avenue is an arterial that runs north to south (north of SR 522) to the city limits. Cha Thl Creek runs parallel to 61st Ave NE with minimal buffer. The roadway/sidewalk in the section has a history of damage from the creek and other issues involving the creek have caused erosion along the channel. The sidewalks north of NE 190th Street do not meet American with Disability Act (ADA) compliance with many location having gaps or uplift issues. Over 70 locations along this corridor are experiencing sidewalk uplift due to nearby trees and several other panels have shifted and pedestrians with accessibility issues are sometimes forced into the existing shoulder/travel lane. Phase 1 of this project replaces the panels on the east side of 61st north of NE 190th Street.





City of Kenmore Transportation Capital Improvement Program

Project Name: Juanita Dr. Tree Removal/Replacement

Project Location: Juanita Drive – NE 143rd -

Project Description: Remove potentially hazardous trees from the slope adjacent to sidewalk between NE 153rd St and NE 155th Pl. Add new trees with temporary irrigation along sloped area. Install additional trees along corridor where possible within planting buffer between sidewalk and curb/gutter.

Background: With the completion of the Juanita Drive Ped/Bike project, trees along the slope were noted as potentially hazardous and removal is a proactive measure to avoid possible damage to the right of way. Also with the completion of the project, an opportunity exists to install additional trees where gaps between newly planted trees is wide enough to accommodate another.

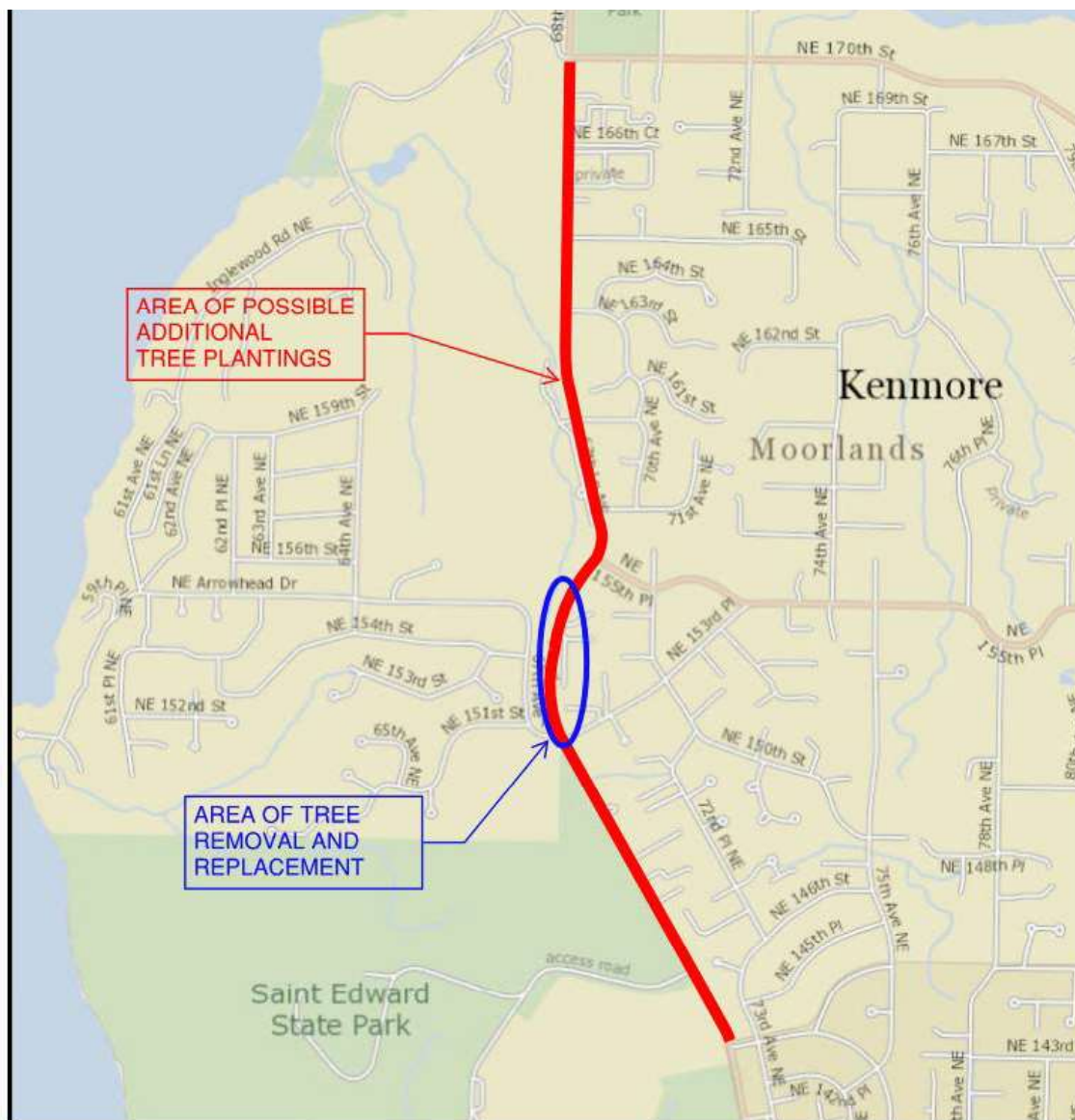


Figure A



City of Kenmore Transportation Capital Improvement Program

Project Name: ADA Transition Program

Project No.: T-252

Project Location(s): Citywide

Project Description: This program is intended to replace curb ramps, sidewalks, crosswalks, pedestrian push buttons and marked on-street parking that are not compliant with ADA guidelines with ADA compliant facilities per the ADA Transition Plan.

Background: The City completed an inventory and assessment of its pedestrian facilities within the right of way. Several locations were identified as not being compliant with the American with Disabilities Act (ADA) standards. The ADA Transition Plan was adopted in June 2022 and contains a list of all facilities that are out of compliance and the approximate cost to replace those facilities. The ADA Transition Plan is a living document that will updated regularly when changes are made to the City's infrastructure.





City of Kenmore Transportation Capital Improvement Program

Project Name: NE 181st St Sidewalks (61st Ave – 63rd Ave)

Project No.: T-253

Project Location: NE 181st Street between 61st Avenue NE and 63rd Avenue NE.

Project Description: This project builds approximately 615 LF of new sidewalks on south side of NE 181st Street from 61st Ave to 63rd Ave.

Background: There are limited sidewalks and pedestrian facilities along this section of NE 181st. Adding sidewalk would provide sidewalk connections along NE 181st to existing sidewalk on 62nd Ave NE and 61st Ave NE. This sidewalk is located in a community business zone and is being constructed in coordination with Sound Transit and their Bus Rapid Transit project for SR522.





City of Kenmore Transportation Capital Improvement Program

Project Name: 80th Ave NE Ped/Bike Project (SR522 – NE 185th St)

Project No.: T-260

Project Location: 80th Ave NE between SR522 and NE 185th St (Tolt line).

Project Description: This project builds approximately 1,175 LF of new sidewalks on both sides of 80th Ave NE between NE 179th Pl and NE 185th St (the Tolt water line corridor) with buffered bike lanes on both sides. This project also includes a flashing crosswalk at NE 177th Pl, NE 179th Pl, and NE 182nd Pl. All on-street parking will be eliminated within the project limits. This project will also add bicycle crossing features at State Route 522 and connect the bike lanes on 80th Ave NE to the Burke Gilman Trail.

Background: Sidewalk exists at sporadic location along 80th Ave NE within the project limits. This project will close gaps and create continuous sidewalk and bike lanes on both sides of the street connecting to SR522.





City of Kenmore Transportation Capital Improvement Program

Project Name: NE 192nd St Sidewalks (73rd Ave – 75th Ave)

Project No.: T-261

Project Location: NE 192nd Street between 73rd Ave NE and 75th Avenue NE.

Project Description: This project builds approximately 275 LF of new sidewalks on north side of NE192nd Street from 73rd Ave – 75th Ave and approximately 75 LF of sidewalk on the east side of 75th Ave NE to close the sidewalk gap. This project will also install a new school zone sign just west of the 75th Ave NE. NE 192nd St intersection.

Background: Sidewalk exists on NE 192nd Street at 73rd Avenue NE and terminates approximately 240 feet from 75th Ave NE. Approximately 500 LF of sidewalks were installed east of 75th Ave NE as part of private development. Sidewalk also exists along the east side of 75th Ave NE. This project will close gaps and improve sidewalk connectivity to Kenmore Elementary in this area. NE 192nd St is a designated walking route for Kenmore Elementary School students. Sidewalks at this location are identified as a high priority sidewalk in the Pedestrian Facilities Program.





City of Kenmore Transportation Capital Improvement Program

Project Name: NE Arrowhead Drive Sidewalks

Project No.: T-262

Project Location: NE Arrowhead Drive between NE 151st Street and 64th Avenue NE.

Project Description: This project builds approximately 2,050 LF of new sidewalks on the west side/south side of NE Arrowhead drive from NE 151st St to 64th Ave NE. On-street parking adjacent to new sidewalk will be removed. The project will also include one rectangular rapid flashing beacon (RRFB), narrowing of street crossings, additional school zone signage, and several traffic calming features such as chicanes or speed humps.

Background: NE Arrowhead Drive varies from 3-foot wide to 5-foot wide shoulder with two way traffic. NE Arrowhead Drive is a designated walking route for Arrowhead Elementary School students. Sidewalks along this road were identified as a high priority during the neighborhood meetings held for this area as part of the Neighborhood Transportation Program Plan and is listed as a high priority sidewalk in the Pedestrian Facilities Program.





City of Kenmore Transportation Capital Improvement Program

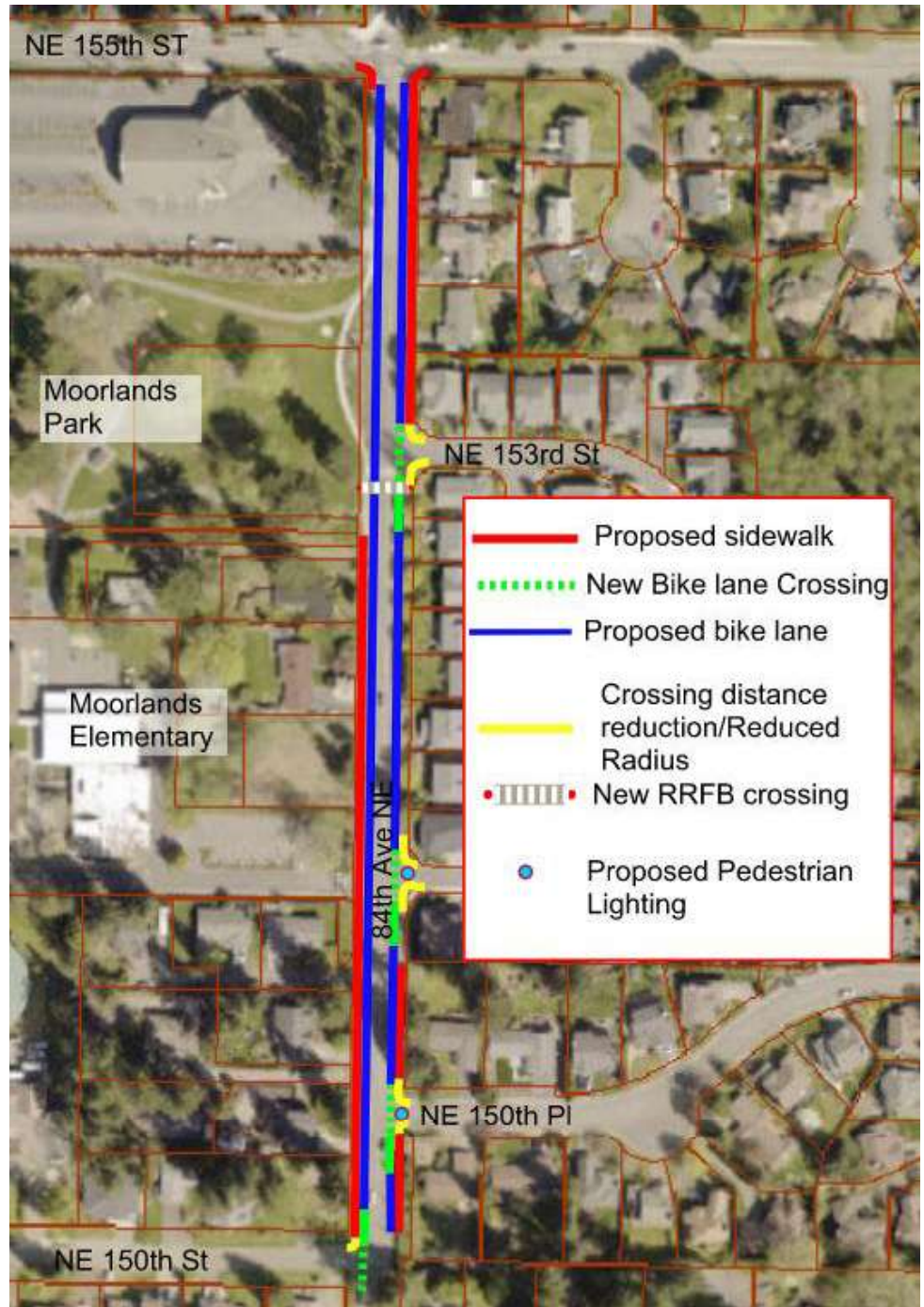
Project Name: 84th Ave NE Sidewalks (150th St – 155th St)

Project No.: T-266

Project Location: 84th Ave NE between 150th St and 155th St.

Project Description: This project builds approximately 742 LF of new sidewalks on west side of 84th Ave NE and 715 LF of new sidewalk on the east side of 84th Ave NE from NE 150th St – NE 155th St. Project will also include buffered bike lanes on both sides of the street, curb bulbs to reduce the crossing distances on side streets, and a new rectangular rapid flashing beacon (RRFB) at NE 151st Place.

Background: Sidewalk exists on the west side of 84th Ave NE at NE 155th St. and terminates approximately 500 feet south of NE 155th St and on the east side of 84th Ave NE between NE 151st Pl and NE 153rd St. This project will extend the sidewalk south and create a continuous sidewalk between NE 150th St and NE 155th St. 84th Ave NE is a designated walking route for Moorlands Elementary School students.





