

City of Kenmore



City of Kenmore - 18120 68th Avenue NE - PO Box 82607, Kenmore WA 98028
Phone: 425-398-8900 - Fax: 425-481-3236 - E-mail: cityhall@kenmorewa.gov

City of Kenmore
City Council Special Study Session Agenda
7:00 p.m., Monday, October 29, 2012
Kenmore City Hall, Council Chambers
18120 68th Avenue NE, Kenmore, WA 98028

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call the City Clerk at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Council agendas are also available on our website at www.kenmorewa.gov.

- I. CALL TO ORDER

- II. STUDY SESSION AGENDA
 - A. Review of 2013-2014 Proposed Biennial Budget:
 - Public Art Fund
 - Strategic Reserve Fund
 - Strategic Opportunity Fund
 - Impact Fee Funds
 - Kenmore Village Fund
 - Equipment Replacement Fund
 - Capital Funds

- III. COUNCILMEMBER COMMENTS/INITIATIVES

- IV. ADJOURNMENT

Upcoming Meetings:

Tuesday, October 30, 2012	6:30 - 7:30 p.m.	Business Open House, City Hall
Monday, November 5, 2012	7:00 p.m.	Council Special Meeting
Monday, November 12, 2012	Meeting Postponed to Tuesday Due to Veterans' Day Holiday	
Tuesday, November 13, 2012	7:00 p.m.	Council Regular Meeting



City Of Kenmore, Washington

Memorandum

Date: October 19, 2012
To: Rob Karlinsey, City Manager
From: Kris Overleese, City Engineer *KO*
Cc: Debbie Bent, Community Development Director
Bryan Hampson, Development Services Director
Subject: Grant Application Update

Rob, per your request, this memo outlines the information gathered regarding the Abagobez property and the potential to keep the house in place for environmental education purposes.

History

As part of the 73rd Street bridge rehabilitation, Council established a policy to purchase residences in the floodplain when the flood elevation was within one foot of the floor elevation of the habitable space and the owner was a willing seller. This 71,438 square foot parcel at 18804 73rd Avenue NE (Abagobez) consistently flooded during the winter and the residents used a boat at times to access the residence. The owners approached the City for inclusion in the program as willing sellers. Based on the difficult access to the residence during the winter the City acquired the parcel. Please see attachment A, the Council report for this acquisition.

The purchase price for the property was \$345,000 plus the acquisition costs (staff and consultants) to total \$370,810. The property was acquired in 2012 using revenues from the City's surface water capital fund to cover the total expenditures. In 2012 the City applied for King County Conservation Futures Tax (CFT) funding. The City is eligible for \$185,405 of CFT funding. The City anticipates the funding to be available late in 2012. Conditions of CFT funding require that future use of the property is restricted to low impact, passive-use recreation as the intent of CFT funding is protection of open space.

The City's original intent was to demolish the building and return the property to open space. During Council's discussion of the Park Capital Improvement Program (CIP) 6/25/12, retaining the 2,240 sq.ft. Abagobez residence for environmental education use was identified as a potential park project. At that meeting, Council also gave direction for staff to complete a review of the building structure, including an assessment of mold or asbestos if needed. Development Services staff completed an assessment of the building in July 2012 (See Attachment B). If the City retains the building then the amount of CFT funding is reduced (see table below).

18120 68th Ave NE · PO Box 82607 · Kenmore, WA 98028
Office: (425) 398-8900 · Fax: (425) 481-3236 · cityhall@kenmorewa.gov
www.kenmorewa.gov



City Of Kenmore, Washington

Memorandum

The 2013-2014 Preliminary Proposed City Budget includes \$10,000 in the 2013 park capital improvement budget for assessing site/engineering issues and regulations related to critical areas, parking, access and drainage to support the use of the residence for environmental education use. \$40,000 is allocated in the 2015 park capital budget for potential improvements, though this number is a planning level estimate. Staff has been gathering information on site/engineering issues over the last few weeks.

Environmental Education Center Potential

There is interest in keeping the Abagobez home/structure for an environmental education center. As this is different than the original intent, staff was asked to investigate this potential. The review was a coordinated effort between Engineering, Community Development, and Development Services. The key issues to review are as follows:

- Funding (impact to CFT reimbursement)
- Structural Improvement and Access Requirements
- Parking
- Environmental Compliance

The following table compares demolition cost of the Abagobez structure to keeping it for an environmental center.

	Demolish Abagobez Structure	Keep Structure for Other Use
CFT Reimbursement Lost	0	\$92,794
Demolition cost	\$12,000	0
Upgrade Structure & Access	0	\$50,000
Parking	0	TBD
Environmental Compliance	0	TBD
Total Est of Cost	\$12,000	\$142,794

Reimbursement Cost: The City paid \$345,000 for the land and structure and additional resources for administrative settlement. The Conservation Futures Tax (CFT) program has tentatively agreed to reimburse the City \$185,405 (half of the land and half of the structure, plus administrative costs). If the City were to keep the house intact, CFT has indicated this is possible, but they would not reimburse us for any of the structure. The City would receive \$92,794 less. This summary does not include long term maintenance costs.

