



PLEASE NOTE: This meeting will be held at City Hall, 920 SE Cedar Falls Way, North Bend, WA.

Members of the public may choose to attend in person or by teleconference. As the in-person/teleconference hybrid meeting option is new technology to City Staff it is strongly encouraged that members of the public that are attending by teleconference provide comments in advance of the meeting. Please email comments on any agenda items prior to the meeting to the City Clerk at soppedal@northbendwa.gov. Please provide comments by 5 p.m., Tuesday, May 17, 2022 so a copy can be provided to the City Council prior to the meeting.

Members of the public that wish to attend by teleconference may do so by using the Zoom Meetings platform. Instructions on how to access the meeting and provide public comment are available at the following link: [May 17, 2022 City Council Meeting Calendar Item](#). You will be required to have a registered Zoom account and display your full name to be admitted to the online meeting.

Zoom Meeting Information:

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Meeting ID: 899 0286 6141
Password: 303911
Call In Phone Number: 1-253-215-8782

CITY COUNCIL MEETING

May 17, 2022 – Agenda

City Hall, 920 SE Cedar Falls Way, North Bend, Washington

7:00 P.M. – CALL TO ORDER, ROLL CALL, FLAG SALUTE

CONSENT AGENDA:

		Pg.#
1) Minutes	City Council Meeting of May 3, 2022	1
2) Payroll	May 5, 2022 – 28487 through 28493, in the amount of \$292,017.26	
3) Checks	May 17, 2022 – 72350 through 72401, in the amount of \$316,901.66	
4) AB22-060	Motion – Authorizing 2 nd Amendment to Parametrix Contract	Mr. Rigos 5
5) AB22-061	Motion – Authorizing MOU to PW CBA RE Standby Duty	Mr. Rigos 15
6) AB22-062	Motion – Authorizing Purchase of GIS Plotter/Scanner Equipment	Ms. Masko 19
7) AB22-063	Motion – Authorizing Port of Seattle Grant for Economic Development Initiatives	Ms. Deming 23

CITIZEN'S COMMENTS: (Please restrict comments to 3 minutes)

ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:

8) AB22-064	Appointment to Economic Development Commission	Mayor McFarland 33
9) AB22-065	Appointment of City Attorney	Mayor McFarland 37



COMMISSION AND COMMITTEE REPORTS:

Planning Commission	Community & Economic Development – Councilmember Miller
Parks Commission	Finance & Administration – Councilmember Elwood
Economic Development Commission	Public Health & Safety – Councilmember Koellen
Regional Committees	Transportation & Public Works – Councilmember Loudenback
	Mayor Pro Tem – Councilmember Rosen
	Eastside Fire & Rescue Board – Councilmember Gothelf

INTRODUCTIONS:

10) AB22-066 Public Hearing, RE Formation of Meadowbrook Sewer ULID	Mr. Rigos	39
11) AB22-067 Public Hearing, Resolution – Adopting Six Year TIP 2023-2028	Mr. Mohr	127

MAYOR, COUNCIL & ADMINISTRATOR CONCERNS AND INITIATIVES: (Business and general information presented that may be deliberated upon by the Council. Formal action may be deferred until a subsequent meeting; immediate action may be taken upon a vote of a majority of all members of the Council.)

EXECUTIVE SESSION: To Discuss Potential Litigation, pursuant to RCW 42.30.110(1)(i) & Property Acquisition, pursuant to RCW 24.30.110 (1)(b)

ADJOURNMENT:

NORTH BEND CITY COUNCIL MINUTES

May 3, 2022

City Hall, 920 SE Cedar Falls Way, North Bend, Washington

CALL TO ORDER, ROLL CALL:

Mayor McFarland called the regular meeting to order at 7:00 p.m.

Councilmembers Present: Gothelf, Joselyn, Loudenback, Miller and Rosen. Councilmember Elwood and Councilmember Koellen were excused.

CONSENT AGENDA:

Minutes – City Council Meeting of April 19, 2022

Payroll – April 20, 2022 – 28480 through **28486**, in the amount of **\$232,293.52**

Checks – May 3, 2022 – 72273 through **72349**, in the amount of **\$1,095,146.64**

AB22-048 – Motion Authorizing Contract with ETC for Community Survey

AB22-049 – Resolution 2021 Awarding Train Depot Rehab Project to AMER-X Inc.

AB22-050 – Motion Authorizing Contract with DOC for Train Depot Rehab Project

AB22-051 – Resolution 2022 Awarding 2nd Street Project to Fury Site Works

AB22-052 – Motion Authorizing Contract with Axis for Cascade Water Project

AB22-053 – Motion Authorizing Contract with Parametrix RE Complete Streets

AB22-054 – Resolution 2023 Authorizing Contracts for Snoqualm Lift Station Repair

AB22-055 – Resolution 2024 Accepting TIB Grant for Complete Streets

AB22-056 – Resolution 2025 Accepting Tanner Trail Nuisance Abatement Project

Councilmember Gothelf **MOVED**, seconded by Councilmember Loudenback to approve the consent agenda as presented. The motion **PASSED** 5-0.

CITIZEN'S COMMENTS:

Michael Thomas, 1231 LaForest Drive SE, commented on audio quality problems at the last City Council meeting and provided some suggestions for improvement. He requested additional time for public comment and noted his support of the Salary Commission and an increase in salaries for elected officials. Mr. Thomas concluded by speaking out against the draft Supreme Court decision regarding Rowe v. Wade.

ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:

Proclamation – Affordable Housing Week

Audio: 5:17

Mayor McFarland read a proclamation declaring May 8 – 14th, 2022 as Affordable Housing Week in the City of North Bend. Patrick Sullivan, Chief Operating Officer of Habitat for Humanity Seattle King & Kittitas Counties, was present to accept the proclamation.

AB22-057 – Appointments to Planning Commission**Audio: 8:33**

Mayor McFarland recommended the reappointments of Olivia Moe to Position No. 4 and James Boevers to Position No. 5 and the appointments of Brian Aylward to Position No.1, Juliano Pereira to Position No. 2, Coreen Wilson to Position No. 6 and Hannah Thiel to Position No. 7 on the Planning Commission.

Councilmember Gothelf **MOVED**, seconded by Councilmember Rosen to approve AB22-057, confirming the Planning Commission appointments for Olivia Moe to Position No. 4, James Boevers to Position No. 5, Coreen Wilson to Position No. 6 and Hannah Thiel to Position No. 7, all terms expiring May 18, 2026; Brian Aylward to Position No. 1, term expiring May 18, 2024 & Juliano Pereira to Position No. 2, term expiring May 11, 2023. The motion **PASSED** 5-0.

AB22-058 – Appointments to Salary Commission**Audio: 21:11**

Mayor McFarland recommended the appointments of Mary Barrett to Position No. 1, Errol Tremolada to Position No. 2 and Coreen Wilson, to Position No. 3 on the Salary Commission.

Councilmember Gothelf **MOVED**, seconded by Councilmember Miller to approve AB22-058, confirming the appointment of Mary Barrett to Position No. 1, Errol Tremolada to Position No. 2, and Coreen Wilson to Position No. 3 on the Salary Commission, with all terms expiring on May 3, 2023. The motion **PASSED** 5-0.

INTRODUCTIONS:**AB22-059 – Ordinance 1777 Amending NBMC 17.08.150 RE Application Requirements for Preliminary Plats & Binding Site Plans****Audio: 26:26**

Senior Planner McCarty provided the staff report.

The following individual commented on the agenda item:

Michael Thomas, 1231 LaForest Drive SE

Councilmember Miller **MOVED**, seconded by Councilmember Loudenback to approve AB22-059, an ordinance amending NBMC Section 17.08.150 enabling preliminary plat, preliminary short plat, and preliminary binding site plan application review with certificate of future sewer availability, as a first and final reading. The motion **PASSED** 4-1 (Rosen).

MAYOR, COUNCIL, AND ADMINISTRATOR CONCERNS AND INITIATIVES:

Councilmember Gothelf commented on the increased daylight hours and encouraged all to obey speed limits when driving on City streets, particularly when children were at play.

Councilmember Loudenback acknowledged the recent holidays and commented on a job well done by the Snoqualmie/North Bend Police Department on a recent incident.

Councilmember Miller noted she attended the Women's Build at Habitat for Humanity's Taylor Town project recently and encouraged all those interested to get involved in the project.

Councilmember Rosen echoed Councilmember Loudenback's comments regarding the Snoqualmie/North Bend Police Department.