City of Kenmore Transportation Improvement Program

Project Name: 66th/196th Slope Stability Project

Project Location: 66th Ave NE between NE 196th St and NE 196th Pl

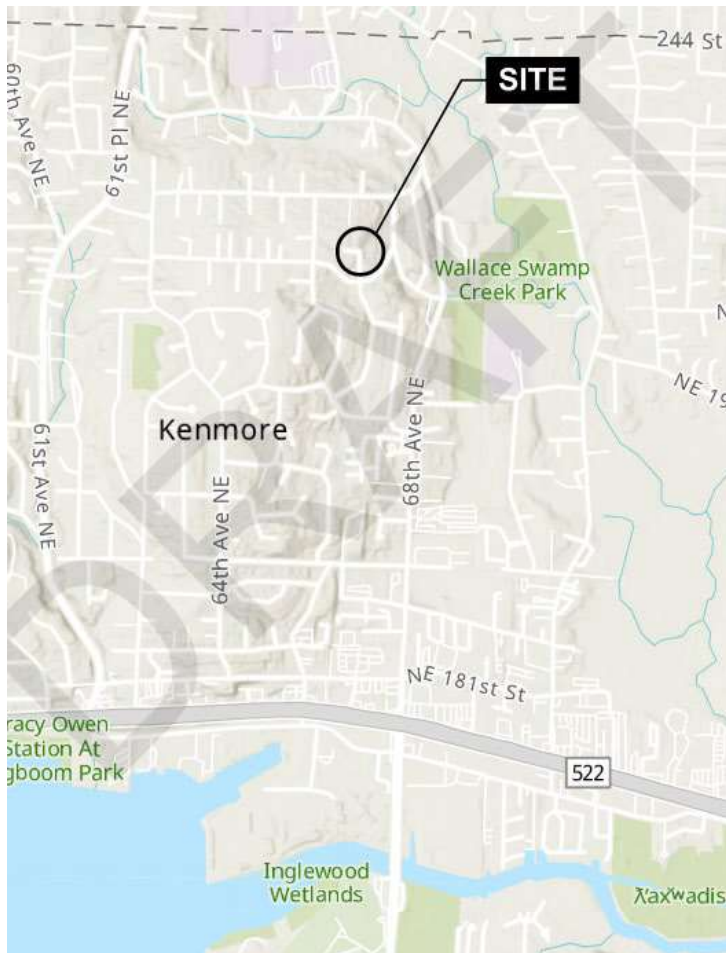
Project Description: Stabilize the slope east of 66th Ave NE

Background: Pavement along the northeast corner of the intersection of 66th Avenue NE and NE 196th Place has experienced noticeable horizontal and vertical displacement, visible in the form of tension cracks in the pavement surface and a vertical offset between pavement on either side of the tension crack.

Several previous evaluations have been performed for the project, dating back to initial observations of pavement cracking observed and documented in 2013. Since that time, the slope has been monitored for changes. Subsequent evaluations in 2017 and in 2022 showed an increase in movement (crack length and width). In 2017, the affected area was 40-feet long and in 2022 had grown to 55 feet long. In 2024, the crack displacement had grown 1 inch since 2017 (0.5 inch since 2022).

The most recent report performed in 2024 indicated

Engineering studies have recommended stabilization of the slope with either spiralnails or a retaining wall.



CITY OF KENMORE, WASHINGTON
SURFACE WATER CAPITAL IMPROVEMENT PROGRAM
PROPOSED FOR THE YEARS 2025-2030

ATTACHMENT 6

Project Description	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed
SW 018 190th St. Fish Passable Culvert Debt Payments	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000
SW 0274 Little Swamp Creek Relocation	-	-	1,000,000	471,660	471,660	3,773,280
SW 0280 2025 Small Works Project	79,500	-	-	-	-	-
SW 0281 2026 Small Works Project	-	83,500	-	-	-	-
2027 Small Works Project	-	-	86,800	-	-	-
2028 Small Works Project	-	-	-	89,000	-	-
2029 Small Works Project	-	-	-	-	91,200	-
2030 Small Works Project	-	-	-	-	-	93,500
SW 0275 Infiltration Tank Retrofit at 61st Ave NE/NE 196th St	530,000	-	-	-	-	-
Future Stormwater Facility Retrofits	-	-	578,800	-	608,100	-
SW 0283 Blueberry Creek Culvert Removal	125,000	125,000	-	-	-	-
SW 0254 Muck Creek Restoration Project	1,250,000	-	-	-	-	-
Future Restoration Projects (Land Acquisition, Demo, Restoration)	-	46,100	810,300	830,500	851,300	872,600
SW 0261 192ND SC Trib Fish Passage Culvert Replacement	350,000	350,000	1,800,000	-	-	-
SW 0273 163RD Trib 0057 Fish Passage Culvert Replacement	25,000	25,000	25,000	358,080	1,732,320	-
SW 0272 76TH Trib 0057 Fish Passage Culvert Replacement	25,000	25,000	25,000	316,420	1,565,680	-
SW 0270 74TH Trib 0057 Fish Passage Culvert Replacement (D)	25,000	25,000	451,800	2,007,200	-	-
SW 0271 74TH Trib 0057 Fish Passage Culvert Replacement (U)	25,000	25,000	449,660	1,998,640	-	-
SW 0267 169TH Samm Trib Fish Passage Culvert Replacement	226,410	226,410	1,811,280	-	-	-
SW 0268 175TH Trib 0056 Fish Passage Culvert Replacement	957,630	957,630	6,050,740	-	-	-
SW 0278 Thomas Property Acquisition	625,000	-	-	-	-	-
SW 0282 Property Acquisition (Conservation/Restoration)	-	850,000	-	-	-	-
Fish Passage Culvert Projects Debt Payments	-	30,000	150,000	500,000	650,000	800,000
Total Project Costs	\$ 4,338,540	\$ 2,863,640	\$ 13,334,380	\$ 6,666,500	\$ 6,065,260	\$ 5,634,380

Funding As Proposed:	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed
Bond Proceeds for Fish Passage Culvert Projects		\$ 508,619	\$ 3,781,655	\$ 1,960,125	\$ 1,564,285	\$ 1,002,330
Grant KCFCD (SW 0254)	620,500	-	-	-	-	-
Grant KCFCD (SW 0261)	350,000	350,000	-	-	-	-
Grant Delbene Community Project (SW 0261)	-	-	1,300,000	-	-	-
Grant FHA AOP (SW 0268)	-	-	5,000,000	-	-	-
Grant Funds (Applied or Awarded)	-	100,000	1,680,000	2,500,000	2,500,000	2,500,000
General Facility Charge	225,000	250,000	248,400	261,800	270,200	275,000
Transfer from Surface Water Management Fund	-	1,017,521	716,600	1,321,700	1,092,300	1,202,600
Conservation Grant (Property Acquisition)	468,750	637,500	607,725	622,875	638,475	654,450
2024 Carryover Funds	2,674,290	-	-	-	-	-
Total Project Funding	\$ 4,338,540	\$ 2,863,640	\$ 13,334,380	\$ 6,666,500	\$ 6,065,260	\$ 5,634,380

SWM CIP ID:	Small Works Program
Project:	2027 Surface Water Small Works Program
Location:	Citywide
Basin:	Citywide
Cost Estimate:	\$86,800
Summary:	Construct stormwater maintenance/improvement projects too large for City crews.
Updated:	September 2024

NARRATIVE

The annual small works projects consist of an evolving list of projects. New problem areas will be identified each year and evaluated accordingly. Typical small works projects exceed the scope in-house maintenance capabilities but are within the range of small works as defined by RCW 39.04.

CONCEPTUAL DESIGN

City crews may be able to perform components of the work, but a contractor is typically required to complete these projects. Small Works projects may also require design or technical evaluation by the City's on-call engineering consultant.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA typically not needed.
- Temporary construction easements may be needed.
- Erosion and sediment controls may be needed.
- Traffic control may be needed.

PROJECT LOCATION

Citywide.

PROJECT COST ESTIMATE

Estimate is \$86,800 for 2027.

SCHEDULE
Projects are identified annually and construction typically occurs during summer months.

SWM CIP ID:	Small Works Program
Project:	2028 Surface Water Small Works Program
Location:	Citywide
Basin:	Citywide
Cost Estimate:	\$89,000
Summary:	Construct stormwater maintenance/improvement projects too large for City crews.
Updated:	September 2024

NARRATIVE

The annual small works projects consist of an evolving list of projects. New problem areas will be identified each year and evaluated accordingly. Typical small works projects exceed the scope in-house maintenance capabilities but are within the range of small works as defined by RCW 39.04.

CONCEPTUAL DESIGN

City crews may be able to perform components of the work, but a contractor is typically required to complete these projects. Small Works projects may also require design or technical evaluation by the City's on-call engineering consultant.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA typically not needed.
- Temporary construction easements may be needed.
- Erosion and sediment controls may be needed.
- Traffic control may be needed.

PROJECT LOCATION

Citywide.

PROJECT COST ESTIMATE

Estimate is \$89,000 for 2028.

SCHEDULE
Projects are identified annually and construction typically occurs during summer months.

SWM CIP ID:	Small Works Program
Project:	2029 Surface Water Small Works Program
Location:	Citywide
Basin:	Citywide
Cost Estimate:	\$91,200
Summary:	Construct stormwater maintenance/improvement projects too large for City crews.
Updated:	September 2024

NARRATIVE

The annual small works projects consist of an evolving list of projects. New problem areas will be identified each year and evaluated accordingly. Typical small works projects exceed the scope in-house maintenance capabilities but are within the range of small works as defined by RCW 39.04.

CONCEPTUAL DESIGN

City crews may be able to perform components of the work, but a contractor is typically required to complete these projects. Small Works projects may also require design or technical evaluation by the City's on-call engineering consultant.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA typically not needed.
- Temporary construction easements may be needed.
- Erosion and sediment controls may be needed.
- Traffic control may be needed.

PROJECT LOCATION

Citywide.

PROJECT COST ESTIMATE

Estimate is \$91,200 for 2029.

SCHEDULE
Projects are identified annually and construction typically occurs during summer months.

SWM CIP ID:	Small Works Program
Project:	2030 Surface Water Small Works Program
Location:	Citywide
Basin:	Citywide
Cost Estimate:	\$93,500
Summary:	Construct stormwater maintenance/improvement projects too large for City crews.
Updated:	September 2024

NARRATIVE

The annual small works projects consist of an evolving list of projects. New problem areas will be identified each year and evaluated accordingly. Typical small works projects exceed the scope in-house maintenance capabilities but are within the range of small works as defined by RCW 39.04.

CONCEPTUAL DESIGN

City crews may be able to perform components of the work, but a contractor is typically required to complete these projects. Small Works projects may also require design or technical evaluation by the City's on-call engineering consultant.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA typically not needed.
- Temporary construction easements may be needed.
- Erosion and sediment controls may be needed.
- Traffic control may be needed.

PROJECT LOCATION

Citywide.

PROJECT COST ESTIMATE

Estimate is \$93,500 for 2030.

SCHEDULE
Projects are identified annually and construction typically occurs during summer months.

SWM CIP ID:	Acquisition (Conservation/Restoration) Program
Project:	Future Property Acquisition (Conservation/Restoration) Projects
Location:	Citywide
Basin:	Citywide
Cost Estimate:	\$3,410,800
Summary:	Acquire critical area property for conservation and restoration.
Updated:	September 2024

NARRATIVE

As part of the City's overall goal to acquire, protect and restore high value critical area habitat, the city allocated funds to acquire property and conduct projects that support this goal. The City's 2023 adopted Rapid Progress+ funding program is designed to provide funds for restoration and conservation projects, like this one, and include expenses associated with land acquisition, demolition of existing structures and impervious areas, restoration of property to natural conditions, and grant matches.

The City may also leverage King County Conservation Futures (CFT) grant funds to increase the city's ability to purchase additional property.

CONCEPTUAL DESIGN

Once a property is identified, a plan is developed depending on the conditions of the property. Factors such as presence of existing structures, contamination issues, and restoration needs will dictate the design needed for the project.

CONSIDERATIONS FOR IMPLEMENTATION

- Property appraisal
- Standard property purchase process
- A King County Conservation Futures (CFT) grant will be applied for
- Demolition, cleanup, restoration, if needed

PROJECT LOCATION

Citywide

PROJECT COST ESTIMATE
\$3,410,800 covering years 2026 through 2030. King County Conservation Futures (CFT) grant award can potentially cover up to 75% of the purchase cost, if awarded.

SCHEDULE
2026 through 2030.

SWM CIP ID:	Surface Water Facility Retrofit Program
Project:	Future Stormwater Facility Retrofit Projects
Location:	Citywide
Basin:	Citywide
Cost Estimate:	\$1,186,900
Summary:	Provide stormwater facility retrofit projects where needed.
Updated:	September 2024

NARRATIVE

Existing City operated stormwater facilities require replacement when they reach the end of their serviceable lifespan. Additionally, areas of the City's right-of-way may have been developed prior to modern stormwater management regulations and do not have any facilities treating those areas. Staff annually inspect drainage facilities and identify existing facilities or new areas for retrofit or reconstruction.

At a minimum, retrofits will meet the existing performance of the facility, however, whenever possible staff will attempt to update the flow control and/or water quality treatment capabilities of the facility to current standards using the best available technology.

CONCEPTUAL DESIGN

Stormwater facilities will be designed and constructed to the City's current design standards.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review and permitting.
- Temporary construction easements may be needed.
- Erosion and sediment controls may be needed.
- Stream bypass system may be needed.
- Traffic control may be needed.

PROJECT LOCATION

Citywide.

PROJECT COST ESTIMATE
\$1,186,900 for 2027 through 2030.

SCHEDULE
2027 through 2030.

SWM CIP ID:	SW-0254
Project:	Muck Creek Restoration
Location:	18727 73 RD AVE NE
Basin:	Muck Creek (Swamp Creek)
Cost Estimate:	\$1,250,000
Summary:	Remove structures from City owned property and restore habitat.
Updated:	September 2024

NARRATIVE

The city acquired, with assistance from a King County Conservation Futures grant, a property adjacent to Muck Creek on 73RD AVE NE. The property had a long history of flooding and the existing structures are located within the stream buffers and flood plain. The City plans to remove all structures and impervious areas from the property and restore the stream and adjacent habitat back to natural conditions.

CONCEPTUAL DESIGN

- Remove existing structures and impervious area (e.g. driveway, patios, etc...).
- Realign the stream to utilize available area and add complexity to stream
- Restore adjacent habitat

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA needed.
- Temporary construction easements needed.
- Erosion and sediment controls needed.
- Stream bypass system needed.

PROJECT LOCATION



PROJECT COST ESTIMATE

Design, permits and construction estimate is \$1,250,000.
Land acquisition was \$680,000. Conservation Futures provided \$510,000.

SCHEDULE

2024/2025 – Finalize design, obtain permits and advertise
2025 – Construction

SWM CIP ID:	SW-0261
Project:	Swamp Creek Tributary Fish Passage Culvert Replacement
Location:	NE 192 ND ST & 73 RD AVE NE
Basin:	Unnamed Tributary (Swamp Creek)
Cost Estimate:	\$2,300,000 - \$2,500,000
Summary:	Replace existing fish passage barrier culvert with new culvert.
Updated:	April 2024

NARRATIVE

An unnamed tributary to Swamp Creek flows north to south under NE 192ND ST just east of 73RD AVE NE. The existing culvert is an identified fish passage barrier and is prioritized as one of the top culverts for replacement of the City's known 230+ stream culverts. The tributary provides approximately 0.11 miles of upstream habitat north of the culvert and flows approximately 0.2 miles downstream of NE 192ND ST to its confluence with Swamp Creek. There are no known fish passage barriers downstream of this culvert to Swamp Creek and Lake Washington. WDFW has documented salmon use in Swamp Creek, including chinook (*Oncorhynchus tshawytscha*), steelhead trout (*Oncorhynchus mykiss*), sea run cutthroat (*Oncorhynchus clarkii*), sockeye (*Oncorhynchus nerka*), coho (*Oncorhynchus kisutch*), and resident trout (WDFW, 2019). The tributary to Swamp Creek meets the physical use criteria for these species as well.

CONCEPTUAL DESIGN

- Remove existing 24-inch fish passage barrier culvert.
- Install 12-foot span, 4-foot rise fish passable box culvert.
- Restore adjacent stream habitat.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA needed.
- Temporary construction easements needed.
- Erosion and sediment controls needed.
- Stream bypass system needed.
- Traffic control needed.

PROJECT LOCATION



PROJECT COST ESTIMATE

The preliminary design level estimate for the project is \$2,300,000 - \$2,500,000 based on similar recently completed culvert projects.