Upgrade Structure and Access: The Abagobez home has a deck that was not permitted and there are other issues with the home that would require fixing. Please see Attachment B, a report written by the Development Services group outlining deficiencies and cost. The report also identifies a cost for building a boardwalk from the street to the structure. Staff continues

18120 68th Ave NE · PO Box 82607 · Kenmore, WA 98028

Office: (425) 398-8900 · Fax: (425) 481-3236 · cityhall@kenmorewa.gov
www.kenmorewa.gov



City Of Kenmore, Washington

Memorandum

to investigate the best way for pedestrians to access the structure and ADA access should also be built.

Parking: Turning the home into a nature center would require parking. Staff does not recommend putting parking where the current Schmidt home exists (between the Abagobez home and the street) as the area floods. Staff will investigate the options for street parking. Parking beyond street parking would require additional resources.

Environmental Compliance: The property is almost entirely within a Class 1 wetland. This wetland is also regulated under shoreline rules. The property is within the floodplain with a portion in the floodway. The property is also within a mapped seismic hazard area. A variance was granted by King County (prior to Kenmore's incorporation) to allow the residence to be built in the wetland. The house was elevated to comply with floodplain regulations and a wetland mitigation area was required to the east of the residence. The prior owner of the property built a deck without permits within the critical areas and wetland mitigation area.

The City has not completed an assessment of whether the deck could be retained in compliance with all critical area regulations. It is possible that a Reasonable Use Exception (RUE) land use permit would be required. Several criteria must be met in order to approve a RUE permit and these criteria have not been assessed. A shoreline variance would also possibly be required in order to keep the deck and the Department of Ecology has the final authority in granting a variance to shoreline regulations. Again the City has not assessed the criteria for granting a shoreline variance. Additional mitigation may also be required to keep the deck. Any additional site work or improvements (e.g. for access or parking) would also need to be assessed for compliance with critical area regulations.

Attachment A.

CITY OF KENMORE, WASHINGTON			
AGENDA BILL SUMMARY			
AGENDA TITLE			MEETING DATE
Authorize the City Manager to execute a settlement agreement and purchase and sale agreement to acquire the 71,438 square foot parcel at 18804 73 rd Ave NE with Surface Water Management Funds in the amount of \$410,000.			November 28, 2011
DEPARTMENT	DIRECTOR	CONTACT PERSON	PHONE
Engineering	Ron Loewen	Ron Loewen	425-398-8900
COST OF PROPOSAL:		ACCOUNT NUMBER:	
Item	Amount	4100 6354	
Property Acquisition	\$345,000		
Acquisition Fees	\$ 13,900		
Site Restoration	\$ 35,000		
Settlement Agreement	\$ 65,000		
Staff Costs	\$ 5,000		
Contingency	\$ 4,000		
Total	\$467,900		
AMOUNT BUDGETED:		NAME AND FUND #:	
2011 – 2012 Mid Biennium Budget \$878,000		Fund #41Surface Water Management Fund	
6 Year Capital Improvement Plan \$900,000			
ATTACHMENT(S) TO AGENDA PACKET ITEM:			
1) Site location map 2) Settlement Agreement 3) Purchase and Sale Agreement			
SUMMARY STATEMENT:			
As part of the 73rd Street bridge rehabilitation, Council established a policy to purchase residences in the floodplain when the flood elevation was within one foot of the floor elevation of the habitable space and the owner was a willing seller. This 71,438 square foot parcel is consistently flooded during the winter and the residents are required to use a boat at times to access the residence. The owners approached the City for inclusion in the program as willing sellers. Based on the difficult access to the residence during the winter the policy should be extended to include the acquisition of this parcel. Additionally the parcel is adjacent to several other City owned parcels. This acquisition would increase the City's contiguous ownership at this location from 13 Acres to 14.6 Acres. See attached site location map. The property will also help to increase wetland functions and improve fish and wildlife habitat. Following discussions with the property owner, they agreed to sell their property to the City. An appraisal report was prepared to establish fair market value for the property. Universal Field Services was contracted for \$12,926 to assist with purchase negotiations. The owner has tentatively agreed to the purchase price of \$345,000 and an additional \$65,000 to resolve claim issues. The total compensation amount includes all closing costs. Closing is scheduled for December.			

IIA. Review of 2013-2014 Proposed Biennial Budget:

- Public Art Fund

Once the property has been acquired, the residence will be removed and the housing site graded and seeded. Site restoration is estimated to cost \$35,000.