Mayor McFarland spoke regarding the following items:

- Special Recycling Event – May 14th 9 a.m. – 3 p.m. at Snoqualmie Middle School
- Exercising Caution in Construction Zones
- NE 6th Street Watermain Replacement Project
- SE North Bend Way/436th Ave SE Final Grinding and Paving Project
- Lumen Utility Relocation Project on 2nd Street

ADJOURNMENT:

Councilmember Gothelf **MOVED** to adjourn, seconded by Councilmember Loudenback. The motion **PASSED** 5-0.

The meeting adjourned at 7:46 p.m.

ATTEST:

Rob McFarland, Mayor

Susie Oppedal, City Clerk



SUBJECT:	Agenda Date: May 17, 2022	AB22-060
Motion Authorizing Amendment No. 2 to Contract with Parametrix for North Bend Way Bridge 1135-3 Scour Project	Department/Committee/Individual	
Cost Impact: NTE \$17,787.23	Mayor Rob McFarland	
Fund Source: TIF	City Administrator – David Miller	
Timeline: Immediate	City Attorney – Mike Kenyon/Lisa Marshall	
	City Clerk – Susie Oppedal	
	Administrative Services – Dawn Masko	
	Comm & Econ Development – Rebecca Deming	
	Finance – Richard Gould	
	Public Works – Mark Rigos, P.E.	X

Attachments: Scope & Fee**SUMMARY STATEMENT:**

The City of North Bend (City) has a contract with King County (County) to inspect the structural components of seven bridges within North Bend City Limits. The City does not have a structural bridge inspector or structural engineer on staff. In March 2021, City staff received the 2020 bridge inspection logs from the County.

The County bridge inspection group determined there is a critical scour concern for City Bridge No. 1135-3, which is located on North Bend Way over the South Fork Snoqualmie River. This bridge foundation consists of spread footings and one of the spread footings has recently become scour critical. The coffer dams around the footing are also deteriorating. City staff wants to address this issue before damage is caused to a structural bridge element, which would create a serious problem.

City staff immediately contacted County staff to determine if they could provide the needed design services, but this is not something they perform “in house”. As a result, City staff contacted Parametrix, as they have been analyzing the Nintendo Levee Setback Project and performing hydraulic analysis in this same reach of the river.

On June 1, 2021, the City Council awarded an engineering services contract to Parametrix to conduct preliminary investigations, provide data collection, perform hydraulic analysis, evaluate bridge scour design, evaluate permitting requirements, and write a conceptual design memo which included a narrative, cost estimate, scour mitigation plans, constructability risks, permit matrix and environmental mitigation measures.

On December 7, 2021, the City Council approved Amendment 1 covering design and permitting of Option 1, which was selected during preliminary design investigations. Their work includes topographic survey and mapping, critical areas review, cultural resource assessment, 30 percent design, final PS&E, and permitting.

Amendment 2 covers design and permitting of the additional scouring that was discovered during a field visit in February at Piers 8 and 9. The new scouring is minor (at this point), and City staff want to address this scouring while working to fix the critical scour problem at Pier 6. This minor scour problem developed during the last flood event in February 2022.

City staff recommends moving forward with Amendment No. 2 to the Parametrix contract for engineering design and permitting of additional scouring at Piers 8 and 9.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.

COMMITTEE REVIEW AND RECOMMENDATION: The Transportation and Public Works Committee reviewed this item on April 26, 2022 and recommended approval and placement on the Consent Agenda.

RECOMMENDED ACTION: **MOTION to approve AB22-060, authorizing Amendment No. 2 to the contract with Parametrix for final design and permitting for North Bend Way Bridge No. 1135-3 Scour Project, in a form and content acceptable to the City Attorney, in an amount not to exceed \$17,787.23.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
May 17, 2022		

SCOPE OF WORK

City of North Bend
Contract Number: 2021-23

North Bend Bridge 1135-3 – Bridge Scour Design

Supplement 2

INTRODUCTION

King County determined that there is a scour concern for the City of North Bend Bridge #1135-3 which is located on West North Bend Way over the South Fork Snoqualmie River. The bridge foundations consist of spread footings and is scour critical. The coffer dams around the footings are also deteriorating.

The City of North Bend (City) requested Parametrix (Consultant) to develop a conceptual scour repair mitigation assessment. This assessment was completed on August 23, 2021 and submitted to the City for review. The City requested that the Consultant finalize the assessment report with a formal recommendation measure and develop the PS&E for contract AD and award for the recommended mitigation measure.

The Consultant will develop a preliminary, final, and bid ready design for a scour countermeasure installation for Pier 6 of this structure. This countermeasure includes the placement of graded broken rock (rip rap) placed approximately 6 feet below riverbed on a geotextile layer and overlaid with soil/river material. The deliverables will include construction access to the site and proposed construction sequencing.

This design work will not begin until January 2022.

Supplemental work – Provide preliminary, final, and bid ready design for mitigation of the right bank South Fork Snoqualmie River levee gated relief culverts located on the south side of the bridge near Piers 8 and 9. This will include mitigation measure to reduce the energy of the relief pipe flows to eliminate channeling of water that can scour the bridge piers. In addition, provide preliminary, final, and bid ready design repair of a scour hole along the west side of Pier 8.

PROJECT ASSUMPTIONS

This scope of work description is based on the following project wide assumptions (other assumptions are located within the tasks as needed):

- Existing soil information will be used, no new geotechnical investigations will be conducted.
- No additional hydraulic analysis will be needed to support this design.
- Stakeholder involvement will be limited to permitting agencies and King County.
- Construction access will be within a critical area and temporary impacts are assumed. Restoration will be necessary. All permits will include impacts and mitigation.

- The project lies in a Special Flood Hazard Area and assumed to require a City Floodplain Development Permit for the temporary access for the construction work at the pier.

SCOPE OF WORK

Task 100 Project Management and Coordination

100.10 Progress Reports and Invoicing

Prepare and submit monthly formal progress reports and weekly informal e-mail progress check-ins. The formal monthly progress report will describe the work underway or completed in the subject month and the status of individual tasks. The weekly informal progress report will provide weekly progress as well as a one week look ahead update. The monthly progress reports will be included with the monthly invoices.

100.20 Project Coordination

Coordination of efforts include conducting, coordinating, and scheduling project activities and assuring quality control. Every effort will be made to maintain effective communication with the team and key project stakeholders. This also includes the project kick off meeting, weekly team meetings, and biweekly City coordination meetings as needed. In addition, the Consultant project manager will provide an informal weekly progress report, via e-mail, to the City project manager.

Deliverables:

1. Monthly Progress Reports and Invoices.
2. Weekly informal progress check-ins (e-mail).
3. Meeting Agendas and Notes for the kick-off and biweekly City coordination meetings.

Task 200 Topographic Survey and Mapping and Critical Areas Review

Task 200.10 Topographic Survey and Mapping

The Consultant shall provide topographic survey and mapping to assist in the design of the construction access to river level and also pick up sensitive area/wetland flagging provided by Wetland Resources. The specific limits of the survey will be provided to the survey team after a formal site visit and sensitive area assessment. The survey will mostly be located on the north and west side of the bridge as the south and west side area has already been mapped. It is estimated that the amount of survey is less than one acre and survey should take no more than two days for field work.

The survey will be expanded to the east bank, both on the north and south sides of the bridge. This survey is less than one acre and will take up to two days of field work. The survey will include overall ground topog including, both culvert relief pipe openings (inlet and outlet invert elevations), culvert sizes, at least two central channel points downstream of each culvert, and the full levee wall in this location.

Deliverables:

1. 3D Survey mapping in AutoCAD, version 2020 by Axis Survey and Mapping

Task 200.20 Critical Area Review

The Consultant shall provide a wetland and stream delineation review to support potential construction access location determination. The actual limits for the site review will be determined at a formal site visit for potential construction access points on the west approach end of the bridge. The area of review is estimated at less than one acre. The Consultant will complete wetland and stream characterization and ratings for wetlands identified during the site review per City code. The Consultant shall also complete a floodplain habitat assessment if the project requires a Floodplain Development Permit. A critical area report will also be provided as required by the permit actions.

Deliverables:

1. Wetland and stream sketch map (electronic pdf)
2. Critical Areas Report (electronic pdf)
3. North Bend Habitat Assessment Worksheet located here
https://northbendwa.gov/DocumentCenter/View/8277/Forms---Habitat-Assessment-Worksheet_updated-9-2-2021

Task 200.30 Cultural Resource Assessment

The project requires approval by the Corps of Engineers, which triggers the requirement to comply with Section 106 of the National Historic Preservation Act (NHPA). The age of the existing structure requires the evaluation for eligibility for listing pursuant the NHPA. The Cultural Resources consultant will conduct desktop evaluation and conduct a brief field visit to document the existing bridge. Findings will be documented on a historic property inventory form, which will be submitted to the Washington Department of Archeology and Historic Preservation. Because the project will not involve work outside of previously disturbed areas, no archeological survey is assumed to be required for the project. If the design dictates work outside of previously disturbed areas or if a survey is required by regulatory agencies this work be completed under a supplemental agreement. The subconsultant will prepare a technical memorandum summarizing the findings of the desktop review and field assessment. The memorandum will be submitted with the Corps of Engineers permit submittal to support the required coordination by the Corps under Section 106 of the NHPA.