The City was awarded \$1,300,000 in Community Project Funds through Congresswoman DelBene's office in 2024. The City hopes to find an additional \$700,000 in grant funds and will cover the remaining \$300,000-\$500,000 with City SWM funds.

SCHEDULE

2022 – 2024: Conceptual design, secure funding.

2024 – 2026: Design, permitting, acquisition.

2026 – 2027: Final plans, specifications, estimates, advertise, and Construction.

SWM CIP ID:	SW-0267
Project:	Samm Trib Fish Passage Culvert Replacement (169 TH)
Location:	8122 NE 169 TH ST
Basin:	Sammamish River Tributary
Cost Estimate:	\$2,264,100
Summary:	Replace existing fish passage barrier culvert with new culvert.
Updated:	October 2023

NARRATIVE

The existing culvert crossing at the intersection of Sammamish Tributary 1 and NE 169th St was identified by WDFW as a full barrier to fish passage July 26, 2021. The existing crossing is a 24-inch concrete culvert with approximately 5.0 feet of roadway fill at the downstream end. The City has identified this crossing as a high priority for replacement using the Culvert Prioritization Spreadsheet due to its significant environmental benefits. The project will result in a fish habitat gain of 7,140 square feet for many potential species including sockeye salmon, cutthroat trout, bull trout, resident trout, steelhead trout, and coho salmon.

CONCEPTUAL DESIGN

The concept design for the replacement culvert is based on stream simulation culvert design, as described in WDFW's Water Crossing Design Guidelines published in 2013. The concept design bankfull width for the site is 11.0 feet based on field measurements taken near the stream crossing. The bankfull width and the existing crossing length were used to determine concept design culvert dimensions of 16-feet wide by 35-feet long. The culvert depth is expected to be standard based on the stream profile relative to the roadway. The stream invert elevation drops significantly downstream of the crossing, so the restoration project will need to extend further up or down stream to fully remove the fish barrier. This will require the acquisition of an easement for construction. The water utility systems near this project is expected to require standard relocation or replacement.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA needed.
- Temporary construction easements needed.
- Erosion and sediment controls needed.
- Stream bypass system needed.
- Traffic control needed.



PROJECT COST ESTIMATE

The preliminary design level estimate for the project is \$2,264,100.
Staff will be applying for grants to cover at least 50% of construction costs.

SCHEDULE

Schedule is contingent on what grants the city is successful in acquiring.

2025/2026 – Design, permits, acquisition

2027 – Final plans, specifications, estimates, advertise, construction

SWM CIP ID:	SW-0268
Project:	Tributary 0056 Fish Passage Culvert Replacement (175 TH)
Location:	NE 175 TH ST & 61 ST AVE NE
Basin:	Tributary 0056
Cost Estimate:	\$7,966,000
Summary:	Replace existing fish passage barrier culvert with new culvert.
Updated:	September 2024

NARRATIVE

The existing culvert crossing at the intersection of Tributary 0056 and NE 175th St is connected to a privately owned culvert downstream and a King County culvert directly upstream. The crossings were evaluated by WDFW on March 29, 2006, but a barrier status was not determined. The city owned portion of the crossing consists of two 42-inch culverts. The City has identified this group of crossings as a high priority for replacement using the Culvert Prioritization Spreadsheet due to its significant environmental benefits. The project will result in a fish habitat gain of 75,760 square feet for many potential species including resident trout, steelhead trout, and coho salmon. As of September 2024, the City has coordinated with Washington State Department of Transportation (WSDOT) to jointly apply for federal funds to pay for a significant portion of this project. WSDOT is currently preparing to replace their upstream culvert under SR 522 and daylight the stream north through the existing Jack in the Box property located on the north side of SR 522. The city is also coordinating with King County and downstream property owners to design the project.

CONCEPTUAL DESIGN

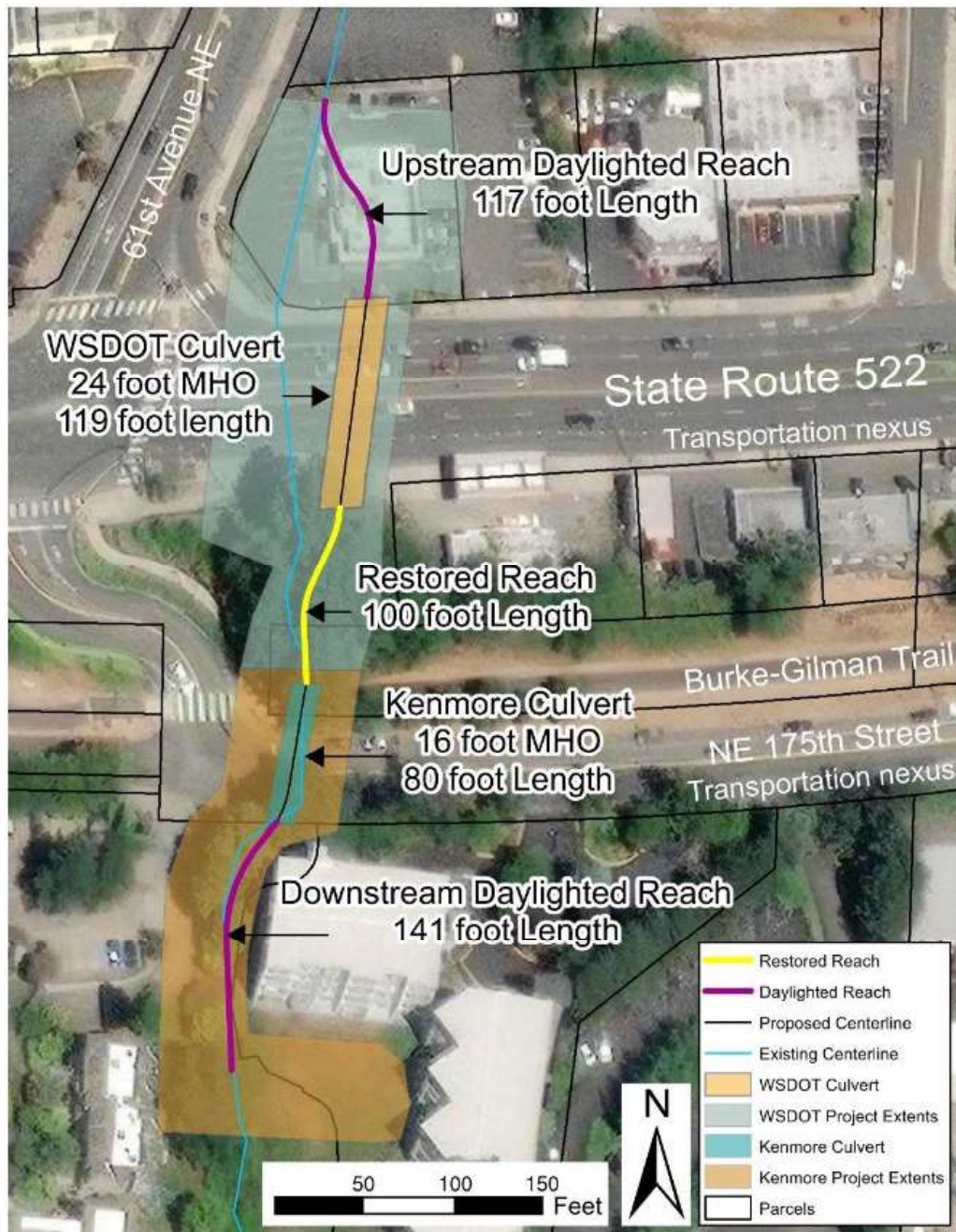
Conceptual designs for the replacement culvert are based on stream simulation culvert design, as described in WDFW's Water Crossing Design Guidelines. Following these guidelines, the city is proposing to install a box culvert 80 feet long with a span of 16 feet and rise of 6.8 feet under NE 175TH ST and to remove the existing downstream culvert, daylighting this reach of stream. The box culvert will tie into the upstream reach restored by WSDOT as part of their SR 522 culvert replacement project (2027).

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA, NEPA (federal funds), WDFW HPA and USACOE
- Coordination with WSDOT, King County, private property owners
- Easements and property agreements needed

- Erosion and sediment controls needed
- Stream bypass system needed, fish window work
- Traffic control needed
- Grant funding needed

PROJECT LOCATION



PROJECT COST ESTIMATE

30% design level total project cost estimate is \$7,966,000. This estimate accounts for construction in 2027.

The City jointly applied with WSDOT for a federal grant offered by the Federal Highway Administration. The City portion of the request is \$5M. If awarded, this leaves approximately \$3M for the City to match.

SCHEDULE

Schedule is contingent on what grants the city is successful in acquiring.

2025/2026 – Design, permits, ROW, utilities, property negotiations

2027/2028 – Final design, plans, specifications, estimates, advertise, construction

SWM CIP ID:	SW-0270
Project:	Tributary 0057 Fish Passage Culvert Replacement (74 TH Downstream)
Location:	16527 74 TH AVE NE
Basin:	Tributary 0057
Cost Estimate:	\$2,509,000
Summary:	Replace existing fish passage barrier culvert with new culvert.
Updated:	October 2023

NARRATIVE

The existing culvert crossing at the intersection of Tributary 0057 and a private driveway off of 74th Ave NE was identified by WDFW as a partial barrier to fish passage on August 19, 2021. The existing crossing consists a 48-inch concrete culvert with approximately 2 feet of roadway fill. The City has identified this crossing as a high priority for replacement using the Culvert Prioritization Spreadsheet due to its significant environmental benefits. The project will result in a fish habitat gain of 31,248 square feet for many potential species including sockeye salmon, cutthroat trout, resident trout, steelhead trout, and coho salmon and bull trout.

CONCEPTUAL DESIGN

The concept design for the replacement culvert is based on stream simulation culvert design, as described in WDFW's Water Crossing Design Guidelines published in 2013. The concept design bankfull width for the site is 7.0 feet based on field measurements taken near the stream crossing. The bankfull width and the existing crossing length were used to determine concept design culvert dimensions of 11-feet wide by 25-feet long. The culvert depth is expected to be standard based on the stream profile relative to the roadway. For this concept level design it was assumed that the existing slope through the crossing would be adequate for flood conveyance and fish passage, which keeps the project area small. The stream and crossing are located on private property, so an easement will be required.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA needed.
- Temporary construction easements needed.
- Erosion and sediment controls needed.
- Stream bypass system needed.
- Traffic control needed.

PROJECT LOCATION



PROJECT COST ESTIMATE

The preliminary design level estimate for the project is \$2,509,000.
Staff will be applying for grants to cover at least 50% of construction costs.

SCHEDULE

Schedule is contingent on what grants the city is successful in acquiring. As of September 2024, grants for SW-0268 will place that project sooner in the 2025-2030 CIP schedule, if awarded.

2025/2026 – Preliminary design
2027/2028 – Design, permits, acquisition
2028/2029 – Construction

SWM CIP ID:	SW-0271
Project:	Tributary 0057 Fish Passage Culvert Replacement (74 TH Upstream)
Location:	16527 74 TH AVE NE
Basin:	Tributary 0057
Cost Estimate:	\$2,498,300
Summary:	Replace existing fish passage barrier culvert with new culvert.
Updated:	October 2023

NARRATIVE

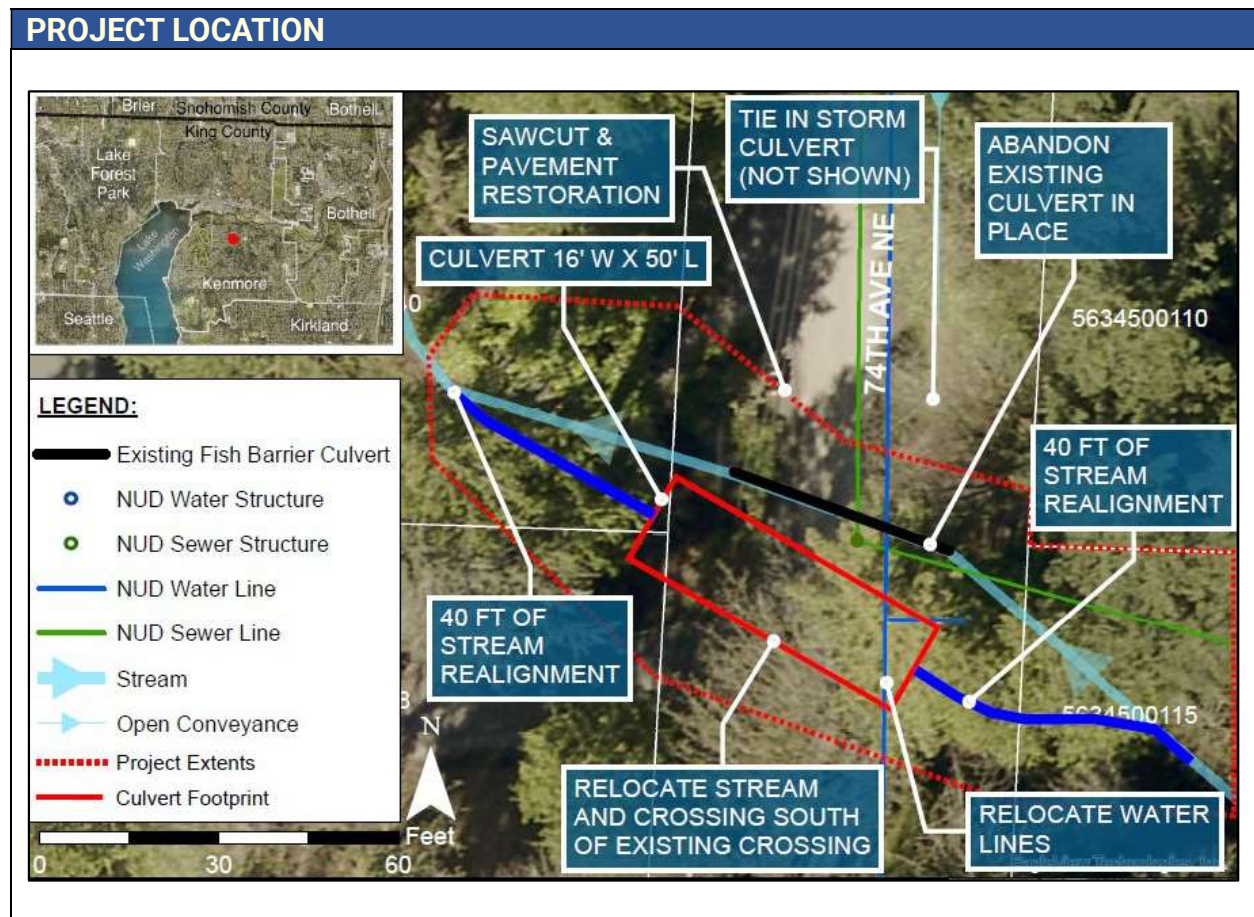
The existing culvert crossing at the intersection of Tributary 0057 and 74th Ave NE was identified by WDFW as a partial barrier to fish passage August 19, 2021. The existing crossing is a 24-inch concrete culvert with approximately 4.0 feet of roadway fill at the downstream end. The City has identified this crossing as a high priority for replacement using the Culvert Prioritization Spreadsheet due to its significant environmental and community benefits. The project will result in a fish habitat gain of 29,500 square feet for many potential species including sockeye salmon, cutthroat trout, bull trout, resident trout, steelhead trout, and coho salmon.