The funds for the settlement agreement and purchase sale agreement are included in 2011-2012 Budget and as amended by the 2011-2012 Mid Biennium Budget Amendment. The proposed 6-year Surface Water Management Fund budget includes \$900,000 dollars for property acquisitions within the Swamp Creek Basin. These funds include a Washington State Cities Risk Pool reimbursement of \$10,000 as part of the settlement resolution.

The City will pursue a Conservative Futures Tax (CFT) funds grant application which may reimburse the City for up to half of the acquisition cost. Previous purchases of property along Swamp Creek have been approved to receive CFT funds and it is expected that funds would be approved for this parcel as well.

CONSISTENT WITH OR COMPARISON TO PAST COUNCIL POLICIES, ORDINANCES, DIRECTION:

Comprehensive Plan Policy SW 42.1.5 Pursue a regional system for managing surface water in the Swamp Creek Basin that addresses overall planning, development regulations, funding, enforcement of rules, acquisition of significant properties, and construction of capital facilities.

Authorize the City Manager to execute a settlement agreement and purchase and sale agreement to acquire the 71,438 square foot parcel at 18804 73rd Ave NE with Surface Water Management Funds in the amount of \$410,000.

REVIEWED BY FINANCE DIRECTOR:	REVIEWED BY CITY ATTORNEY:	APPROVED BY CITY MANAGER:
TODAY'S DATE: November 14, 2011	REVISION DATE(S):	FILE NAME & PATH (HYPERLINK): S:\0165 Abagobez Property Acquisition\City Council\November Agenda Bill 11-15-11.docx

IIA. Review of 2013-2014 Proposed Biennial Budget:

- Public Art Fund

431

CITY OF KENMORE, WA
BUILDING ANALYSIS REPORT18120 68th Ave NE, Kenmore, WA 98028

425-398-8900

www.kenmorewa.gov

GENERAL INFO	Date: July 27, 2012		
	Building Name: Abagobez House		
	Address: 18804 73 rd AVE NE, Kenmore WA 98028		
	Parcel Number: 011410-1009		
	Report Prepared By: Bryan Hampson and Mark Schwarzwalter		
	Date of Inspection: July 2, 2012		
	Weather Conditions: Cloudy, Dry, approximately 72 degrees		
	Type of Building:	Occupancy Use:	
	☒ Single-family Residence	Residential	
	Gross Floor Area (sf): 2,240 square foot		
Number of Stories: 2			
Year Built: 1999			
Lot Size: 71,434 sf			
Zoning: R-1			
SUMMARY	List of items not working and/or major deficiencies:		Estimated price range (\$):
	Replace underfloor insulation		1,000
	Replace underfloor ductwork		4,000
	Install underfloor soffit board		1,000
	Pressure wash roof		350
	Replace broken window		500
	Install smoke detectors		200
	Service furnaces, water heaters, range and dishwasher		750
	Insulate piping underfloor		100
	Cabinet and handrail repair		250
	Replace exhaust fan and kitchen hood		750
	Replace carpet		3,000
	Replace linoleum		250
	Repaint interior walls, ceilings, doors and moldings		2,500
	Reconstruct deck footings ¹		2,500
	Reconstruct patio cover (optional) ¹		5,000
	OPTION 1: Construct ramp in lieu of stairs (need a 60'x4' ramp for rise) ¹		4,800
	Install one accessible parking stall and access aisle		4,000
	OPTION 2: Construct a boardwalk from the right-of-way to deck (210'x5') ¹	-	21,000
	Subtotal	30,950	43,150
	Building Permit ¹	825	1,050
	Variance Permit (within critical area) ¹	2,500	2,500
Total	34,275	46,700	
Note 1: The deck, patio cover and boardwalk are not considered unreasonable, would not create a health or safety hazard or create an adverse impact to the critical areas and buffers based on the size, configuration, height and openness and therefore would be allowed through the proper permitting process.			

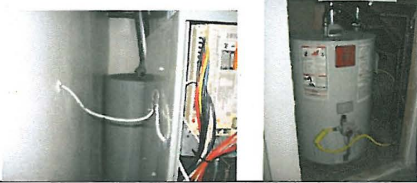
IIA. Review of 2013-2014 Proposed Biennial Budget:

- Public Art Fund

FOUNDATION	Crawlspace	 Underfloor area completely submerged in water.	Satisfactory	N/A
	Foundation:	Concrete. No signs of settlement or deterioration.	☒	☐
	Floor Structure:	Wood Joists. No signs of deterioration or mold	☒	☐
				