Deliverables:

1. Section 106 Resources Technical Memorandum (electronic pdf)
2. Historic Property Inventory Form

Task 300 Design and Permitting Needs

Task 300.20 Permitting Needs

Based on the permit matrix developed as part of the scour assessment, provide the necessary SEPA documentation and permitting necessary to construction the project as follows:

- Prepare a Joint Aquatic Resource Project Application (JARPA) for the proposed project for submittal for federal and state environmental permits.
- Prepare a Biological Evaluation for the project following the Corps of Engineers template and guidelines. For the purpose of developing a level of effort, the consultant assumes that the level of documentation would be a no effect determination per Corps of Engineers guidelines
- Prepare JARPA figures following Corps JARPA figure guidelines

- Prepare Coastal Zone Management Consistency Determination submittal
- Revise JARPA based on 100% design information to support WDFW HPA on-line submittal. Submit HPA application materials to WDFW.
- Prepare a SEPA Environmental Checklist per the City of North Bend Municipal Code (NBMC) 14.04.070. The consultant will prepare the Environmental Checklist for review and approval by the City so that they may make a threshold determination for the project.
- Prepare a City of North Bend Land Use Application Form assemble permit submittal package.
- Prepare a City of North Bend Shoreline Management Act Application Form assemble permit submittal package.
- Prepare a City of North Bend Building and/or Clearing Permit Application Form(s) and assemble permit submittal package.
- Prepare a City of North Bend Floodplain Development Permit Application Form and assemble permit submittal package.

Conduct ongoing permit coordination and support including responding to federal and state agency comments on submittals and coordinate City and consultant team response. Respond to City planning department comments on permit materials. Revise permit materials per City planning department comments.

Assumptions

- The City will be the SEPA lead agency.
- No additional technical analysis or special studies will be required to support a City review of the SEPA beyond those identified in this scope of work or previously prepared for prior phases of work.
- The project will not utilize state or federal funding for construction, which would trigger additional environmental documentation.
- The project will not utilize state or federal funding for construction, which would trigger additional environmental documentation.
- The project will qualify for a Corps of Engineers Nationwide Permit.
- The current Corps Nationwide Permit program expires in March 2022 and may be updated prior to that date. The Corps will issue new Nationwide Permits prior to construction. The project will be grandfathered under the current permit program, or the newly issued Nationwide Permits will have similar requirements and conditions as the current program.
- A Corps of Engineers Individual Permit will not be required.
- A Coast Guard permit will not be required.
- A FEMA CLOMR or LOMR will not be required.
- The scope of work anticipates up to 2 agency site visits and anticipates combined attendance at the site visits.
- The ESA Section 7 consultation can be completed based on existing site-specific information. No additional field survey or investigation will be required.
- The project can be designed to meet ESA Section 7 guidelines for no effect projects.
- The project can be designed to meet state and federal guidelines for outfalls, bank armoring, water quality, and fish screens and fish exclusion during construction.
- The scope of work does not include the preparation of a final SWPPP. A final SWPPP will be contractor-provided.
- The City will not require additional materials not identified in this scope of work for the Shoreline Management Act Application.
- The project will not require a Shoreline Management Act Conditional Use Permit or Variance.
- The project will not require issuance of a critical area exemption exception or variance.

- The project will not trigger the need for compensatory floodplain storage or a zero-rise analysis.
- The project will not require modeling to demonstrate compliance with floodplain development requirements.
- The project will not require completion of a flood hazard certification.
- No evaluation of traffic impacts will be required.
- The City will be responsible for all permit application fees and third-party review fees.
- The City will be responsible for the publication of all notices and announcements.
- The consultant will provide ongoing support to the City during the permit review and approval process up to the level of effort identified in project budget. Level of effort for Coordination/Permit Support assumes 4 hours each month for 9 months.
- The City will authorize the Consultant as its agent for federal and state permit applications and submittals.
- The City will be responsible for submittal and tracking of City-issued permits and approvals.
- This task budget includes preparation and revisions of permit applications. Revisions to plans, technical reports, or other permit submittals are included under their associates task budgets.

Deliverables:

1. Corps/Ecology JARPA form and figures
2. Biological Evaluation (no effect)
3. CZM Consistency Determination Submittal
4. WDFW JARPA/on-line HPA submittal materials
5. SEPA Environmental Checklist
6. Shoreline Substantial Development Permit Application and associated materials
7. Land Use Permit Application and associated materials
8. Building /Clearing Permit Application and associated materials
9. Floodplain Development Permit Application and associated materials

The Consultant shall prepare bridge scour remediation construction Plans, Specifications, and Estimate for the Preliminary and Final submittals.

Task 300.40 Preliminary Design (30%)

Prepare construction Plans and Estimate at the 30% design level for the selected scour countermeasure to provide the City an opportunity to review, comment, and provide direction on work. The 30% design effort will also be the basis for the required project environmental permits (City, State, and federal). The design team will support the permit team in the permit application process.

Additional scour mitigation for Pier 8 and channel flow design for the two levee relief culverts south of the east bridge approach will be developed as part of the preliminary design. One, cost effective measure, will be provided to reduce, or eliminate high energy water channeling of the levee relief drainage to the South Fork Snoqualmie River. This design will also include repairing/filling in the existing voids at Pier 8. Additional temporary construction access will be included for this added work and documented in the Construction Sequencing Technical Memorandum. Up to three additional preliminary design sheets will be included for the preferred relief drainage mitigation and scour repair at pier 8.

The consultant shall include a technical memorandum describing the construction access and sequencing.

Deliverables:

1. Construction Sequencing Technical Memorandum (electronic pdf)
2. Preliminary (30%) Plans (electronic pdf)
 - a. The proposed plan sheets to be delivered for this task are listed as follows:

i. Cover with Vicinity Map	1 Sheet
ii. Bridge Plan and Profile	2 Sheets
iii. Drainage channel and details	2 Sheets
iv. Construction Sequencing	1 Sheet
v. Typical Details	1 Sheet
3. 30% Engineers Construction Cost Estimate

Task 300.50 Final Design

The consultant shall update the Preliminary design submittal to reflect review comments and changes from the review by the City and bring the design to a 90% level for construction permit applications. The 90% plans shall include a Stormwater Pollution Prevention Plan (SWPPP). The City Building permit submittal checklist is located at <https://northbendwa.gov/DocumentCenter/View/5903/commercial-and-mulit-family-checklist?bidId=>. The City Shoreline Substantial Development Conditional Use Permit form is located at <https://northbendwa.gov/ArchiveCenter/ViewFile/Item/1395>. It is assumed that this project will be exempt from this permit.

The consultant shall continue developing the 100% PS&E for formal City review while the permit reviews are in progress. Based on the 100% PS&E review, the consultant shall resolve issues and update the Plans, Specifications, and Estimate to a Final design suitable for advertisement and bidding.

The City will provide the bid documents section of the contract provisions. The consultant shall provide special provisions needed for construction and assist in assembling the full bid document set for advertisement.

The proposed plan sheets to be delivered for this task are the same as the Preliminary Plan, plus added details, construction access, TESC, and construction sequencing.

Deliverables:

1. 90% Permit Set (Plans only), including a SWPPP (electronic pdf)
2. 100% Design Set and Bid Ready set packages (electronic pdf), including:
 - a. Plans
 - b. Cost Estimate
 - c. Special Provisions

The Consultant will attend one pre-bid meeting. Meeting arrangements and location to be provided by the City.

The Consultant will prepare written responses to bidder requests for information and bid addenda as requested by the City.

The Consultant will review bidder proposals and prepare summary of comparison between value of bid items and engineer's estimate as requested by the City.