CONCEPTUAL DESIGN

The concept design for the replacement culvert is based on stream simulation culvert design, as described in WDFW's Water Crossing Design Guidelines published in 2013. The concept design bankfull width for the site is 11.0 feet based on field measurements taken near the stream crossing. The bankfull width and the existing crossing length were used to determine the concept design culvert dimensions of 16-feet wide by 50-feet long. The culvert depth is expected to be standard based on the stream profile relative to the roadway. The existing crossing is near a sewer manhole. Installing the fish passable culvert at the existing culvert location may require extensive sewer realignment and installation of additional manholes. This concept design proposes relocating the crossing to the south of the sewer line to avoid this conflict.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA needed.
- Temporary construction easements needed.
- Erosion and sediment controls needed.
- Stream bypass system needed.
- Traffic control needed.



PROJECT COST ESTIMATE

The preliminary design level estimate for the project is \$2,498,300. Staff will be applying for grants to cover at least 50% of construction costs.

SCHEDULE

Schedule is contingent on what grants the city is successful in acquiring. As of September 2024, grants for SW-0268 will place that project sooner in the 2025-2030 CIP schedule, if awarded.

- 2025/2026 – Preliminary design
- 2027/2028 – Design, permits, acquisition
- 2028/2029 – Construction

SWM CIP ID:	SW-0272
Project:	Tributary 0057 Fish Passage Culvert Replacement (76 TH)
Location:	7531 NE 163 RD ST
Basin:	Tributary 0057
Cost Estimate:	\$1,957,100
Summary:	Replace existing fish passage barrier culvert with new culvert.
Updated:	October 2023

NARRATIVE

The existing culvert crossing at the intersection of Tributary 0057 and 76th Ave NE was identified by WDFW as a partial barrier to fish passage July 1, 2021. The existing crossing consists of a 24-inch concrete culvert with approximately 3.5 feet of roadway fill. The City has identified this crossing as a high priority for replacement using the Culvert Prioritization Spreadsheet due to its significant environmental benefits. The project will result in a fish habitat gain of 13,480 square feet for many potential species including sockeye salmon, cutthroat trout, bull trout, resident trout, steelhead trout, and coho salmon.

CONCEPTUAL DESIGN

The concept design for the replacement culvert is based on stream simulation culvert design, as described in WDFW's Water Crossing Design Guidelines published in 2013. The concept design bankfull width for the site is 7.0 feet based on field measurements taken near the stream crossing. The bankfull width and the existing crossing length were used to determine concept design culvert dimensions of 11-feet wide by 45-feet long. The culvert depth is expected to be standard based on the stream profile relative to the roadway. For this concept level design it was assumed that the existing slope through the crossing would be adequate for flood conveyance and fish passage, which keeps the project area small and ROW acquisition limited. The sewer and water utility systems near this project are expected to require standard relocation or replacement.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA needed.
- Temporary construction easements needed.
- Erosion and sediment controls needed.
- Stream bypass system needed.
- Traffic control needed.

PROJECT LOCATION



PROJECT COST ESTIMATE

The preliminary design level estimate for the project is \$1,957,100.
Staff will be applying for grants to cover at least 50% of construction costs.

SCHEDULE

Schedule is contingent on what grants the city is successful in acquiring. As of September 2024, grants for SW-0268 will place that project sooner in the 2025-2030 CIP schedule, if awarded.

2025/2026 – Preliminary design
2027/2028 – Design, permits, acquisition
2029 – Construction

SWM CIP ID:	SW-0273
Project:	0057 Fish Passage Culvert Replacement (163 RD)
Location:	7531 NE 163 RD ST
Basin:	Tributary 0057
Cost Estimate:	\$2,165,400
Summary:	Replace existing fish passage barrier culvert with new culvert.
Updated:	September 2024

NARRATIVE

The existing culvert crossing at the intersection of Tributary 0057 and NE 163rd St was identified by WDFW as a full barrier to fish passage July 22, 2021. The existing crossing consists of two 18-inch corrugated metal pipe culverts with approximately 7.5 feet of roadway fill at the downstream end. The City has identified this crossing as a high priority for replacement using the Culvert Prioritization Spreadsheet due to its significant environmental benefits. The project will result in a fish habitat gain of 20,800 square feet for many potential species including sockeye salmon, cutthroat trout, bull trout, resident trout, steelhead trout, and coho salmon.

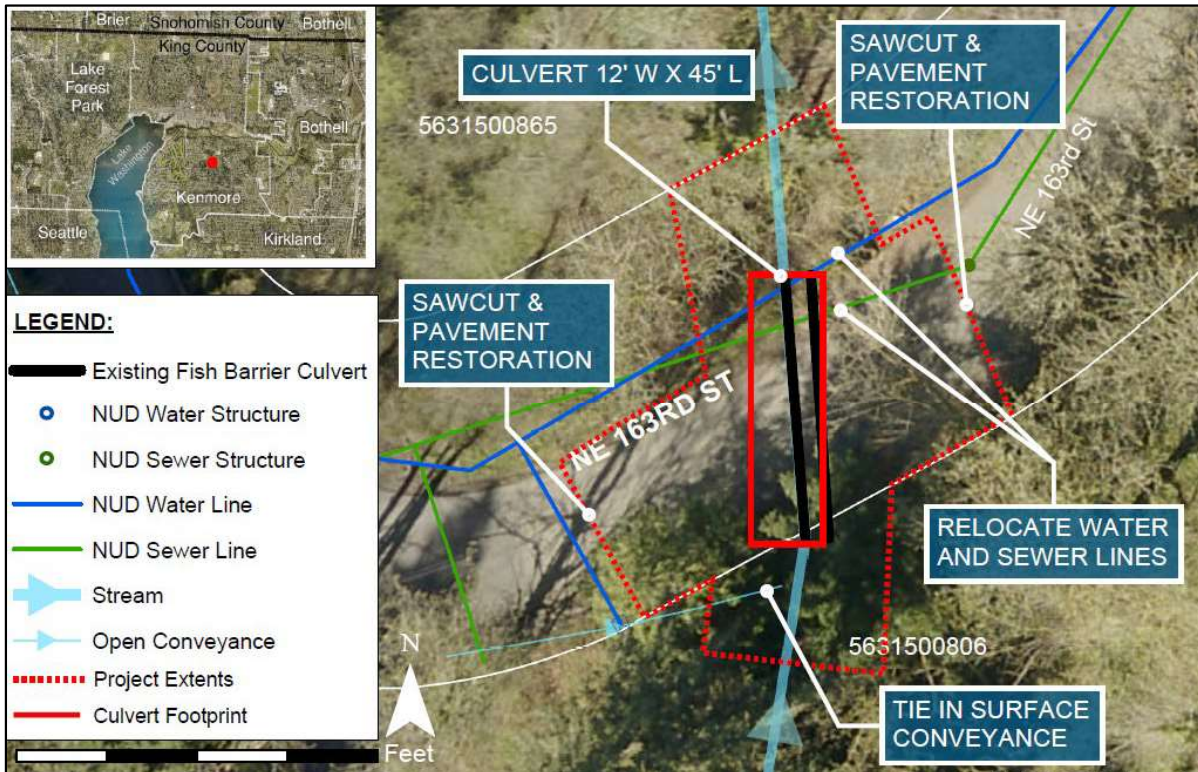
CONCEPTUAL DESIGN

The concept design for the replacement culvert is based on stream simulation culvert design, as described in WDFW's Water Crossing Design Guidelines published in 2013. The concept design bankfull width for the site is 8.0 feet based on field measurements taken near the stream crossing. The bankfull width and the existing crossing length were used to determine concept design culvert dimensions of 12-feet wide by 45-feet long. The culvert depth is expected to be standard based on the stream profile relative to the roadway. For this concept level design it was assumed that the existing slope through the crossing would be adequate for flood conveyance and fish passage, which keeps the project area small. The existing crossing ends near the upstream ROW, so an easement will be required for construction. The sewer and water utility systems near this project are expected to require standard relocation or replacement.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA needed.
- Temporary construction easements needed.
- Erosion and sediment controls needed.
- Stream bypass system needed.
- Traffic control needed.

PROJECT LOCATION



PROJECT COST ESTIMATE

The preliminary design level estimate for the project is \$2,165,400.
Staff will be applying for grants to cover at least 50% of construction costs.

SCHEDULE

Schedule is contingent on what grants the city is successful in acquiring. As of September 2024, grants for SW-0268 will place that project sooner in the 2025-2030 CIP schedule, if awarded.

2025/2026 – Preliminary design
2027/2028 – Design, permits, acquisition
2029 – Construction

SWM CIP ID:	SW-0274
Project:	Little Swamp Creek Relocation
Location:	80 TH AVE NE & NE 195 TH ST
Basin:	Swamp Creek
Cost Estimate:	\$5,716,600
Summary:	Relocate Little Swamp Creek from roadside ditch to natural stream, remove/replace four culverts, install separate roadside drainage.
Updated:	September 2024

NARRATIVE

Little Swamp Creek (LSC) flows north to south along 80th Ave NE before turning west on NE 192ND ST and connecting with Swamp Creek. LSC crosses from the east side of 80TH AVE NE to the west side just south of NE 198TH ST. LSC is confined to a roadside ditch from this location until just north of NE 193RD PL.

In addition to lack of proper stream function and habitat, during rainy months, LSC reaches full capacity in the roadside ditch and overflows the culvert at NE 195TH ST and floods the roadway. Culvert inlet capacity issues and debris clogging structures have been observed contributing to the flooding problems.

This project was identified by City Council in 2002 and Resolution 02-061 required developers to leave one hundred feet along the west side of 80TH AVE NE open and make it available to the City so that a project could eventually separate the stream from the roadside ditch and relocate it in a proper stream corridor.

The project requires acquisition of property and/or easements on three properties identified as hatched areas in the location photo below. No agreements on property acquisition have been secured to date.

CONCEPTUAL DESIGN

- Restore 1,100 feet of stream corridor along the west side of 80TH AVE NE (additional floodplain, woody debris, meandering channel centered along dedicated 100-foot stream buffer)
- Eliminate sharp stream bend at NE 193RD PL
- Install fish passable culvert for the LSC at NE 195TH ST
- Upgrade the existing stormwater system along 80TH AVE NE to meet current conveyance capacity requirements.

CONSIDERATIONS FOR IMPLEMENTATION

- Project will require environmental review, including SEPA, WDFW HPA, and possibly USACOE permit.
- Kenmore Resolution 02-061 includes frontage improvement requirements funded through property owner reimbursement or Local Improvement District.
- Easement and/or ROW acquisition required. Currently, not all owners are willing sellers.
- Downstream analysis needed. Adverse impacts are not anticipated.
- Temporary stream bypass and fish exclusion shall be used during construction.
- Traffic control will be needed.
- Flow control and water quality facilities needed along the west side of 80TH AVE NE depending on scope of frontage improvements.

PROJECT LOCATION



PROJECT COST ESTIMATE

Estimates are at conceptual stage only. Including property acquisition, cost is estimated to be approximately \$5,716,600.

SCHEDULE

2026/2027 – Preliminary design, focus on property/ROW acquisition
2028/2029 – Design, permits
2029/2030 – Final design, plans, specifications, estimates, advertise, construction

SWM CIP ID:	SW-0275
Project:	Drainage Facility P1976-01 Retrofit
Location:	61 ST AVE NE and NE 196 TH ST
Basin:	Tributary 0056
Cost Estimate:	\$530,000
Summary:	Replace aged 1970's drainage facility with modern facility.
Updated:	September 2024

NARRATIVE

Kenmore Lane is a neighborhood developed in the 1970s and contains the City's oldest public drainage facility (P1976-01). The infiltration tank is in poor condition and needs complete reconstruction. Adjacent conveyance systems carry runoff from NE 197TH ST and NE 196TH ST and erosion has been observed in the open portions of those systems.

The existing drainage facility is located within an easement on private property and access from 61ST AVE NE is through a private road. Access for inspection and maintenance is difficult.

The City has designed an option to replace the system at its current location, which would make access for inspection and maintenance easier as well as enhance the performance of the existing facility to near current standards. The design includes moving this facility into the right-of-way and altering adjacent conveyance systems to minimize private property impacts and reduce erosion.

CONCEPTUAL DESIGN

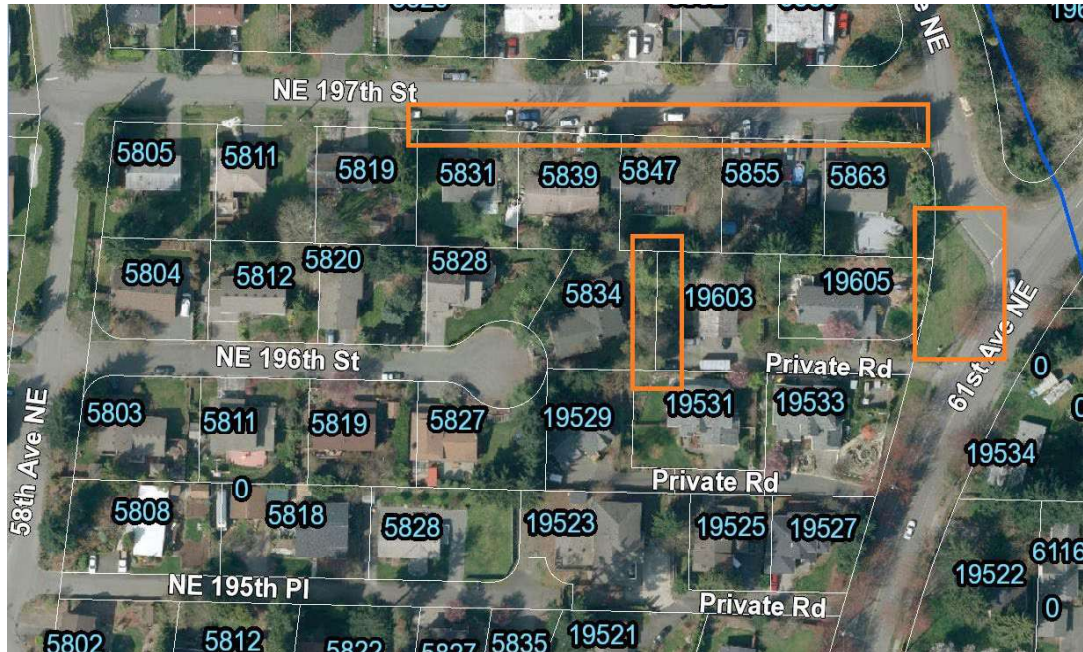
- Remove existing infiltration drainage facility located within easement on private property
- Install new facility in adjacent right-of-way location
- Modify adjacent conveyance systems to reduce private property impacts and erosion issues
- Utilize low impact development best management practices

CONSIDERATIONS FOR IMPLEMENTATION

- No critical area permits needed.
- Temporary construction easements needed.
- Utility location considerations.
- Traffic control will be needed.
- Erosion and sediment controls needed.

PROJECT LOCATION

61ST AVE NE and NE 196TH ST/NE 197TH ST.



PROJECT COST ESTIMATE

Preliminary estimate is \$530,000.

SCHEDULE

2024/2025 – Finalize design, advertise.
2025 – Construction

SWM CIP ID:	SW-0278
Project:	Thomas Property Acquisition (Conservation/Restoration)
Location:	16425 76 TH AVE NE
Basin:	Tributary 0057
Cost Estimate:	\$625,000
Summary:	Acquire critical area property for conservation and restoration.
Updated:	September 2024

NARRATIVE

As part of the City's overall goal to acquire, protect and restore high value critical area habitat, this property was identified as an ideal property to acquire to avoid development through reasonable use exception regulations. The City's 2023 adopted Rapid Progress+ funding program is designed to provide funds for restoration and conservation projects, like this one, and include expenses associated with land acquisition, demolition of existing structures and impervious areas, restoration of property to natural conditions, and grant matches.