	Vapor Barrier:		☐	☒
	Insulation:	Insulation has been destroyed by rodents and/or animals. The insulation would need to be replaced, (recommend rigid insulation and soffit board).	☐	☐
	Ventilation:		☒	☐
	Mechanical:	Mechanical forced air ducts have been destroyed by rodents and/or animals. All ductwork would need to be replaced (recommend rigid duct with internal Insulation).	☐	☐
	Pipes:	Underfloor plumbing pipes are exposed.	☐	☐
	Water Damage/Rot/ Mold:	No rot or mold observed.		☐
Signs of Rodents:	Yes.		☐	
ROOF	Roof Structure:	Wood Trusses	Satisfactory	N/A
			☒	☐
	Roofing Material:	Composition Shingles. Roof needs moss and leaves cleaned off.	☒	☐
	Insulation:	Attic not inspected	☐	☐
	Ventilation:	Attic not inspected	☐	☐
	Mechanical:	Attic not inspected	☐	☐
	Pipes:	Attic not inspected	☐	☐
	Gutters &	None observed	☐	☒

WALLS	Downspouts		
	Water Damage/Rot/ Mold:	None observed	☒
	Signs of Rodents:	None observed	☒
	Wall Structure:	Wood studs	Satisfactory ☒ N/A ☐
	Exterior Materials:	Wood Siding	☒ ☐
	Windows:	Insulated, double pane. Exterior pane of one window broken upstairs living Room	☒ ☐
			
	Doors:		☒ ☐
	Chimney:		☐ ☒
	Water Damage/Rot/ Mold:	Small area of surface mold in bedroom #2 downstairs	☐
			
ELECTRICAL	Electrical Service:	Over head service, main panel located in the laundry room and subpanel upstairs	Satisfactory ☒ N/A ☐
	Amps:	200 Amps,	☒ ☐
	Grounding & Bonding:	Could not verify	☐ ☐
	Circuits:		☒ ☐
	Outlets and Fixtures:		☒ ☐

HEATING/COOLING	Smoke Detectors:	Smoke detectors missing throughout	☐	☐
	Heating System:	Forced air furnace, 40,000 btu/h, downstairs and 25,000btu/h upstairs. Recommend servicing both furnaces prior to use.	☒	☐
				
	Shut off valve:		☒	☐
	Combustion Air:		☒	☐
	Ductwork:	Underfloor ductwork completely destroyed by animals or rodents	☐	☐
	Cooling System:		☐	☒
	Heat Pump:		☐	☒
PLUMBING	Water Service:	Public	☒	☐
	Main Shutoff:	Not located	☐	☐
	Pipes:	Piping is satisfactory, no leaks observed, underfloor are exposed (not insulated)	☐	☐
				
	Fixtures:	Tubs, showers, sinks and toilets need cleaning	☐	☐
				
	Drain, Waste, & Vent:		☒	☐

	Water Heater:	Gas water heater, 40 gallons downstairs; 20 gallons upstairs	☒	☐
				
	Fire Sprinklers:	None	☐	☒
	Leaks:	None observed	☐	

KITCHEN		Drawer front needs repair, cabinets need cleaning	Satisfactory ☒	N/A ☐
	Cabinets & Countertop:			
	Appliances:	Dishwasher was not operating, needs cleaning Range, not operating, gas was turned off, needs cleaning	☐	☐
				
	Floor Covering:	Linoleum	☒	☐
	Ventilation:	Ductless, not operating	☐	☐
	Other:		☐	☐

INTERIOR		Hardwood downstairs in living area is satisfactory Carpet in bedrooms downstairs and throughout upstairs needs replacement, burned and stained throughout. Bathrooms have linoleum (peeling in some areas).	Satisfactory ☐	N/A ☐
	Floor Covering:		☐	☐
				

	Walls throughout need repainting, stained and dirty	☐	☐	
	Wall Covering/ paint			
	Stairs/Railings:	Interior handrail needs repair. Stairs satisfactory.	☐	☐
	Fireplace:		☐	☒
	Interior Doors:	Doors themselves are satisfactory, need repainting, stained, dirty	☐	☐
	Exhaust Fans:	Not operating in downstairs hall bathroom, other bathroom fans are operating	☐	☐

EXTERIOR	Deck:	Deck and patio cover were installed without a permit. Deck posts are submerged in water, the deck footings would need to be extended above the flood level.	Satisfactory	N/A
				
	Patio:		☐	☒
	Patio Cover:	The patio cover was installed without a permit. The roof framing is over spanned and is showing signs of water damage.	☐	☐
				
	Porch:		☐	☒
	Stairs and handrails to deck constructed without permits. One handrail and guardrail are missing. Stair treads, risers and openings are not constructed to building code requirements. Ramp would be required if changed to public use.	☐	☐	

Building Analysis Report for Abagobez cont.
7/27/2012

Carport:		☐	☒
Outbuildings:		☐	☒
Grading:	Land around the house is flooded.	☐	☐
			
Driveway:	Driveway is gravel and portions get submerged underwater when water rises	☐	☐