END OF SCOPE OF WORK

Client: City of North Bend, WA
 Project: NBend Bridge 1135-3 Scour Assess - Amendment 2
 Project No: 554-1838-010

Task	SubTask	Description	Burdened Rates:	
300		Conceptual Design and Permitting Needs	\$148.82	\$170.76
300	40	Preliminary Design (30 Percent)	\$13,874.08	88
300	50	Final Design (100 Percent and Bid Set PS&E)	\$6,341.76	40
			\$7,532.32	48
		Labor Totals:	\$13,874.08	88
		Totals:	\$13,874.08	\$4,762.24
		Subconsultants		
		Axis Survey and Mapping	\$3,713.15	
		Subconsultants Total:	\$3,713.15	
		Other Direct Expenses		
		Other Direct Costs (including mileage at .585/mile)	\$200.00	
		Other Direct Expenses Total:	\$200.00	
		Project Total	\$17,787.23	

<u>Subconsultants</u>	
Axis Survey and Mapping	\$3,713.15
Subconsultants Total:	\$3,713.15
<u>Other Direct Expenses</u>	
Other Direct Costs (including mileage at .585/mile)	\$200.00
Other Direct Expenses Total:	\$200.00



SUBJECT:	Agenda Date: May 17, 2022	AB22-061
Motion Authorizing a Memorandum of Understanding to the Collective Bargaining Agreement with the Teamsters covering Public Works Employees	Department/Committee/Individual	
Cost Impact: Approx. \$15,000 / year	Mayor Rob McFarland	
Fund Source: Streets (30%), Water (25%), Sewer (25%), Storm Drainage / Flood (10%), Parks (10%)	City Administrator – David Miller	
Timeline: Immediate	City Attorney – Mike Kenyon / Lisa Marshall	
	City Clerk – Susie Oppedal	
	Administrative Services – Dawn Masko	
	Comm. & Economic Development – Rebecca Deming	
	Finance – Richard Gould	
	Public Works – Mark Rigos, P.E.	X

Attachments: Memorandum of Understanding

SUMMARY STATEMENT:

The City of North Bend's Public Works Department's Maintenance Division employs 17 maintenance technicians. This group as comprised below operates upon and maintains the City's infrastructure:

- Shop Mechanic (1) who maintains fleet and parks type vehicles;
- Sewer Group (4) who maintains wastewater treatment plant, 4 sewer lift stations and approx. 60 miles of sewer pipe / manholes;
- Water Group (4) who maintains 3 water sources, pumphouses, 3 reservoirs, 2 chlorination facilities, several thousand meters, 60 miles of watermain, fire hydrants, and water mitigation system;
- Parks Group (3.5) including the maintenance supervisor who maintains EJ Roberts, William Taylor Park, New Si View Parks, Tannerwood Park, and several other parks; and
- Streets Group (4.5) who maintains streets, sidewalks, signs, channelization, guard rails, pavement, many storm drainage facilities.

Their standard maintenance working hours are from 7 a.m. to 3:30 p.m. Monday through Friday.

Their non-standard maintenance hours are all other hours which can be evenings, weekends and holidays, if determined necessary. In a significant emergency event, such as snowstorm or flooding responses, all maintenance technicians will typically make themselves available. However, for all non-standard working hours not involving an emergency, the City previously implemented a Standby program within the CBA (Collective Bargaining Agreement).

When a maintenance division employee accepts Standby responsibility, a Standby cell phone is required to be carried at all times. The Standby employee could be called to address either non-emergencies (for example, a dead deer on a road shoulder or vandalism) and/or true emergencies (for example, a mechanical malfunction at the WWTP) that can happen in the middle of a night. The City always has two Standby employees available during non-working hours. One is responsible for general / water / streets / parks related items. The other is responsible for the WWTP and sewer lift stations. The reason why there are two Standby employees is because different problems can arise that require specific skillsets to troubleshoot and resolve the problem. Standby responsibility rotates every other week for the four employees. Thus, each standby employee is on standby for 26 weeks per year which is a substantial impact to an employee's personal life. The City would like to reduce that burden.

Currently, there are four maintenance employees that are qualified to be Standby. A qualified employee needs to be able to perform all or most of the work that arises and also needs to live within a 30 minute

drive. Additionally, each employee who accepts Standby responsibility must be sober, must be able to drive, and must be able to reach the City within 30 minutes.

City staff desire to increase the number of available Standby employees from four to six, so the rotation would become every three weeks (instead of two) and the time commitment would become 17 weeks per year (instead of 26). The purpose of increasing the number of Standby employees is to maintain the City's desired level of service, improve morale, address water mitigation in a timely fashion, retain quality employees, reduce burnout, among other reasons.

This proposed modification triggers a Memorandum of Understanding (MOU) to the Collective Bargaining Agreement ("CBA"). Previously, there has not been an increase in weekly Standby compensation of \$350/week since 2019. This proposal increases compensation from \$350/week to \$425/week if five employees become qualified as Standby and \$500/week if six are on Standby. The second change is that the drive time allowed will become 45 minutes. This is because the surrounding communities within 30 minutes (Snoqualmie, Issaquah, Bellevue, Sammamish, Newcastle and Maple Valley) are more expensive to live within.

Attached is a MOU that was approved by the Teamsters and Public Works Employees on Friday April 29, 2022. The memorandum contains the following language changes:

1. Standby Employees shall be qualified to perform the duties and remain within a 45-minute drive to the municipal limits of North Bend during the Standby assignment.
2. If the number of Standby Employees increase to five employees, then the Standby Pay will increase to \$425 per week.
3. If the number of Standby Employees increase to six employees, then the Standby Pay will increase to \$500 per week.
4. Once the Standby Pay rate is increased, it will not be reduced for the duration of the collective bargaining agreement.

In conclusion, City staff recommend approval of the Memorandum of Understanding.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and transportation management.

COMMITTEE REVIEW AND RECOMMENDATION: This item was brought forth during the Transportation and Public Works Committee meeting on March 22, 2022 and was recommended for approval and placement on Consent Agenda. This item was also recommended for approval by the Finance & Administration Committee during their one of their monthly meetings in March or April of 2022.

RECOMMENDED ACTION: **MOTION to approve AB22-061, authorizing the Mayor to execute a Memorandum of Understanding to the Collective Bargaining Agreement with the Teamsters for Public Works employees related to Standby Pay, in a form and content acceptable to the City Attorney.**

RECORD OF COUNCIL ACTION

Meeting Date	Action	Vote
May 17, 2022		

MEMORANDUM OF UNDERSTANDING
by and Between
CITY OF NORTH BEND, WASHINGTON
and
PUBLIC, PROFESSIONAL & OFFICE-CLERICAL EMPLOYEES AND DRIVERS
LOCAL UNION NO. 763
(Representing the Public Works Employees)

January 01, 2021 through December 31, 2023

Standby Pay

This Memorandum of Understanding ("MOU") memorializes the agreement between the City of North Bend ("City") and the PUBLIC, PROFESSIONAL & OFFICE-CLERICAL EMPLOYEES AND DRIVERS, TEAMSTERS ("TEAMSTERS"), LOCAL 763 ("UNION") regarding standby pay.

WHEREAS; the Employer and the Union negotiated a collective bargaining agreement for the period of January 1, 2021 through December 31, 2023;

WHEREAS; the Employer and the Union negotiated and agreed to language related to Article 4.3 Standby;

WHEREAS; the Employer has proposed to incentivize additional employees to participate in the Standby rotation;

THEREFORE; the Employer and the Union agree to the following language change effective the date of ratification by the parties:

1. Standby Employees shall be qualified to perform the duties and remain within a 45-minute drive to the municipal limits of North Bend during the Standby assignment.
2. If the number of Standby Employees increase to five employees, then the Standby Pay will increase to \$425 per week.
3. If the number of Standby Employees increase to six employees, then the Standby Pay will increase to \$500 per week.
4. Once the Standby Pay rate is increased, it will not be reduced for the duration of the collective bargaining agreement.

To the extent this MOU conflicts with any provision of the CBA, this MOU shall control.