CONCEPTUAL DESIGN

This property is currently undeveloped, but has an approved development plan, which required a reasonable use exception to accommodate one single family residence. The owner is a willing seller and upon acquisition of the property some invasive plant management is currently planned. The property will be conserved as is.

CONSIDERATIONS FOR IMPLEMENTATION

- Property appraisal
- Standard property purchase process
- A King County Conservation Futures (CFT) grant will be applied for

PROJECT LOCATION



PROJECT COST ESTIMATE

Estimated \$625,000 based on 2024 appraisal. King County Conservation Futures (CFT) grant award can potentially cover up to 75%, or \$468,750, of the purchase cost, if awarded.

SCHEDULE

2024 – Appraisal, apply for King County Conservation Futures (CFT) grant
2025 – Purchase property, inspect and clean up as needed

SWM CIP ID:	SW-0280
Project:	2025 Surface Water Small Works Program
Location:	Citywide
Basin:	Citywide
Cost Estimate:	\$79,500
Summary:	Construct stormwater maintenance/improvement projects too large for City crews.
Updated:	September 2024

NARRATIVE

The annual small works projects consist of an evolving list of projects. New problem areas will be identified each year and evaluated accordingly. Typical small works projects exceed the scope in-house maintenance capabilities but are within the range of small works as defined by RCW 39.04.

CONCEPTUAL DESIGN

City crews may be able to perform components of the work, but a contractor is typically required to complete these projects. Small Works projects may also require design or technical evaluation by the City's on-call engineering consultant.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA typically not needed.
- Temporary construction easements may be needed.
- Erosion and sediment controls may be needed.
- Traffic control may be needed.

PROJECT LOCATION

Citywide.

PROJECT COST ESTIMATE

Estimate is \$79,500 for 2025.

SCHEDULE
Projects are identified annually and construction typically occurs during summer months.

SWM CIP ID:	SW-0281
Project:	2026 Surface Water Small Works Program
Location:	Citywide
Basin:	Citywide
Cost Estimate:	\$83,500
Summary:	Construct stormwater maintenance/improvement projects too large for City crews.
Updated:	September 2024

NARRATIVE

The annual small works projects consist of an evolving list of projects. New problem areas will be identified each year and evaluated accordingly. Typical small works projects exceed the scope in-house maintenance capabilities but are within the range of small works as defined by RCW 39.04.

CONCEPTUAL DESIGN

City crews may be able to perform components of the work, but a contractor is typically required to complete these projects. Small Works projects may also require design or technical evaluation by the City's on-call engineering consultant.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA typically not needed.
- Temporary construction easements may be needed.
- Erosion and sediment controls may be needed.
- Traffic control may be needed.

PROJECT LOCATION

Citywide.

PROJECT COST ESTIMATE

Estimate is \$83,500 for 2026.

SCHEDULE
Projects are identified annually and construction typically occurs during summer months.

SWM CIP ID:	SW-0282
Project:	Property Acquisition (Conservation/Restoration)
Location:	Citywide
Basin:	Citywide
Cost Estimate:	\$850,000
Summary:	Acquire critical area property for conservation and restoration.
Updated:	September 2024

NARRATIVE

As part of the City's overall goal to acquire, protect and restore high value critical area habitat, the city allocated funds to acquire property and conduct projects that support this goal. The City's 2023 adopted Rapid Progress+ funding program is designed to provide funds for restoration and conservation projects, like this one, and include expenses associated with land acquisition, demolition of existing structures and impervious areas, restoration of property to natural conditions, and grant matches.

As of September 2024, the City has identified one potential property in Swamp Creek with a willing seller and may identify others during the 2025-2026 biennium budget. The City may also leverage King County Conservation Futures (CFT) grant funds to increase the city's ability to purchase additional property.

CONCEPTUAL DESIGN

This project has not made a final decision on a specific property as of September 2024. Once identified, a plan is developed depending on the conditions of the property. Factors such as presence of existing structures, contamination issues, and restoration needs will dictate the design needed for the project.

CONSIDERATIONS FOR IMPLEMENTATION

- Property appraisal
- Standard property purchase process
- A King County Conservation Futures (CFT) grant will be applied for
- Demolition, cleanup, restoration, if needed

PROJECT LOCATION

Citywide

PROJECT COST ESTIMATE

Estimated \$850,000 based on average property costs. King County Conservation Futures (CFT) grant award can potentially cover up to 75%, or \$637,500, of the purchase cost, if awarded.

SCHEDULE

2025 – Appraisal, apply for King County Conservation Futures (CFT) grant
2026 – Purchase property, inspect, demolition and clean up as needed

SWM CIP ID:	SW-0283
Project:	Blueberry Creek Culvert Mitigation
Location:	68 TH AVE NE and NE 202 ND ST
Basin:	Blueberry Creek (Swamp Creek)
Cost Estimate:	\$250,000
Summary:	Remove fish passage blocking culvert from Blueberry Creek.
Updated:	September 2024

NARRATIVE

Impacts resulting from a failed culvert conveying Blueberry Creek under NE 202ND ST during construction of the 68TH AVE NE Improvement Project resulted in mitigation requirements for Blueberry Creek. As mitigation, the City is removing a fish blocking culvert from the stream and restoring the creek in that area. This fish barrier is the downstream most barrier known to exist in the creek and will open access to fish to Swamp Creek.

CONCEPTUAL DESIGN

- Remove existing 12-inch culvert from stream. Access restrictions will likely require hand removal of the culvert in pieces.
- Restoration work surrounding culvert will likely have to be done by hand due to access issues and to minimize adverse impacts to critical area.

CONSIDERATIONS FOR IMPLEMENTATION

- Environmental review including SEPA and WDFW HPA needed.
- Temporary construction easements needed.
- Difficult access to project location. Manual work likely required.
- Erosion and sediment controls needed.
- Stream bypass system needed.

PROJECT LOCATION



PROJECT COST ESTIMATE

Preliminary estimate is \$250,000.

SCHEDULE

2025/2026 – Finalize design, permits, advertise
2026 – Construction

CITY OF KENMORE, WASHINGTON
CITY FACILITIES CAPITAL IMPROVEMENT PROGRAM
PROPOSED FOR THE YEARS 2025-2030

Project Description	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed
Public Works Operations Center Design & Construction	8,000,000	8,075,000	-	-	-	-
Debt Repayment	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Total Project Costs	\$ 9,800,000	\$ 9,875,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000

Funding As Proposed:	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed
Transfer from SWM	900,000	900,000	900,000	900,000	900,000	900,000
Transfer from REET	900,000	900,000	900,000	900,000	900,000	900,000
Total Project Funding	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000



City of Kenmore Facilities Improvement Program

Project Name: Public Works Operations Center

Project No. F-1

Project Location: 6500 Block of NE 202nd ST

Project Description:

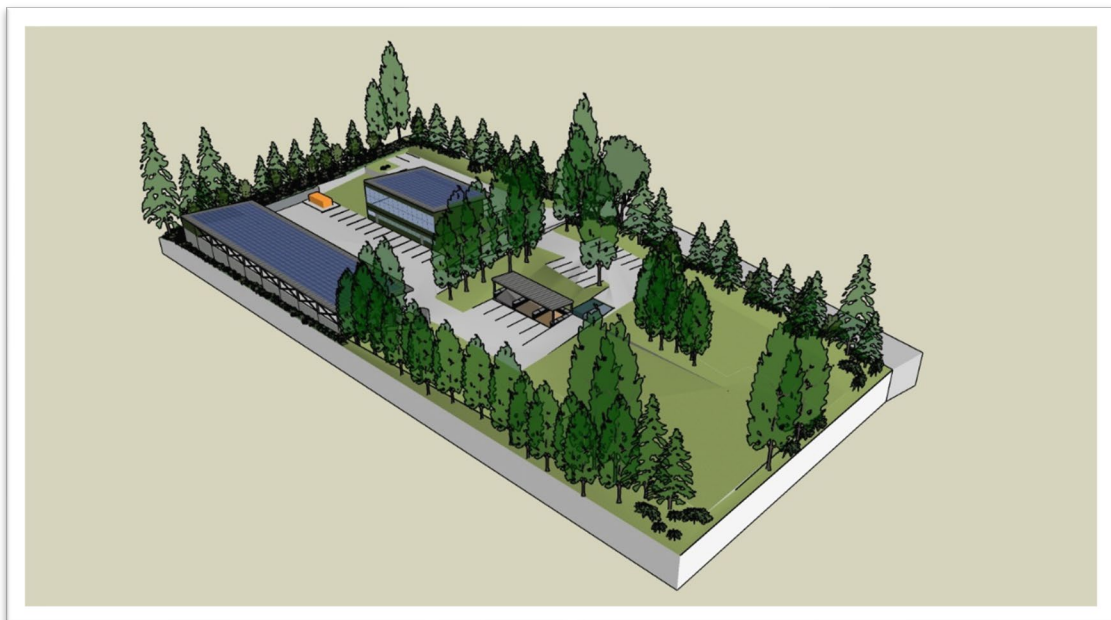
New Public Works Operation Center including an administrative building and a public works maintenance yard. The facility will provide office and yard space for Public Works Operations and Environmental Services.

Background: For nearly twenty years, the City provided public works services with an Interlocal Agreement (ILA) with the City of Lake Forest Park. The two cities parted ways after Lake Forest Park gave notice to end the ILA in 2018. In January of 2019, the City began operating its own in-house public works operations department and based its operations in two temporary locations: a portion of the US Post Office building for office space and the half acre vacant lot at the northwest corner of 67th Avenue NE and NE Bothell Way. After several unsuccessful attempts, the City secured and purchased a property in 2021 on NE 202nd St adjacent to Kenmore Middle School.

Funding Sources:

This project will be funded with a combination of Real Estate Excise Tax, Surface Water Utility Fees, and grant funds to build the initial phase of the project.

Existing Conditions: The property was previously zoned as residential but was rezoned as public/semi-public in the 2022 Comprehensive Plan Update. Three of four residential homes were demolished on the site in 2024.





City of Kenmore Facilities Improvement Program

Project Name: Public Works Operations Center

Project No. F-1

CURRENT DOLLARS

Year	Prior Years	2025	2026	2027	2028	2029	2030	Total
Expenses								
Acquisition	\$ 6,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,100,000
Design & Construction	\$ 337,458	\$ 8,000,000	\$ 8,075,000			\$ -	\$ -	\$ 16,412,458
Total	\$ 6,437,458	\$ 8,000,000	\$ 8,075,000					\$ 22,512,458
Revenue								
REET	\$ 1,151,539	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 6,551,539
SWM Fund	\$ 1,140,603	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 6,540,603
Street Fund	\$ 54,682		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,682
General Fund	\$ 28,780		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,780
Grant Funds		TBD	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 2,375,604	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 13,175,604

SCHEDULE

	2021				2022				2023				2024				2025				2026			
Project Timeline	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Acquisition																								
Rezoning & CUP																								
Design																								
Construction																								
Closeout																								

CITY OF KENMORE, WASHINGTON
REET Fund Projections
For The Years 2025-2030

DESCRIPTION	Proposed 2025	Proposed 2026	Proposed 2027	Proposed 2028	Proposed 2029	Proposed 2030
Beginning Cash	\$1,291,200	\$1,505,067	\$1,713,227	\$1,497,011	\$809,517	\$702,604
Revenues:						
REET 1	900,000	909,000	918,090	927,271	936,544	945,909
REET 2	900,000	909,000	918,090	927,271	936,544	945,909
Investment Interest	140,000	120,000	105,000	90,000	75,000	60,000
Total Revenues	\$1,940,000	\$1,938,000	\$1,941,180	\$1,944,542	\$1,948,087	\$1,951,818
Transfers Out for Transportation:						
T27 Pedestrian facilities plan	-	-	425,000	425,000	425,000	425,000
T 38 Lower Swamp Creek Bridge Replacement	-	-	-	44,148	-	-
T 41 Juanita Dr Pedestrian & Bicycle Safety	25,000	-	-	-	-	-
T 44 61st Ave Sidewalk Replacement Project (Phase 1)	-	53,553	-	-	-	-
T 252 ADA Transition Program	400,000	150,000	650,000	650,000	650,000	650,000
Transfer to Transportation Capital Fund	175,000	-	-	-	-	-
T 253 NE 18st ST Sidewalk Project	-	61,500	-	115,000	-	-
T 260 80th Ave NE Sidewalk Project	-	277,016	-	-	-	-
T 261 NE 192nd ST Sidewalk Project	73,447	130,450	-	112,150	-	-
T 262 Arrowhead Project	120,686	125,821	163,499	-	-	-
T 266 84th Ave NE Sidewalks	5,000	31,500	18,897	123,000	30,000	-
T 276 61st Ave Sidewalk Replacement Project (Phase 2)	2,000	-	-	262,738	50,000	50,000
T xxx Juanita Dr Tree Removal/Replacement	25,000	-	-	-	-	-
Subtotal - Transfers for Transportation	\$ 826,133	\$ 829,840	\$ 1,257,396	\$ 1,732,036	\$ 1,155,000	\$ 1,125,000
Transfers Out for Facilities:						
Public Works Operations Center (PWOC)	900,000	900,000	900,000	900,000	900,000	900,000
Subtotal - Transfers for Facilities	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
Subtotal - Expenditures/Transfers Out	\$ 1,726,133	\$ 1,729,840	\$ 2,157,396	\$ 2,632,036	\$ 2,055,000	\$ 2,025,000
Net Income/(Loss)	\$ 213,867	\$ 208,160	\$ (216,216)	\$ (687,494)	\$ (106,913)	\$ (73,182)
Ending Cash Balance	\$1,505,067	\$1,713,227	\$1,497,011	\$809,517	\$702,604	\$629,422

CITY OF KENMORE, WASHINGTON
Park Impact Fee Fund Projections
for the Years 2025-2030

DESCRIPTION	Proposed 2025	Proposed 2026	Proposed 2027	Proposed 2028	Proposed 2029	Proposed 2030
Beginning Cash	\$397,625	\$200,125	\$452,625	\$690,625	\$897,625	\$1,093,625
Revenues:						
Investment Interest	10,000	10,000	8,000	7,000	6,000	5,000
Park Impact Fees	292,500	292,500	250,000	250,000	225,000	225,000
Total Revenues	\$ 302,500	\$ 302,500	\$ 258,000	\$ 257,000	\$ 231,000	\$ 230,000
Transfers Out for Parks:						
P. 27 'a' & 'w' a d i s Park Waterfront	20,000	20,000	20,000	20,000	20,000	20,000
P. 32 Moorlands Athletic Field Turf Replacement	-	-	-	30,000	15,000	160,000
P. 34 Accessible Playground Feasibility Study	30,000	30,000	-	-	-	-
Transfer to Park Capital	450,000	-	-	-	-	-
Subtotal - Transfers to Park Capital	\$ 500,000	\$ 50,000	\$ 20,000	\$ 50,000	\$ 35,000	\$ 180,000
Net Income/(Loss)	\$ (197,500)	\$ 252,500	\$ 238,000	\$ 207,000	\$ 196,000	\$ 50,000
Ending Cash Balance	\$200,125	\$452,625	\$690,625	\$897,625	\$1,093,625	\$1,143,625

**Transportation Impact Fee Fund Projections
For The Years 2025-2030**

DESCRIPTION	Proposed 2025	Proposed 2026	Proposed 2027	Proposed 2028	Proposed 2029	Proposed 2030
Beginning Cash	\$1,533,849	\$1,438,849	\$1,513,849	\$1,845,954	\$1,820,954	\$1,540,954
Revenues:						
Investment Interest	40,000	35,000	30,000	25,000	20,000	15,000
Transp. Impact Fees	390,000	390,000	400,000	400,000	400,000	400,000
Total Revenues	\$430,000	\$425,000	\$430,000	\$425,000	\$420,000	\$415,000
Transfers Out for Transportation:	-	-	-	-	-	-
8 Burke Gilman Trail/SR522 Accessibility Project	-	-	2,105	-	-	-
253 NE 181st St Sidewalk Project	58,500	-	42,319	-	-	-
260 80th Ave NE Sidewalk Project	-	100,000	-	-	-	-
261 NE 192nd St Sidewalk Project	41,500	-	31,973	-	-	-
266 84th Ave NE Sidewalks	-	-	23,603	100,000	-	-
-xxx 66th/196th Slope Stability Project	-	-	-	350,000	700,000	-
Transfer to Transportation Capital Fund	275,000	250,000	-	-	-	-
Transfer to W Sammamish Bridge Fund	150,000	-	-	-	-	-
Subtotal	\$525,000	\$350,000	\$97,895	\$450,000	\$700,000	\$0
Net Income/(Loss)	(\$95,000)	\$75,000	\$332,105	(\$25,000)	(\$280,000)	\$415,000
Ending Cash Balance	\$1,438,849	\$1,513,849	\$1,845,954	\$1,820,954	\$1,540,954	\$1,955,954

CITY OF KENMORE, WASHINGTON

King County Trail and Park Levy Projections
For the Years 2025-2030

DESCRIPTION	Proposed 2025	Proposed 2026	Proposed 2027	Proposed 2028	Proposed 2029	Proposed 2030
Beginning Cash	\$109,454	\$121,254	\$133,054	\$148,054	\$163,054	\$178,054
Revenues:						
Levy Revenues- Park	190,000	190,000	190,000	190,000	190,000	190,000
Total Revenues	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000
To be Transferred Out for Parks:						
P 28 Log Boom Park	50,000	50,000	50,000	50,000	50,000	50,000
P30 Rhododendron Park	3,200	3,200	-	-	-	-
Transfer to General Fund for Operations	125,000	125,000	125,000	125,000	125,000	125,000
Subtotal - Transfers for Parks	\$178,200	\$178,200	\$175,000	\$175,000	\$175,000	\$175,000
Net Income/(Loss)	\$11,800	\$11,800	\$15,000	\$15,000	\$15,000	\$15,000
Ending Cash Balance	\$121,254	\$133,054	\$148,054	\$163,054	\$178,054	\$193,054

CITY OF KENMORE, WASHINGTON

2025-2030 CAPITAL IMPROVEMENT PROGRAM (CIP)



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September 30, 2024

Capital Improvement Program

44 Projects - \$105,885,212



PARKS: 6 Projects
Valued at \$1,529,400



TRANSPORTATION: 15 Projects
Valued at \$38,578,112



SURFACE WATER MANAGEMENT: 21 Projects
Valued at \$ 38,902,700



CITY FACILITIES: 1 Project
Valued at \$ 26,875,000

PARK CAPITAL IMPROVEMENT PROGRAM PROPOSED FOR THE YEARS 2025-2030

P 18	Rhododendron Park –Signs Replacement	\$ 28,000
P 27	λ' a ǰ ^w a d i s Park Waterfront	\$ 360,000
P 28	Log Boom Park Waterfront Access & Mitigation	\$ 300,000
P 30	Rhododendron Park Boathouse Pavilion	\$ 6,400
P 32	Moorlands Athletic Field Turf Replacement	\$ 775,000
P 34	Accessible Playground Feasibility Study	\$ 60,000

PARK CAPITAL IMPROVEMENT PROGRAM PROPOSED FOR THE YEARS 2025-2030

Project Description	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2025-2030 Total
P 14 Rhododendron Park - Signs Replacement	\$ -	\$ -	\$ 28,000	\$ -	\$ -	\$ -	\$ 28,000
P 27 L' a x w a d i s Park Waterfront	60,000	60,000	60,000	60,000	60,000	60,000	360,000
P 28 Log Boom Park Waterfront Access & Mitigation	50,000	50,000	50,000	50,000	50,000	50,000	300,000
P 30 Rhododendron Park Boathouse Pavilion	3,200	3,200	-	-	-	-	6,400
P 32 Moorlands Athletic Field Turf Replacement	-	-	-	30,000	15,000	730,000	775,000
P 34 Accessible Playground Feasibility Study	30,000	30,000	-	-	-	-	60,000
Total Project Costs	\$ 143,200	\$ 143,200	\$ 138,000	\$ 140,000	\$ 125,000	\$ 840,000	\$ 1,529,400

Funding As Proposed:	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2025-2030 Totals
Park Impact Fees	\$ 50,000	\$ 50,000	\$ 20,000	\$ 50,000	\$ 35,000	\$ 180,000	\$ 385,000
Carryover Funds			\$ 28,000				\$ 28,000
City Swamp Creek Basin Funds	40,000	40,000	40,000	40,000	40,000	40,000	240,000
King County Park Levy	53,200	53,200	50,000	50,000	50,000	50,000	306,400
Sports Leagues	-	-	-	-	-	220,000	220,000
Other Grants (Applied or Awarded)	-	-	-	-	-	350,000	350,000
Total Project Funding	\$ 143,200	\$ 143,200	\$ 138,000	\$ 140,000	\$ 125,000	\$ 840,000	\$ 1,529,400

TRANSPORTATION CAPITAL IMPROVEMENT PROGRAM PROPOSED FOR THE YEARS 2025-2030

Proposed Ordinance No. 24-0614, Capital Improvement Program for P...

T8	Burke Gilman Trail/SR522 Accessibility Project	\$ 1,740,500
T27	Pedestrian Facilities Program	\$ 1,700,000
T35	Pavement Preservation	\$ 4,375,000
T38	Lower Swamp Creek Bridge Replacement	\$ 4,598,122
T41	Juanita DR Pedestrian & Bicycle Safety Improvements	\$ 25,000
T44	61 st Ave Sidewalk Replacement Project (Phase 1)	\$ 3,757,818
T276	61 st Ave Sidewalk Replacement Project (Phase 2)	\$ 5,364,738
Txxx	Juanita Dr Tree Removal/Replacement	\$ 200,000
T252	ADA Transition Program	\$ 3,150,000
T253	NE 181st St Sidewalk Project	\$ 1,762,319
T260	80 th Ave NE Sidewalk Project	\$ 2,469,915
T261	NE 192 nd St Sidewalk Project	\$ 1,130,420
T262	Arrowhead Project	\$ 2,268,280
T266	84 th Ave NE Sidewalks	\$ 3,432,000
Txxx	66 th /196 th Slope Stability Project	\$ 1,050,000

IX. B. Proposed Funding for the Transportation Capital Improvement Program for 2025-2030

TRANSPORTATION CAPITAL IMPROVEMENT PROGRAM PROPOSED FOR THE YEARS 2025-2030

Project Description	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2025-2030 Totals
T 8 Burke Gilman Trail/SR522 Accessibility Project	\$ 240,500	\$ 1,424,075	\$ 75,925	\$ -	\$ -	\$ -	\$ 1,740,500
T 27 Pedestrian Facilities Program	-	-	425,000	425,000	425,000	425,000	1,700,000
T 35 Pavement Preservation	625,000	1,100,000	225,000	1,100,000	225,000	1,100,000	4,375,000
T 38 Lower Swamp Creek Bridge Replacement	646,864	634,801	3,028,257	288,200	-	-	4,598,122
T 42 Juanita DR Pedestrian & Bicycle Safety Improvements	25,000	-	-	-	-	-	25,000
T 46 61st Ave Sidewalk Replacement Project (Phase 1)	2,864,489	893,329	-	-	-	-	3,757,818
T 276 61st Ave Sidewalk Replacement Project (Phase 2)	230,372	561,866	3,063,090	1,409,410	50,000	50,000	5,364,738
T xx Juanita Dr Tree Removal/Replacement	200,000	-	-	-	-	-	200,000
T 252 ADA Transition Program	400,000	150,000	650,000	650,000	650,000	650,000	3,150,000
T 253 NE 181st St Sidewalk Project	278,500	149,403	1,219,416	115,000	-	-	1,762,319
T 260 80th Ave NE Sidewalk Project	389,542	2,080,373	-	-	-	-	2,469,915
T 261 NE 192nd St Sidewalk Project	217,752	171,582	628,936	112,150	-	-	1,130,420
T 262 Arrowhead Project	345,228	1,759,553	163,499	-	-	-	2,268,280
T 266 84th Ave NE Sidewalks	50,000	315,000	425,000	2,612,000	30,000	-	3,432,000
T xx 66th/196th Slope Stability Project	-	-	-	350,000	700,000	-	1,050,000
Legal Expenses for Claims	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Project Management	145,000	150,000	156,000	163,000	170,000	170,000	954,000
Total Project Costs	\$ 6,758,247	\$ 9,489,982	\$ 10,160,123	\$ 7,324,760	\$ 2,350,000	\$ 2,495,000	\$ 38,578,112

Funding as Proposed:	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2025-2030 Totals
Transportation Impact Fees	\$ 375,000	\$ 350,000	\$ 356,000	\$ 713,000	\$ 970,000	\$ 270,000	\$ 3,034,000
Real Estate Excise Taxes	826,133	829,840	1,257,396	1,732,036	1,155,000	1,125,000	6,925,405
KAPE	625,000	1,100,000	225,000	1,100,000	225,000	1,100,000	4,375,000
Connecting WA	240,500	1,424,075	73,820	-	-	-	1,738,395
Move Ahead WA	273,372	845,366	1,945,590	3,535,672	-	-	6,600,000
Sound Transit	220,000	87,903	1,177,097	-	-	-	1,485,000
BRAC Grant	646,864	634,801	3,028,257	244,052	-	-	4,553,974
WSDOT Safe Routes to Schools	327,347	1,674,864	596,963	-	-	-	2,599,174
WSDOT Ped/Bike Funds	1,224,031	2,043,133	-	-	-	-	3,267,164
FEMA (Applied or Awarded)	-	-	1,500,000	-	-	-	1,500,000
TIB (Applied or Awarded)	2,000,000	500,000	-	-	-	-	2,500,000
Total Project Funding	\$ 6,758,247	\$ 9,489,982	\$ 10,160,123	\$ 7,324,760	\$ 2,350,000	\$ 2,495,000	\$ 38,578,112

SURFACE WATER CAPITAL IMPROVEMENT PROGRAM PROPOSED FOR THE YEARS 2025-2030

SW8 190 th St Fish Passable Culvert Debt Payments	\$ 570,000
SW0274 Little Swamp Creek Relocation	\$ 5,716,600
SW0280 2025 Small Works Project	\$ 79,500
SW0281 2026 Small Works Project	\$ 83,500
2027 Small Works Project	\$ 86,800
2028 Small Works Project	\$ 89,000
2029 Small Works Project	\$ 91,200
2030 Small Works Project	\$ 93,500
SW0275 Infiltration Tank Retrofit at 61 st Ave NE/NE 196 th St	\$ 530,000
Future Stormwater Facility Retrofits	\$ 1,186,900
SW0283 Blueberry Creek Culvert Removal	\$ 250,000
SW0254 Muck Creek Restoration Project	\$ 1,250,000
Future Restoration Projects (Land Acquisition, Demo, Restoration)	\$ 3,410,800
SW0261 192 nd SC Trib Fish Passage Culvert Replacement	\$ 2,500,000
SW0273 163 rd Trib 0057 Fish Passage Culvert Replacement	\$ 2,165,400
SW0272 76 th Trib 0057 Fish Passage Culvert Replacement	\$ 1,957,100
SW0270 74 th Trib 0057 Fish Passage Culvert Replacement (D)	\$ 2,509,000
SW0271 74 th Trib 0057 Fish Passage Culvert Replacement (U)	\$ 2,498,300
SW0267 169 th Samm Trib Fish Passage Culvert Replacement	\$ 2,264,100
SW0268 175 th Trib 0056 Fish Passage Culvert Replacement	\$ 7,966,000
SW0278 Thomas Property Acquisition	\$ 625,000
SW0282 Property Acquisition (Conservation/Restoration)	\$ 850,000
Fish Passage Culvert Projects Debt Payments	\$ 2,130,000

IX. B. Proposed Investment Capital for Fish Passage or Facility Improvements

SURFACE WATER CAPITAL IMPROVEMENT PROGRAM PROPOSED FOR THE YEARS 2025-2030

Project Description	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2025-2030 Totals
SW 0271 190th St. Fish Passable Culvert Debt Payments	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$570,000
SW 0274 Little Swamp Creek Relocation	-	-	1,000,000	471,660	471,660	3,773,280	5,716,600
SW 0280 2025 Small Works Project	79,500	-	-	-	-	-	79,500
SW 0281 2026 Small Works Project	-	83,500	-	-	-	-	83,500
2027 Small Works Project	-	-	86,800	-	-	-	86,800
2028 Small Works Project	-	-	-	89,000	-	-	89,000
2029 Small Works Project	-	-	-	-	91,200	-	91,200
2030 Small Works Project	-	-	-	-	-	93,500	93,500
SW 0275 Infiltration Tank Retrofit at 61st Ave NE/NE 196th St	530,000	-	-	-	-	-	530,000
Future Stormwater Facility Retrofits	-	-	578,800	-	608,100	-	1,186,900
SW 0283 Blueberry Creek Culvert Removal	125,000	125,000	-	-	-	-	250,000
SW 0254 Muck Creek Restoration Project	1,250,000	-	-	-	-	-	1,250,000
Future Restoration Projects (Land Acquisition, Demo, Restoration)	-	46,100	810,300	830,500	851,300	872,600	3,410,800
SW 0261 192ND SC Trib Fish Passage Culvert Replacement	350,000	350,000	1,800,000	-	-	-	2,500,000
SW 0273 163RD Trib 0057 Fish Passage Culvert Replacement	25,000	25,000	25,000	358,080	1,732,320	-	2,165,400
SW 0272 76TH Trib 0057 Fish Passage Culvert Replacement	25,000	25,000	25,000	316,420	1,565,680	-	1,957,100
SW 0270 74TH Trib 0057 Fish Passage Culvert Replacement (D)	25,000	25,000	451,800	2,007,200	-	-	2,509,000
SW 0271 74TH Trib 0057 Fish Passage Culvert Replacement (U)	25,000	25,000	449,660	1,998,640	-	-	2,498,300
SW 0267 169TH Samm Trib Fish Passage Culvert Replacement	226,410	226,410	1,811,280	-	-	-	2,264,100
SW 0268 175TH Trib 0056 Fish Passage Culvert Replacement	957,630	957,630	6,050,740	-	-	-	7,966,000
SW 0278 Thomas Property Acquisition	625,000	-	-	-	-	-	625,000
SW 0282 Property Acquisition (Conservation/Restoration)	-	850,000	-	-	-	-	850,000
Fish Passage Culvert Projects Debt Payments	-	30,000	150,000	500,000	650,000	800,000	2,130,000
Total Project Costs	\$ 4,338,540	\$ 2,863,640	\$ 13,334,380	\$ 6,666,500	\$ 6,065,260	\$ 5,634,380	\$38,902,700