PUBLIC, PROFESSIONAL & OFFICE-CLERICAL EMPLOYEES AND DRIVERS
LOCAL UNION NO. 763, affiliated with the
International Brotherhood of Teamsters

CITY OF NORTH BEND,
WASHINGTON

By _____
Secretary-Treasurer

By _____
Rob McFarland
Mayor

Date _____ Date _____



SUBJECT:	Agenda Date: May 17, 2022	AB22-062									
Motion Authorizing Purchase of GIS Plotter/Scanner Equipment	Department/Committee/Individual										
Cost Impact: \$10,280 (exclusive of taxes & maintenance contract)	Mayor Rob McFarland										
Fund Source: Technology Replacement Reserves	City Administrator – David Miller										
Timeline: Immediate	City Attorney - Mike Kenyon/Lisa Marshall										
	City Clerk – Susie Oppedal										
	Administrative Services – Dawn Masko	X									
	Comm. & Economic Development – Rebecca Deming										
	Finance – Richard Gould										
	Public Works – Mark Rigos										
Attachments: Equipment Quote											
SUMMARY STATEMENT:											
The City purchased the current GIS plotter/scanner in May 2008. This equipment is now fourteen years old and, due to advanced age and obsolete technology, the machine has required frequent service calls. It is now unsupported by the manufacturer for additional parts and services.											
The City has maintained an Intergovernmental Cooperative Purchasing Agreement with the State of Washington Department of Enterprise Services for the purpose of making goods and services purchases. RCW 39.34.030 provides authority to the City to make purchases of goods and services with the same terms and conditions as Enterprise Services contract awards with suppliers, which have already assured competitive price establishment by meeting the requirements of RCW 39.04.190. Additionally, they satisfy all of the City's bid and proposal legal requirements and offer the lowest price on many goods and services.											
The City obtained quotes for three plotters. After reviewing pricing and available options, staff is recommending the purchase of the Canon IPF TX-4100 Color MFP Wide Format machine. The three quotes, exclusive of taxes and maintenance contract, are listed below.											
<table border="1"><tbody><tr><td>Pacific Office Automation</td><td>Canon IPF TX-4100 Color MFP Wide Format</td><td>\$10,280</td></tr><tr><td>Pacific Office Automation</td><td>HP DesignJet 1700</td><td>\$15,196</td></tr><tr><td>The Wide Format Company</td><td>HP DesignJet 1700</td><td>\$17,995</td></tr></tbody></table>			Pacific Office Automation	Canon IPF TX-4100 Color MFP Wide Format	\$10,280	Pacific Office Automation	HP DesignJet 1700	\$15,196	The Wide Format Company	HP DesignJet 1700	\$17,995
Pacific Office Automation	Canon IPF TX-4100 Color MFP Wide Format	\$10,280									
Pacific Office Automation	HP DesignJet 1700	\$15,196									
The Wide Format Company	HP DesignJet 1700	\$17,995									
After a review of the State contract pricing and available options for this type of equipment, staff is recommending the purchase of the HP DesignJet T1700 DR PostScript SD MFP Color Wide Format equipment. This machine will be able to handle the City's GIS printing needs including complex maps and technical drawings.											
Sufficient funds are available in the Technology Replacement Reserve budget for this purchase.											
APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services.											
COMMITTEE REVIEW AND RECOMMENDATION: This item was reviewed by the Finance & Administration Committee at their May 3, 2022, meeting with a recommendation for approval on the Consent Agenda.											
RECOMMENDED ACTION: MOTION to approve AB22-062, authorizing the purchase of GIS plotter/scanner.											

RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
May 17, 2022		



Council Packet May 17, 2022
Image Management Contract
No. _____

SOLD TO:

City of North Bend
CUSTOMER NAME
920 SE Cedar Falls Way
BILLING ADDRESS
North Bend WA 98045
CITY **STATE** **ZIP**
(425) 888-1211
TELEPHONE
Dawn Masko
ATTENTION

SHIP TO:

Same
CUSTOMER NAME
SHIPPING ADDRESS
CITY **STATE** **ZIP**
()
TELEPHONE
Stephanie Vaughn
KEY OPERATOR

ORDER DATE			PO#	ORDERED BY	SOLD BY	
5/11/2022				Brendon Ecker	J.Geyer	
QTY	ITEM	TYPE	DESCRIPTION			UNIT PRICE
1		New	Canon imagePROGRAF TX-4100 44" Wideformat MFP			\$9,311.60
			Copy/Print/Scan Standard - Comes with 2" & 3" adapters			\$968.40
1		New	2 Roll Design with Multi-Function Roll unit with Intelligent Media System- RU-42			
			Ships with 330 ML Ink Tanks			
1		New	1 Year Parts and Labor Maintenance - Does not includes, ink, consumables, print heads			\$699.00
			NASPO Contract #140595: WA Participating State #06619			
			Includes delivery, installation, networking, training and all setup			
1						
Minimum Monthly Payment (plus applicable taxes) \$ _____				Term _____ Months	Device Management	Included
Service/Supply Commitment		Models	Monthly Minimum Number of Images	Excess Per Image Charge	Excess Billing Cycle	Automated Meter Reading
Annual P&L		TX-4100	N/A	N/A	<input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual	Auto Toner Replenishment
						Advanced Scanning
						Security
						MFP Network Support
						Power Filter
CONDITIONS OF SALE, CONTINGENCIES OR COMMENTS					Delivery	Included
POA to pick-up and recycle the existing HP at no additional expense to City of Nort Bend						
Annual Maintenance contract to be renewed each year and will not automatically renew					Subtotal	\$10,979
					Sales Tax	\$\$988.11
All terms and conditions of the Washington State NASPO Contract to apply and supersede					Total	\$11,967.11

Customer Authorization

SIGNATURE

TITLE

DATE

Approved by Pacific Office Automation

BY

TITLE

DATE



SUBJECT:	Agenda Date: May 17, 2022	AB22-063
Motion Authorizing an Agreement with the Port of Seattle for Economic Development Initiatives	Department/Committee/Individual	
Cost Impact: \$7,685	Mayor Rob McFarland	
Fund Source: Economic Development Fund	City Administrator – David Miller	
Timeline: Immediate	City Attorney – Mike Kenyon/Lisa Marshall	
	City Clerk – Susie Oppedal	
	Administrative Services – Dawn Masko	
	Comm. & Economic Development – Rebecca Deming	
	Finance – Richard Gould	
	Public Works – Mark Rigos	
	Economic Development Manager – Mark Noll	X
Attachments: Agreement		
SUMMARY STATEMENT:		
<p>The Port of Seattle established the Economic Development Partnership Program (the “Program”), to advance the Port’s Century Agenda, promote a dramatic growth agenda, support the creation of middle-class jobs and help address the lack of economic development funding for local projects. In this funding cycle, prioritized project categories include assistance for small-businesses impacted by COVID-19, “buy local” campaigns, local tourism promotion, and workforce retention and development.</p>		
<p>In March 2022, City staff applied for Program funding to 1) provide support for downtown businesses via renewed community events and “buy local” campaigns, and 2) engage and assist small businesses in identifying and addressing issues related to pandemic recovery and workforce retention and development.</p>		
<p>The City was notified that its application was accepted by the Port and awarded a total of \$15,370 in funding over two years, with a \$7,685 match requirement from the City, for a total of \$23,055. This funding is anticipated to go toward partnership initiatives with the North Bend Downtown Foundation to manage and produce events in downtown as well as services that will engage and promote small businesses and develop specific strategies to aid in pandemic recovery and workforce development.</p>		
<p>Outcomes of these initiatives will include increased foot traffic and improved public perception of Downtown, increased small business revenue and community tax base, and defined strategies that respond directly to specific issues and challenges identified by the local business community.</p>		
APPLICABLE BRAND GUIDELINES: Commitment to invest in the City and foster community engagement and pride; economic viability; and marketing/branding/communication		
COMMITTEE REVIEW AND RECOMMENDATION: The Finance and Administration Committee reviewed this item at their May 3, 2022 meeting and recommended approval and placement on the Consent Agenda.		
RECOMMENDED ACTION: MOTION to approve AB22-063, authorizing the Mayor to sign the Economic Development Partnership Agreement with Port of Seattle for Tourism Marketing/Economic Development and committing \$7,685 in matching Funds.		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
May 17, 2022		



ECONOMIC DEVELOPMENT PARTNERSHIP AGREEMENT

BETWEEN

THE PORT OF SEATTLE AND CITY OF NORTH BEND

S-00321080

This Economic Development Partnership Agreement (the "Agreement") is made by and between the Port of Seattle (the "Port") and the City of North Bend ("Agency"), both municipal corporations of the State of Washington (each, a "Party" or, collectively, the "Parties").

RECITALS

WHEREAS, engaging in the promotion of economic development is a recognized Port purpose authorized under RCW 53.08.245; and

WHEREAS, RCW 35.21.703 similarly authorizes cities to engage in economic development programs; and

WHEREAS, RCW 53.08.240(2) permits the Port to contract with another municipality to perform such undertakings each is authorized to perform; and

WHEREAS, the Port Commission of the Port of Seattle established the Economic Development Partnership Program (the "Program"), to advance the Port's Century Agenda, promote a dramatic growth agenda, support the creation of middle class jobs and help address the lack of economic development funding for local projects; and

WHEREAS, grant funding across the region is very limited for cities that want to pursue economic development projects or initiatives, and Washington State has not had an economic development grant program for over 20 years; and

WHEREAS, the Program will provide 38 King County cities per capita funding to advance local economic development throughout the region, and requires a 50% local match by the cities that receive the grants; and

WHEREAS, the Program will help the Port advance regional economic vitality through focused partnerships with King County cities; and

WHEREAS, the Program will make grants to cities that pursue programs and projects that stimulate business development, job creation and community revitalization, such as small business development, industry retention and expansion, and other economic development projects that support new investment and job creation;

NOW, THEREFORE the parties agree as follows:

1. Purpose. The purpose of this Agreement is to establish a contractual arrangement under which the Port will pay the Agency Program funds in the amount set forth on Section 2 solely for the purpose of carrying out the local initiative described in Exhibit A, attached and incorporated hereto by this reference (the "Project"). This Agreement shall be interpreted in furtherance of this purpose.