Funding As Proposed:	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2025-2030 Totals
Bond Proceeds for Fish Passage Culvert Projects		\$ 508,619	\$ 3,781,655	\$ 1,960,125	\$ 1,564,285	\$ 1,002,330	\$8,817,014
Grant KCFCF (SW 0254)	620,500	-	-	-	-	-	620,500
Grant KCFCF (SW 0261)	350,000	350,000	-	-	-	-	700,000
Grant Delbene Community Project (SW 0261)	-	-	1,300,000	-	-	-	1,300,000
Grant FHA AOP (SW 0268)	-	-	5,000,000	-	-	-	5,000,000
Grant Funds (Applied or Awarded)	-	100,000	1,680,000	2,500,000	2,500,000	2,500,000	9,280,000
General Facility Charge	225,000	250,000	248,400	261,800	270,200	275,000	1,530,400
Transfer from Surface Water Management Fund	-	1,017,521	716,600	1,321,700	1,092,300	1,202,600	5,350,721
Conservation Futures Grant (Property Acquisition)	468,750	637,500	607,725	622,875	638,475	654,450	3,629,775
2024 Carryover Funds	2,674,290	-	-	-	-	-	2,674,290
Total Project Funding	\$ 4,338,540	\$ 2,863,640	\$ 13,334,380	\$ 6,666,500	\$ 6,065,260	\$ 5,634,380	\$ 38,902,700

CITY FACILITIES CAPITAL IMPROVEMENT PROGRAM

PROPOSED FOR THE YEARS 2025-2030

Public Works Operations Center Design & Construction	\$ 16,075,000
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CITY FACILITIES CAPITAL IMPROVEMENT PROGRAM PROPOSED FOR THE YEARS 2025-2030

Project Description	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2025-2030 Totals
Public Works Operations Center Design & Construction	8,000,000	8,075,000	-	-	-	-	\$ 16,075,000
Debt Repayment	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	\$ 10,800,000
Total Project Costs	\$ 9,800,000	\$ 9,875,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$ 26,875,000

Funding As Proposed:	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed	2025-2030 Totals
Transfer from SWM	900,000	900,000	900,000	900,000	900,000	900,000	\$ 5,400,000
Transfer from REET	900,000	900,000	900,000	900,000	900,000	900,000	\$ 5,400,000
Total Project Funding	\$ 1,800,000	\$ 1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$ 10,800,000

CAPITAL IMPROVEMENT PROGRAM PROPOSED FOR THE YEARS 2025-2030 TOTAL EXPENDITURES \$ 105,885,212

EXPENDITURES	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed
PARKS						
P 18 Rhododendron Park - Signs Replacement	-	-	28,000	-	-	-
P 27 Alexander Park Waterfront	60,000	60,000	60,000	60,000	60,000	60,000
P 28 Log Boom Park Waterfront Access & Mitigation	50,000	50,000	50,000	50,000	50,000	50,000
P 30 Rhododendron Park Boathouse Pavilion	3,200	3,200	-	-	-	-
P 32 Moorlands Athletic Field Turf Replacement	-	-	-	30,000	15,000	730,000
P 34 Accessible Playground Feasibility Study	30,000	30,000	-	-	-	-
Total Parks	\$143,200	\$143,200	\$138,000	\$140,000	\$125,000	\$840,000
TRANSPORTATION						
T 8 Burke Gilman Trail/SR522 Accessibility Project	240,500	1,424,075	75,925	-	-	-
T 27 Pedestrian Facilities Program	-	-	425,000	425,000	425,000	425,000
T 35 Pavement Preservation	625,000	1,100,000	225,000	1,100,000	225,000	1,100,000
T 38 Lower Swamp Creek Bridge Replacement	646,864	634,801	3,028,257	288,200	-	-
T 41 Juanita DR Pedestrian & Bicycle Safety Improvements	25,000	-	-	-	-	-
T 44 61st Ave Sidewalk Replacement Project (Phase 1)	2,864,489	893,329	-	-	-	-
T 276 61st Ave Sidewalk Replacement Project (Phase 2)	230,372	561,866	3,063,090	1,409,410	50,000	50,000
T xxx Juanita Dr Tree Removal/Replacement	200,000	-	-	-	-	-
T 252 ADA Transition Program	400,000	150,000	650,000	650,000	650,000	650,000
T 253 NE 181st St Sidewalk Project	278,500	149,403	1,219,416	115,000	-	-
T 260 80th Ave NE Sidewalk Project	389,542	2,080,373	-	-	-	-
T 261 NE 192nd St Sidewalk Project	217,752	171,582	628,936	112,150	-	-
T 262 Arrowhead Project	345,228	1,759,553	163,499	-	-	-
T 266 84th Ave NE Sidewalks	50,000	315,000	425,000	2,612,000	30,000	-
T-xxx 66th/196th Slope Stability Project	-	-	-	350,000	700,000	-
Legal Expenses for Claims	100,000	100,000	100,000	100,000	100,000	100,000
Project Management	145,000	150,000	156,000	163,000	170,000	170,000
Total Transportation	\$6,758,247	\$9,489,982	\$10,160,123	\$7,324,760	\$2,350,000	\$2,495,000
SURFACE WATER MANAGEMENT						
SW 8 190th St. Fish Passable Culvert Debt Payments	95,000	95,000	95,000	95,000	95,000	95,000
SW 0274 Little Swamp Creek Relocation	-	-	1,000,000	471,660	471,660	3,773,280
SW 0280 2025 Small Works Project	79,500	-	-	-	-	-
SW 0281 2026 Small Works Project	-	83,500	-	-	-	-
2027 Small Works Project	-	-	86,800	-	-	-
2028 Small Works Project	-	-	-	89,000	-	-
2029 Small Works Project	-	-	-	-	91,200	-
2030 Small Works Project	-	-	-	-	-	93,500
SW 0275 Infiltration Tank Retrofit at 61st Ave NE/NE 196th St	530,000	-	-	-	-	-
Future Stormwater Facility Retrofits	-	-	578,800	-	608,100	-
SW 0283 Blueberry Creek Culvert Removal	125,000	125,000	-	-	-	-
SW 0254 Muck Creek Restoration Project	1,250,000	-	-	-	-	-
Future Restoration Projects (Land Acquisition, Demo, Restoration)	-	46,100	810,300	830,500	851,300	2,222,600
SW 0261 192ND SC Trib Fish Passage Culvert Replacement	350,000	350,000	1,800,000	-	-	-
SW 0273 163RD Trib 0057 Fish Passage Culvert Replacement	25,000	25,000	25,000	358,080	1,732,320	-
SW 0272 76TH Trib 0057 Fish Passage Culvert Replacement	25,000	25,000	25,000	316,420	1,565,680	-
SW 0270 74TH Trib 0057 Fish Passage Culvert Replacement	25,000	25,000	451,800	2,007,200	-	-
SW 0271 74TH Trib 0057 Fish Passage Culvert Replacement	25,000	25,000	449,660	1,998,640	-	-
SW 0267 169TH Samm Trib Fish Passage Culvert Replacement	226,410	226,410	1,811,280	-	-	-
SW 0268 175TH Trib 0056 Fish Passage Culvert Replacement	957,630	957,630	6,050,740	-	-	-
SW 0278 Thomas Property Acquisition	625,000	-	-	-	-	-
SW 0282 Property Acquisition (Conservation/Restoration)	-	850,000	-	-	-	-
Fish Passage Culvert Projects Debt Payments	-	30,000	150,000	500,000	650,000	800,000
Total Surface Water Management	\$4,338,540	\$2,863,640	\$13,334,380	\$6,666,500	\$6,065,260	\$5,634,380
CITY FACILITIES						
Public Works Operations Center Design & Construction	\$8,000,000	\$8,075,000	\$0	\$0	\$0	\$0
Debt Repayment	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000
Total City Facilities	\$9,800,000	\$9,875,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000
TOTAL EXPENDITURES	\$21,039,987	\$22,371,822	\$25,432,503	\$15,931,260	\$10,340,260	\$10,769,380

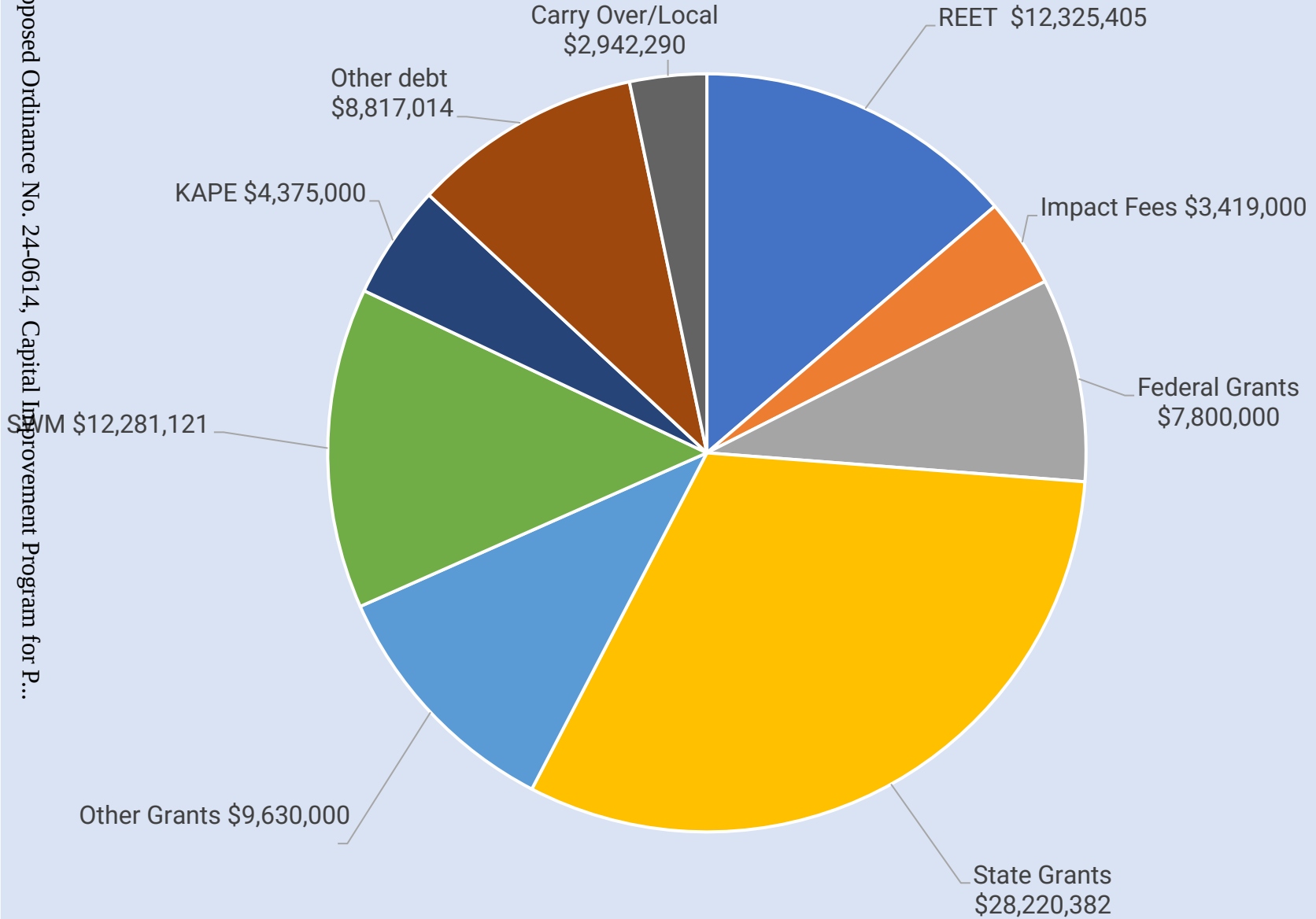
CAPITAL IMPROVEMENT PROGRAM

PROPOSED FOR THE YEARS 2025-2030

TOTAL REVENUES \$ 89,810,212

REVENUES	2025 Proposed	2026 Proposed	2027 Proposed	2028 Proposed	2029 Proposed	2030 Proposed
PARKS						
Park Impact Fees	\$50,000	\$50,000	\$20,000	\$50,000	\$35,000	\$180,000
City Swamp Creek Basin Funds	40,000	40,000	40,000	40,000	40,000	40,000
King County Park Levy	53,200	53,200	50,000	50,000	50,000	50,000
Carryover Funds	-	-	28,000	-	-	-
Sports Leagues	-	-	-	-	-	220,000
Other Grants (Applied or Awarded)	-	-	-	-	-	350,000
Total Parks	\$143,200	\$143,200	\$138,000	\$140,000	\$125,000	\$840,000
TRANSPORTATION						
Transportation Impact Fees	\$375,000	\$350,000	\$356,000	\$713,000	\$970,000	\$270,000
Real Estate Excise Taxes	826,133	829,840	1,257,396	1,732,036	1,155,000	1,125,000
KAPE	625,000	1,100,000	225,000	1,100,000	225,000	1,100,000
Connecting WA	240,500	1,424,075	73,820	-	-	-
Move Ahead WA	273,372	845,366	1,945,590	3,535,672	-	-
Sound Transit	220,000	87,903	1,177,097	-	-	-
BRAC Grant	646,864	634,801	3,028,257	244,052	-	-
WSDOT Safe Routes to Schools	327,347	1,674,864	596,963	-	-	-
WSDOT Ped/Bike Funds	1,224,031	2,043,133	-	-	-	-
FEMA (Applied or Awarded)	-	-	1,500,000	-	-	-
TIB (Applied or Awarded)	2,000,000	500,000	-	-	-	-
Total Transportation	\$6,758,247	\$9,489,982	\$10,160,123	\$7,324,760	\$2,350,000	\$2,495,000
SURFACE WATER MANAGEMENT						
Bond Proceeds for Fish Passage Culvert Projects	\$ -	\$ 508,619	\$ 3,781,655	\$ 1,960,125	\$ 1,564,285	\$ 1,002,330
Grant KCFCF (SW 0254)	620,500	-	-	-	-	-
Grant KCFCF (SW 0261)	350,000	350,000	-	-	-	-
Grant Delbene Community Project (SW 0261)	-	-	1,300,000	-	-	-
Grant FHA AOP (SW 0268)	-	-	5,000,000	-	-	-
Grant Funds (Applied or Awarded)	-	100,000	1,680,000	2,500,000	2,500,000	2,500,000
General Facility Charge	225,000	250,000	248,400	261,800	270,200	275,000
Transfer from Surface Water Management Fund	-	1,017,521	716,600	1,321,700	1,092,300	1,202,600
Conservation Futures Grant (Property Acquisition)	468,750	637,500	607,725	622,875	638,475	654,450
2024 Carryover Funds	2,674,290	-	-	-	-	-
Total Surface Water Management	\$ 4,338,540	\$ 2,863,640	\$ 13,334,380	\$ 6,666,500	\$ 6,065,260	\$ 634,380
FACILITIES						
Transfer from SWM	900,000	900,000	900,000	900,000	900,000	900,000
Transfer from REET	900,000	900,000	900,000	900,000	900,000	900,000
Total City Facilities	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000
TOTAL REVENUES	\$13,039,987	\$14,296,822	\$25,432,503	\$15,931,260	\$10,340,260	\$10,769,380

2025-2030 Capital Project Resources -\$90M



TIMELINE: NEXT STEPS



Thank You

This concludes the 2025-2030 Proposed Capital Improvement Program.