2. Responsibilities of the Port. The Port shall contribute Fifteen Thousand, Three Hundred- Seventy and 00/100 Dollars (\$15,370.00) (the "Grant Funds") to assist the Agency in funding the Project. The Port shall disburse the Grant Funds to the Agency no later than thirty (30) days after receipt of a complete and correct invoice(s) detailing those Project deliverables completed in accordance with Exhibit A.

3. Responsibilities of the Agency.

3.1 The Agency shall contribute local funds equivalent to at least fifty percent (50%) of the Grant Funds towards the Project.

3.2 The Agency may contract with local non-profits to complete the Project or elements of the Project; *provided*, that the Port shall not, under any circumstance, disburse the Grant Funds to any of the Agency's contractors or subcontractors.

3.3 The Agency shall complete the Project no later than December 31, 2023

3.4 The Agency shall provide a complete and correct invoice(s) detailing those Project deliverables completed in accordance with Exhibit A no later than December 31, 2023

4. Term. This Agreement shall become effective as of the date the Port executes this Agreement and shall terminate on December 31, 2023, unless earlier terminated under another provision of this Agreement.

5. Termination for Convenience. The Port may terminate this Agreement at any time for any reason, by giving the Agency thirty (30) days' written notice. In the event the Agency has completed any portion of the Project by the time it receives the Port's notice of termination, the Port shall pay the Agency the percentage of the Grant Funds attributable to the Agency's completed portion of the Project.

6. Termination for Default. Except in the case of delay or failure resulting from circumstances beyond the control and without the fault or negligence of the Agency, the Port shall be entitled, by written or oral notice to the Agency, to terminate Agreement for breach of any of the terms and to have all other rights against the Agency by reason of the Agency's breach as provided by law.

7. Waiver. Failure at any time of the Port to enforce any provision of this Agreement shall not constitute a waiver of such provision or prejudice the right of the Port to enforce such provision at any subsequent time. No term or condition of this Agreement shall be held to be waived, modified or deleted except by a written amendment signed by the Parties

8. Partial Invalidity. If any provision of this Agreement is or becomes void or unenforceable by force or operation of law, all other provisions hereof shall remain valid and enforceable.

9. Indemnification and Hold Harmless Agreement. The Agency shall defend, indemnify, and hold harmless the Port, its Commissioners, officers, employees, and agents (hereafter, collectively, the "Port") from all liability, claims, damages, losses, and expenses (including, but not limited to attorneys' and consultants' fees and other expenses of litigation or arbitration) arising out of or related to the fulfillment of this Agreement; *provided*, however, if and to the

extent that this Agreement is construed to be relative to the construction, alteration, repair, addition to, subtraction from, improvement to, or maintenance of, any building, highway, road, railroad, excavation, or other structure, project, development, or improvement attached to real estate, including moving or demolition in connection therewith, and therefore subject to Section 4.24.115 of the Revised Code of Washington, it is agreed that where such liability, claim, damage, loss or expense arises from the concurrent negligence of (i) the Port, and (ii) the Agency, its agents, or its employees, it is expressly agreed that the Agency's obligations of indemnity under this paragraph shall be effective only to the extent of the Agency's negligence. Such obligations shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any person or entity described in this paragraph. This paragraph shall not be construed so as to require the Agency to defend, indemnify, or hold harmless the Port from such claims, damages, losses or expenses caused by or resulting from the sole negligence of the Port.

In any and all claims against the Port, by any employee of the Agency, its agent, anyone directly or indirectly employed by either of them, or anyone for whose acts any of them may be liable, the indemnification obligation of this paragraph shall not be limited in any way by any limitation on the amount or type of damages compensation benefits payable by or for the Agency, or other person under applicable industrial insurance laws (including, but not limited to Title 51 of the Revised Code of Washington), it being clearly agreed and understood by the Parties hereto that the Agency expressly waives any immunity the Agency might have had under such laws. By executing this Agreement, the Agency acknowledges that the foregoing waiver has been mutually negotiated by the parties.

The Agency shall pay all attorneys' fees and expenses incurred by the Port in establishing and enforcing the Port's right under this paragraph, whether or not suit was instituted.

10. Comply with All Laws. The Agency shall at all times comply with all federal, state and local laws, ordinances and regulations, including but not limited to all environmental laws, which in any manner apply to the performance of this Agreement.

11. Integration. This Agreement, together with the attached Exhibit A, constitutes the entire agreement between the Parties and unless modified in writing by an amendment executed by the Parties, shall be implemented only as described herein.

12. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Washington. Any action arising out of this Agreement shall be brought in King County.

13. No Employment Relationship Created. The Parties agree that nothing in this Agreement shall be construed to create an employment relationship between the Agency and the Port.

14. No Entity Created. The Parties agree that nothing in this Agreement shall be construed to create a joint entity between the Agency and the Port.

15. Notices.

Notices to the Port shall be sent to:

Port of Seattle
Economic Development Division
P. O. Box 1209
Seattle, WA 98111

Notices to the Agency shall be sent to:

City of North Bend
920 Cedar Falls Way
North Bend WA 98045

16. Audits and Retention of Records. The Agency in and make all books, records and documents (the "Records") relating to the performance of this Agreement open to inspection or audit by representatives of the Port or Washington State during the term of this Agreement and for a period of not less than six (6) years after termination of the Agreement; *provided*, that if any litigation, claim or audit arising out of, in connection with or related to this Agreement is initiated, the Agency shall retain such Records until the later of

(a) resolution or completion of litigation claim or audit; or (b) six (6) years after the termination of this Agreement.

17. Amendment. This Agreement may only be amended by written agreement of the Parties.

18. Dispute Resolution. The Parties shall use their best, good faith efforts to cooperatively resolve disputes that arise in connection with this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement as of the date first set forth above.

PORT OF SEATTLE

By: Colby Wattling
Buyer III

Signature

Dated

CITY OF NORTH BEND

By:

Signature

Dated

EXHIBIT A

1. Project Description: Summarize the project(s) you plan to implement and explain how project(s) address COVID-19 economic issues in your city. Include a brief description of the project goal(s) and summary of COVID-19 economic impacts being addressed.

The City of North Bend will use grant funding to:

- 1) provide critical resources to the North Bend Downtown Foundation for the purpose of renewing cherished community events and developing associated tourism and “buy local” marketing campaigns, and
- 2) conduct outreach to the local business community including, but not limited to, business-community surveys and focus groups aimed at a) gaining a comprehensive understanding of the issues and challenges facing the local business community, and b) informing new strategies and programs to address issues and sustain economic health.

The goals of these programs include increased activity and sales in downtown North Bend and an increase in conversations with, and feedback from, local businesses that will help prioritize the City's limited resources for small business assistance and workforce retention programs.

This grant funding is critical in renewing downtown marketplace development and tourism and better understanding the acute challenges facing the North Bend business community as it rebounds from two years of pandemic-related hardships including capacity restrictions, event cancellations, supply-chain delays, and staffing shortages.

2. Project Scope of Work: Outline project title or components, economic impacts of COVID-19 the project is addressing, project goals, project deliverables, and metrics (measurable outcomes) using the table below. View Appendix B for sample metrics, measures of success, and data sources. The table is used in the agreement between the Port of Seattle and each city.

Project Category: Small Business Assistance				
Project Goal(s)	Timeline (Start and end dates):	Actions	Project metrics	Project outcomes/deliverables
Business outreach to identify issues and needs	June 2022 – August 2022	Contact business owners and manager to participate in survey and focus groups	Number of businesses responding to survey and/or participating in focus groups	Issues/challenges compiled from survey and focus groups

Project Category: Tourism / Buy Local / Placemaking				
Project Goal(s)	Timeline (Start and end dates):	Actions	Project metrics	Project outcomes/deliverables
Support to downtown businesses	May 2022 – November 2023	Provide support for North Bend Downtown	Number of events in downtown North Bend • Number of	Overall increase in retail revenues and tax collections

via renewed community events and “buy local” marketing campaigns		Foundation for event production/management and “buy local” marketing campaigns	ads/promotions featuring “buy local” <ul style="list-style-type: none"> • Event attendance • Number of participating businesses in “buy local” campaigns 	<ul style="list-style-type: none"> • New marketing tools and assets • Increased activity and improved perception of downtown and local businesses
--	--	--	--	---

3. **Connection to Port of Seattle interests:** Explain how your project benefits the Port of Seattle and ties to the Port's business interests?

*Port business interests tie closely to the health of aviation, maritime/ logistics, manufacturing, and construction/ trades clusters. Tourism is another important industry to the Port of Seattle.

The health of the Snoqualmie Valley and the broader region relies heavily on tourism and the health of local businesses. These programs will build strong and sustainable engagement techniques with local businesses and promote North Bend as a regional and national hotspot for tourism, active living, and healthy local businesses.

4. **Project Budget:** Identify each project budget category, total funds (including the monetary value of in-kind resources), Port of Seattle funds and City monetary and in-kind matching funds. Include the total funds from each column in the second to last row. Include the percentage contributions to the Port of Seattle's contribution in the last row. This table is used in the agreement between the Port of Seattle and each city.

Project:	Project Category (Please select one of the categories provided)	Port of Seattle Funds Awarded:	City Monetary Matching Funds:	City In-kind Matching Funds:	Total Funds (Including In-Kind):
North Bend Downtown Foundation event production and “buy local” campaign	Buy Local/ Placemaking	\$10,000	\$5,000	n/a	\$15,000
North Bend small business engagement and issue identification	Small Business Assistance	\$5,370	\$2,685	n/a	\$8,055
Total Funds:		\$15,370	\$7,685	\$0	\$23,055
Percentage contribution to Port Funds*:					

*City monetary and in-kind matching funds must add up to at least 50% of the Port of Seattle funds awarded. In-kind resources can only be used for up to 25 percent of the grant award amount. See program guidelines for more details.

5. **Collaboration with partners:** Please identify any community organizations (chamber of commerce, neighborhood associations, Small Business Development Centers, SCORE, Greater Seattle Partners, etc.) you plan to work with to complete all or part of your project(s)?

The City of North Bend will partner with the North Bend Downtown Foundation (NBDF) for “buy local” marketing campaigns and contract with NBDF for staffing support to bring back, plan, and manage cherished downtown events.

The City will also partner with the SnoValley Innovation Center and SnoValley Chamber of Commerce to develop business-focused surveys and focus groups to better understand issues facing the business community and develop appropriate programs to respond to issues and address needs

6. **Use of consultants or contractors:** If you plan to use consultants or contractors to complete all or part of the project, please identify the firm or type of firm you plan to hire for this project.

North Bend Downtown Foundation and/or marketing production agency to assist with event management and “buy local” campaigns

SnoValley Innovation Center and/or business engagement and communications agency to assist with outreach to local businesses



SUBJECT:	Agenda Date: May 17, 2022	AB22-064
Appointment to the Business & Economic Development Commission	Department/Committee/Individual	
	Mayor Rob McFarland	X
	City Administrator – David Miller	
	City Attorney – Mike Kenyon/Lisa Marshall	
	City Clerk – Susie Oppedal	
	Administrative Services – Dawn Masko	
	Comm. & Economic Development – Rebecca Deming	
	Finance – Richard Gould	
	Public Works – Mark Rigos	
Cost Impact:		
Fund Source:		
Timeline:		
Attachments: Commission Application		

SUMMARY STATEMENT:

The Business & Economic Development Commission (EDC) consists of five members with terms of four (4) years. The Commission provides recommendations to the City Council for the City's economic growth and development based upon specific work plans or projects as assigned by the City Council. NBMC 2.30.020 Membership, states in part "Members of the Commission shall be appointed by the Mayor and confirmed by the Council. All members shall be selected without respect to political affiliation and shall serve without compensation."

Position No. 4 became vacant when Coreen Wilson was appointed to the Planning Commission on May 3, 2022. When interviewing for Planning Commission appointments in April 2022, Mayor McFarland had inquired with Christina Rustik about her interest in city service overall including other Commission positions. Mayor McFarland determined Ms. Rustik was an appropriate fit for the current vacancy and confirmed she was interested in an appointment to the Economic Development Commission. Mayor McFarland is recommending the appointment of Ms. Rustik to Position No. 4, with a term expiring December 31, 2024.

COMMITTEE REVIEW AND RECOMMENDATION:

RECOMMENDED ACTION: MOTION to approve AB22-064, confirming the appointment of Christina Rustik to Position No. 4, term expiring December 31, 2024, on the Business & Economic Development Commission.

RECORD OF COUNCIL ACTION

Meeting Date	Action	Vote
May 17, 2022		



City of North Bend Commission Application

RECEIVED
MAR 18 2022
City of North Bend

Name: Christina Rustik

Address: 1206 Patkanim Ave SE North Bend 98045

Home Phone: _____ Cell Phone: _____

Business Phone: _____ Email: _____

How long at residence: 8 1/2 yrs Best time to contact: Any

Commission desired: 1st Choice Planning 2nd Choice _____

Reason you are interested in serving: As a life time resident of King County I have seen the positive and negative results of growth.

I love living in North Bend and want to assist with positive growth and try to avoid some of the mistakes done by other cities in the region.

Previous community activities: I am a lifelong Girl Scout and Leader. I have worked at many of the G.S. camps in the region

including River Ranch located in the Snoqualmie Valley to make improvements and ensure they are there for the next generation of G.S.

I have also served on the board of the Cedar Falls North Bend HOA for the past six years and have been President for two years.

Applicable education, occupational, and specialized experience: I have a Mechanical Engineering degree and an MBA.

I have worked for the Boeing Co. for 33 years in the Facilities organization focused on the growth and modification of buildings and infrastructure. In my job,

I need to understand code requirements, planning for future growth and design and cost constraints to accomplish a project. I am also a certified Project Manager and Senior manager.

Commissions make recommendations regarding monetary expenditures and/or benefits to certain areas of the Community.

1) Can you foresee possible conflicts of interest with any of your current employment or civic positions?
None unless Boeing is looking at building in North Bend at which point I would excuse myself.

2) When making decisions do you feel you could be impartial and base your decision on the overall need and benefit of the community?
Yes I do that now as HOA President considering the greater needs of the neighborhood over my personal opinion.

Are there days or evenings you would be unavailable to meet?

No with the exception of scheduled vacations

Please see the attached descriptions of Commissions for general information and meeting times.

Please return completed form and resume to:

City of North Bend, Attn: City Clerk, 920 SE Cedar Falls Way, North Bend, WA 98045 For more information call 425-888-7627 or email: soppedal@northbendwa.gov

Christina Rustik PE

SUMMARY

Seeking a Planning Commission position with the city of North Bend that utilizes my 33 years of technical analysis, leadership, and project management experience within a large manufacturing environment.

CAREER EXPERIENCE

The Boeing Company – Washington

Senior Skill Leader (Puget Sound)

- Manages employees and mid-level managers deploying Skill Team processes, policies and procedures to support the recruiting, hiring and retaining of employees across all skill levels.
- Develops and maintains relationships and partnerships with customers, stakeholders, peers, partners and direct reports to ensure the needs of the business are met.
- Manages, develops and motivates employees and mid-level managers

September 2014 – Present

The Boeing Company – Washington

Manager

- Leading equipment maintenance, building infrastructure, engineering, project management and planning teams in a service environment utilizing the fundamentals of project management and program controls.
- Developed business strategies, Long Range Business plans and goals and objectives in support of manufacturing market demands.
- Responsible for team of employees designing and managing multi-million dollar building modifications ensuring requirements are completed within scope, cost and schedule in a fast paced manufacturing environment.

January 2005 – August 2014

The Boeing Company – Washington

Engineering Project Manager

June 1989 – December 2004

- Plan and budget development, acquiring resources, leading process improvements and establishing partnerships with stakeholders and team members for projects ranging in size and complexity \$5K to \$20M and greater.
- Developed and lead deployment of regional or enterprise-wide standard processes focusing on LEAN and Safety improvements.
- Designed and oversaw installation of equipment to support building infrastructure such as chillers and cooling towers, air compressors, air handlers, and air conditioners with a focus on decreased maintenance time and code compliance.