Comments or Questions?





City Council Agenda Bill City of Kenmore, WA

Subject/Topic: Estimates of Current 2023-2024 Revenues and Expenditures Estimates of Proposed 2025-2026 Revenues and Expenditures Proposed Council Action/Motion: Receive and file the Estimates of Revenues and Expenditures for the current 2023-2024 biennial budget and the Estimates of Revenues and Expenditures for the proposed 2025-2026 biennial budget for the City of Kenmore, Washington.	For Council Meeting Agenda of: 9/30/2024 Department: Finance & Administration Prepared by: Melinda Merrell, Finance & Administration Director <table border="0" style="width: 100%;"> <tr> <td></td><td style="text-align: right;"><u>Initial & Date</u></td></tr> <tr> <td>Approved by Department Head:</td><td style="text-align: right;"><u>MM 9/19/24</u></td></tr> <tr> <td>Approved by City Attorney:</td><td style="text-align: right;"><u>NA</u></td></tr> <tr> <td>Approved by Finance Director:</td><td style="text-align: right;"><u>MM 9/19/24</u></td></tr> <tr> <td>Approved by City Manager:</td><td style="text-align: right;"><u>RGK 9/20/24</u></td></tr> </table> Attachments/Exhibits: 1. 2025-2026 Biennial Budget Preparation Calendar 2. Estimates of Current 2023-2024 Revenues and Expenditures and Estimates of Proposed 2025-2026 Revenues and Expenditures		<u>Initial & Date</u>	Approved by Department Head:	<u>MM 9/19/24</u>	Approved by City Attorney:	<u>NA</u>	Approved by Finance Director:	<u>MM 9/19/24</u>	Approved by City Manager:	<u>RGK 9/20/24</u>
	<u>Initial & Date</u>										
Approved by Department Head:	<u>MM 9/19/24</u>										
Approved by City Attorney:	<u>NA</u>										
Approved by Finance Director:	<u>MM 9/19/24</u>										
Approved by City Manager:	<u>RGK 9/20/24</u>										
Summary: RCW 35A.34 provides statutory deadlines for budget development, review, and approval. The summary level estimates of revenue and expenditures for the current 2023-2024 and the proposed 2025-2026 biennial budgets for the City of Kenmore are included as Attachment 2 to this agenda bill and will be presented to the City Council at the September 30, 2024 meeting. The full 2025-2026 biennial budget will be provided in much greater detail at the October 7 City Council meeting. A budget calendar is attached which indicates the dates for budget presentations and discussions, as well as public hearings. The 2025-2026 biennial budget is expected to be adopted at the November 25, 2024 Council meeting.											
Information/Background: On or before the first business day in October, a preliminary budget must be submitted to the City Manager. The budget should set for the complete financial program, showing expenditures requested by each department and the proposed sources of revenue by which those programs will be financed. The RCW additionally requires that the revenue and expenditure sections be presented for each fund in a comparative form that will display the actual for the last fiscal year, the estimates for the current fiscal year, and the budget projections for the ensuing fiscal years.											

No later than the first Monday in October, the City Manager presents this information to the City Council. The City Council must hold public hearings on the proposed preliminary budget and on revenue sources for the coming biennium, including consideration of possible increases in property tax revenues.

Fiscal Consideration:

The proposed budgets for the 2025-2026 biennium were submitted to the City Manager in August 2024.

At the September 30, 2024 City Council meeting, a summary of the City funds will be presented which illustrate the adjusted 2023-2024 biennium budget, the 2023 total activity, the 2024 projection, the 2025 proposed budget, the 2026 proposed budget, and the 2025-2026 total proposed budget.

Some of the more significant assumptions and new requests included in the 2025-2026 proposed preliminary budget for the operational funds such as General Fund, Street Fund, and Surface Water Management include:

- Property tax levy increase of 1% as authorized by statute plus an additional \$130,000 from banked capacity for an estimated 4% total increase in 2025 and 2026.
- Increased projected revenue from photo enforcement cameras to be used for traffic safety activities and pavement preservation.
- An increase in salary and wages of 3.6% effective January 1, 2025. The cost-of-living increase is based on the June 2024 CPI-W for the Seattle, Tacoma, Bellevue area which was 3.6%. We have estimated a 5% increase for 2026.
- A 5% estimated increase in medical insurance premiums.
- Police services contract: 5.5% increase estimated for both 2025 and 2026, based on estimates provided by King County.
- Staffing changes, including proposed new positions to better align resources with workload demands and priorities, will be described in detail in the upcoming budget book.
- Removal of anticipated admission tax revenue (over \$260,000) as this revenue source is no longer being pursued (as recommended by the Financial Sustainability Task Force).
- A \$150,000 increase in interest income from the prior biennium to align with current investment yields.
- Transferring \$120,000 annually from the General Fund to the Equipment Reserve Fund for Building Preservation (in keeping with a facility needs study).
- The use of approximately \$2.0M of one-time Special Projects funding in the General Fund (made possible by ARPA) for various Climate Action, Human Services and Economic Development activities.

These and other budget highlights will be reviewed in more detail during the budget review meetings with the City Council during the months of October and November 2024. The Proposed Preliminary 2025-2026 Budget is scheduled to be distributed on October 7.

City Council Priority or Budget Objective Being Addressed:

Per RCW 35A.34, the City Manager must provide the legislative body with current information on estimates of revenues from all sources as adopted in the budget for the current year, no later than the first Monday in October. The City Manager must also provide the legislative body with the preliminary budget setting forth the complete financial program, showing expenditures requested and sources of revenue.

2025-2026 Budget Preparation Calendar

2025-2026 Budget

- May, 2024 – Update Service Level Budgeting model
- May/June – Depts update 25-26 workplans based on council priorities
- June – Budget kick off
- June - Departments begin preparing budgets
- July 26 – Budget requests due back to Finance
- August – Budget meetings with City Manager, other Depts and Finance
- September 30 – Presentation to Council: Review estimates for revenues/expenditures for 2025-26
- October 7 – City Manager’s Budget Message and 2025-2026 Preliminary Budget delivered to City Council
- October 14 – Department presentations to Council
- October 21 – Department presentations to Council
- October 28 – Department presentations to Council
- November 12 – Public Hearing 2025-2026 Preliminary Budget
- November 18 – Public Hearing Final 2025-2026 Biennial Budget
- November 25 – Public Hearing Final 2025-2026 Biennial Budget
- November 25 – Ordinance to Adopt 2025-2026 Biennial Budget

6-Year Capital Improvement Program (CIP) Update

- August, 2024 – 2025 – 2026 CIP review w/departments
- September 30 – Council review/update
- October 7 – Public hearing, 2025 – 2026 CIP
- October 14 – Ordinance to Adopt 2025 – 2030 CIP

2023-2024 Biennium Budget Amendments

- October 28, 2024 – Presentation to Council
- November 12 – Public Hearing & Adoption of Ordinance

2025 Property tax levy

- November 18, 2024 – Review, Public Hearing & Adoption ordinance

BARS Statutory Budget Deadlines:

Statutory Deadlines for Preparing 2025 City/Town Budgets	
Pre-Budget Items (Spring/Summer 2024)	Council retreat; Adopt/update financial policies; Public hearings for capital facility plan updates; Public forums or community outreach (ex: community priorities); Mayor/manager communicates budget objectives to staff
Sept. 9	Budget request to all department heads
Sept. 9-22	Department heads prepare estimates of revenues and expenditures; Clerk prepares estimates for debt service and all other estimates
Sept. 23	Budget estimates from department heads filed with clerk
Sept. 25	Implicit price deflator calculated (only applies to cities of 10,000+ population)
Oct. 1	Clerk provides estimates filed by department heads to mayor/manager showing complete financial program
Oct. 7	Mayor/manager provides council with estimates of revenues from all sources, including estimates prepared by clerk, for consideration of setting property tax levy
Mid-October to mid-November (approx.)	Public hearing on revenue sources including possible increases in property tax
Nov. 2	Mayor/manager prepares preliminary budget and budget message; files with clerk and council
Nov. 1-18 (approx.)	Publication notice of preliminary budget and final hearing
Nov. 1-25 (approx.)	Public hearing(s) on preliminary budget
Nov. 21	Copies of budget available to public
Nov. 30	Property tax levies set by ordinance and filed with county
Dec. 2	Final budget hearing
Dec. 31	Budget adoption deadline

CITY OF KENMORE ESTIMATES OF REVENUES AND EXPENDITURES CURRENT 2023-2024 BUDGET PROPOSED 2025-2026 BIENNIUM BUDGET							
FUND		2023-2024 Adjusted Biennium Budget	2023 Total Activity	2024 Projection	2025 Proposed Budget	2026 Proposed Budget	2025-2026 Total Biennium Proposed Budget
Fund: 001 - General Fund	Revenue	\$32,967,258	\$17,299,087	\$17,293,758	\$17,215,097	\$17,860,266	\$35,075,363
	Expenditures	\$32,736,301	\$11,100,573	\$17,629,707	\$18,968,122	\$18,743,554	\$37,711,676
Fund: 045 - Strategic Reserve Fund	Revenue	\$27,356	\$52,839	\$50,000	\$45,000	\$40,000	\$85,000
	Expenditures	\$0	\$0	\$0	\$0	\$0	\$0
Fund: 046 - Strategic Opportunities Fund	Revenue	\$135,018	\$36,638	\$23,000	\$2,000	\$2,000	\$4,000
	Expenditures	\$576,000	\$395,763	\$306,000	\$0	\$0	\$0
Fund: 101 - Street Fund	Revenue	\$4,330,380	\$1,625,318	\$2,344,696	\$1,340,091	\$1,333,142	\$2,673,233
	Expenditures	\$3,783,782	\$1,601,422	\$2,209,470	\$1,523,918	\$1,554,806	\$3,078,724
Fund: 105 - KAPE Fund (Kenmore Automated Photo Enforcement)	Revenue	\$550,000	\$218,443	\$750,000	\$2,320,000	\$3,170,000	\$5,490,000
	Expenditures	\$541,200	\$197,207	\$693,550	\$2,335,000	\$3,022,651	\$5,357,651
Fund: 110 - Public Art Fund	Revenue	\$1,400	\$3,983	\$2,500	\$2,250	\$2,000	\$4,250
	Expenditures	\$0	\$43,821	\$0	\$62,095	\$19,895	\$81,990
Fund: 115 - Transportation Benefit District	Revenue	\$1,206,305	\$470,520	\$716,000	\$723,600	\$730,736	\$1,454,336
	Expenditures	\$1,180,000	\$450,000	\$730,000	\$725,000	\$725,000	\$1,450,000

FUND		2023-2024 Adjusted Biennium Budget	2023 Total Activity	2024 Projection	2025 Proposed Budget	2026 Proposed Budget	2025-2026 Total Biennium Proposed Budget
Fund: 130 - ARPA Fiscal Recovery Fund	Revenue	\$0	\$0	\$0	\$0	\$0	\$0
	Expenditures	\$4,932,411	\$5,135,254	\$0	\$0	\$0	\$0
Fund: 200 - 2016 UTGO Debt Service Fund 2021 UTGO Debt Service Fund	Revenue	\$2,116,750	\$1,059,500	\$1,057,250	\$1,054,550	\$1,055,350	\$2,109,900
	Expenditures	\$2,116,750	\$1,059,500	\$1,057,250	\$1,054,550	\$1,055,350	\$2,109,900
Fund: 300 - Transportation Capital Fund	Revenue	\$9,928,613	\$4,592,086	\$3,151,609	\$6,758,247	\$9,489,982	\$16,248,229
	Expenditures	\$8,725,329	\$4,551,000	\$1,831,648	\$6,758,247	\$9,489,982	\$16,248,229
Fund: 301 - Real Estate Excise Tax Fund	Revenue	\$4,896,168	\$2,021,864	\$1,850,000	\$1,940,000	\$1,938,000	\$3,878,000
	Expenditures	\$6,655,201	\$2,163,622	\$3,368,109	\$1,726,133	\$1,729,840	\$3,455,973
Fund: 302 - W&W Bond Project Fund	Revenue	\$22,700	\$330,974	\$300,000	\$150,000	\$100,000	\$250,000
	Expenditures	\$0	\$1,919	\$2,000	\$2,025	\$2,050	\$4,075
Fund: 303 - Park Capital Fund	Revenue	\$713,200	\$532,331	\$466,739	\$280,000	\$280,000	\$560,000
	Expenditures	\$2,073,200	\$1,251,941	\$430,000	\$268,200	\$268,200	\$536,400
Fund: 304 - Park Impact Fee Fund	Revenue	\$505,670	\$314,420	\$390,000	\$302,500	\$302,500	\$605,000
	Expenditures	\$157,500	\$201,725	\$200,000	\$500,000	\$50,000	\$550,000
Fund: 305 - Transportation Impact Fee Fund	Revenue	\$1,043,334	\$723,824	\$900,000	\$430,000	\$425,000	\$855,000
	Expenditures	\$700,000	\$200,000	\$250,000	\$525,000	\$350,000	\$875,000

FUND		2023-2024 Adjusted Biennium Budget	2023 Total Activity	2024 Projection	2025 Proposed Budget	2026 Proposed Budget	2025-2026 Total Biennium Proposed Budget
Fund: 306 - Sammamish Bridge Replacement	Revenue	\$1,381,785	\$1,112,912	\$250,000	\$150,000	\$0	\$150,000
	Expenditures	\$1,381,785	\$1,094,318	\$50,000	\$574,913	\$74,915	\$649,828
Fund 307 - Public Works Operations Center Fund	Revenue	\$18,875,604	\$514,709	\$18,374,705	\$1,800,000	\$1,800,000	\$3,600,000
	Expenditures	\$18,875,604	\$514,709	\$1,023,374	\$9,800,000	\$9,875,000	\$19,675,000
Fund: 308 - Affordable Housing Fund	Revenue	\$0	\$0	\$453,527	\$0	\$0	\$0
	Expenditures	\$0	\$0	\$0	\$0	\$0	\$0
Fund: 309 - Lakepointe Fund	Revenue	\$0	\$0	\$2,240,000	\$1,685,000	\$0	\$1,685,000
	Expenditures	\$0	\$0	\$2,148,789	\$1,745,500	\$0	\$1,745,500
Fund: 401 - Surface Water Management Fund	Revenue	\$7,155,655	\$3,452,860	\$4,250,000	\$4,755,364	\$5,163,063	\$9,918,427
	Expenditures	\$9,671,557	\$5,136,882	\$3,979,997	\$4,160,346	\$5,075,023	\$9,235,369
Fund: 402 - SWM Capital Fund	Revenue	\$7,005,688	\$2,438,944	\$1,634,206	\$1,664,250	\$2,863,640	\$4,527,890
	Expenditures	\$7,442,150	\$2,622,458	\$480,512	\$4,338,540	\$2,863,640	\$7,202,180
Fund: 403 - Swamp Creek Basin Fund	Revenue	\$10,000	\$19,960	\$15,000	\$10,000	\$8,000	\$18,000
	Expenditures	\$80,000	\$0	\$80,000	\$40,000	\$40,000	\$80,000
Fund 501 - Equipment Replacement Fund	Revenue	\$196,740	\$121,599	\$120,870	\$235,870	\$230,870	\$466,740
	Expenditures	\$470,000	\$32,889	\$50,000	\$300,000	\$225,000	\$525,000

2025-2026 Budget Revenues do not include Beginning Fund Balance and Budget Expenditures do not include Ending Fund Balance