EDUCATIONAL QUALIFICATIONS

University of Washington – Seattle, Washington

- B.S. Mechanical Engineering

1990

University of Phoenix – Seattle, Washington

- Masters Business Administration

2007

PRACTICED SKILLS & QUALIFICATIONS

- Project Management Professional (PMP) Certification
- Licensed Professional Engineer in the State of Washington
- Principles of Real Estate, Leadership 2000 series

COMMUNITY INVOLVEMENT

- Lifelong Girl Scout and Leader

- Cedar Falls North Bend HOA board member

2015-Present



SUBJECT:	Agenda Date: May 17, 2022	AB22-065
Motion to Confirm the Appointment of Lisa Marshall of Kenyon Disend, PLLC as City Attorney	Department/Committee/Individual	
	Mayor Rob McFarland	X
	City Administrator – David Miller	
	City Attorney - Mike Kenyon/Lisa Marshall	
	City Clerk – Susie Oppedal	
	Administrative Services – Dawn Masko	
	Comm. & Economic Development – Rebecca Deming	
	Finance – Richard Gould	
	Public Works – Mark Rigos	
Cost Impact:		
Fund Source:		
Timeline:		
Attachments:		
SUMMARY STATEMENT:		
<p>The office of the City Attorney is referenced in North Bend Municipal Code Chapter 2.10. Subsection 2.10.020 Appointment states as follows:</p> <p>“The mayor shall appoint a duly qualified attorney at law to the office of city attorney. The appointment of the city attorney shall be confirmed by majority vote of the council. In addition to the city attorney, the mayor may appoint other qualified and licensed attorneys at law, including other city employees who are also qualified and licensed attorneys at law, to perform other legal services on behalf of the city.”</p> <p>Since 1996 the firm Kenyon Disend PLLC has served as the City Attorney for North Bend. Ms. Lisa Marshall has served in the capacity of Deputy City Attorney for North Bend since she joined Kenyon Disend on January 1, 2022. Ms. Marshall has been a licensed attorney for 28 years and holds licenses to practice law in Washington State. Mayor McFarland is recommending the formal appointment of Ms. Marshall as City Attorney.</p>		
APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services.		
COMMITTEE REVIEW AND RECOMMENDATION: This item was reviewed by the Finance & Administration Committee at their May 3, 2022 meeting.		
RECOMMENDED ACTION: MOTION to approve AB22-065, confirming the Mayoral appointment of Lisa Marshall of Kenyon Disend, PLLC as City Attorney.		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
May 17, 2022		

SUBJECT:	Agenda Date: May 17, 2022	AB22-066
Public Hearing Regarding Formation of a Meadowbrook Sewer ULID	Department/Committee/Individual	
	Mayor Rob McFarland	
	City Administrator – David Miller	
	City Attorney - Mike Kenyon/Lisa Marshall	
	City Clerk – Susie Oppedal	
	Administrative Services – Dawn Masko	
	Comm. & Economic Development – Rebecca Deming	
	Finance – Richard Gould	
Cost Impact: Preliminary Assessment for City Owned Parcels = \$425,118	Public Works – Mark Rigos, P.E.	X
Fund Source: Sanitary Sewer		
Timeline: City payment would not begin for 3 - 4 Years and would be amortized over 20 years		

Attachments: Exhibit A – ULID Boundary Map, Exhibit B – Petitions, Exhibit C – Resolution 2009 (inclusion of City Properties), Exhibit D – ULID Petition Map, Exhibit E – G&O Cost Estimate, Exhibit F - SOVA Preliminary Feasibility and Special Benefits Analysis

SUMMARY STATEMENT:

I. Tonight's (May 17) Purpose – Public Hearing:

The purpose of this Public Hearing is to provide a formal opportunity to hear from the public regarding the potential formation of the Meadowbrook sewer utility local improvement district (ULID).

Currently, there is no public sewer in the Meadowbrook area, or anywhere west of South Fork Snoqualmie River inside North Bend City Limits. There are approximately 60 tax parcels located inside the proposed ULID boundary. Slightly more than half of those parcels currently include a structure and manage their sewage onsite with a septic system or use of onsite Honey Buckets. The other parcels are currently vacant.

As required by State statute, the City provided notice for this Public Hearing by publication in the Valley Record and individual mailings to all property owners within the ULID boundary. The City also provided a second mailing to all properties within the ULID boundary in an effort to best ensure that all such owners received actual notice of the Public Hearing.

II. Project Overview:

In the summer and fall of 2021, a majority of private property owners by area inside North Bend City Limits within the Meadowbrook community signed and submitted petitions to the City of North Bend (City) with the hope and goal to form a Sewer Utility Local Improvement District (ULID). The Meadowbrook community currently lacks public sewer. A ULID would allow the City to design and build public sewer to benefit the Meadowbrook community. Specific ULID improvements would include a sanitary sewer collection system, sewer conveyance system, sewer lift station(s), a forcemain crossing over or under South Fork Snoqualmie River, and a discharge to the City's existing wastewater treatment plant.

Under RCW 35.43.120, the City Council has the authority to form a ULID upon receipt of petitions “aggregating a majority of the area within the proposed district.” Previously approved by City Council via Resolution 2009 on February 15, 2022 authorized the Mayor to execute the petition for City-owned property within the Meadowbrook Sewer ULID boundary. For the proposed Meadowbrook ULID, the combination of private properties and City-owned parcels includes signed petitions reflecting more than 64% of the ULID area. Attached is the ULID Boundary Map (Exhibit A). Signed ULID Petitions (Ex. B) have been received by the City of more than 64% by area within the Meadowbrook Sewer ULID area. Recently, City Council agreed by Resolution 2009 adopted on February 15, 2022 (Ex. C) to include City owned parcels in the ULID. Also attached is the updated, color-coded ULID Petition Map (Ex. D) that shows which parcels have petitioned for sewer.

III. Project History and Public Outreach:

As estimated in 2020, the total of soft service costs (surveying, environmental, engineering, archaeological / cultural, and permitting) and hard construction costs for the Meadowbrook Sewer ULID was estimated by engineering consultant firm Gray and Osborne (G&O) to be **\$7,452,000**. The estimate is attached as Exhibit E.

In March 2021, SOVA Consulting (SOVA) prepared a special benefits study, appraising the properties within the proposed Meadowbrook ULID in order to determine (a) that the special benefits accruing to the properties within the proposed Meadowbrook ULID would exceed the estimated cost of the Meadowbrook ULID, and (b) if so, the proportionate shares (costs) that each property in the Meadowbrook ULID area would be assessed upon construction of the sewer utility facilities included within the ULID. The SOVA report was made available in 2021 to Meadowbrook property owners via letter and weblink and is attached as Exhibit F (Feasibility and Special Benefit Analysis). The SOVA report found that the total special benefit from the ULID (increased property value) would be **\$11,617,000** following construction of the new sewer facilities. Included in SOVA's Report at page 17 is a Property Matrix Table which provides a detailed summary of tax parcel numbers, property names, taxpayer names, property addresses, zoning, current uses, land areas, appraisal values of land (before and after public sewer) and a preliminary estimate.

Due to COVID restrictions, the City conducted a virtual (instead of in person) Town Hall Meeting on July 27, 2021, to receive public comment about the potential Meadowbrook Sewer ULID. Prior to the Town Hall, City staff mailed a letter to each property owner within the ULID boundary indicating the date and time of the Town Hall meeting. During the Town Hall, City staff provided descriptions of the sewer system being considered, the expected benefits of connection to public sewer, a description of the work that had been performed to that point, and possible next steps. At least seven members of the community provided public testimony.

Following the Town Hall, in late summer 2021, signed petitions by City property owners were submitted to the City from more than 50% of the private property owners by area in the Meadowbrook community. City staff subsequently recommended that City-owned parcels including developed properties currently on septic drainfield systems (or using Honey Buckets) also be included within the Meadowbrook Sewer ULID (e.g., Meadowbrook Farm Interpretative Center, Tollgate Farm Park, and Tollgate Historic House). The City Council authorized the Mayor to sign a petition including the City-owned parcels by Resolution adopted on February 15, 2022 (Exhibit B).

At the regular City Council Meeting on April 5, 2022, the City Council unanimously accepted petitions reflecting nearly 65% of the property within the Meadowbrook ULID boundary and scheduled a public hearing for May 17, 2022.

In April 2022, there were three separate correspondence letters mailed out. These included:

1. During the week of April 11-15, 2022, more than 30 days before the ULID Public Hearing on May 17, City staff mailed a letter to each affected property owner informing them of the public hearing and each of their assessment amounts. This letter was mailed to 60 plus property owners.
2. On April 25, 2022, the City mailed out a second letter to all ULID property owners further informing them. This was an additional notice that City staff felt was necessary. This letter was mailed to 60 plus property owners.
3. In late April 2022, Puget Western mailed individual customized letters to each of the 18 or 19 property owners, that contain single-family homes, to offer an opt-out agreement whereby Puget Western would pay upfront Sewer UILD cost for each parcel, but if a property owner(s) in the future chooses to sub-divide their parcel, develop their parcel or sell their parcel, then there is an agreement for Puget Western to be reimbursed by the property owner. This is a win/win outcome. This is an agreement that would be signed between Puget Western and each property owner if they want to sign it. This letter was only mailed to 18 or 19 property owners, eligibility which had been determined by recent City Council direction regarding single-family homeowners in the ULID area.

IV. Summary of Property Ownerships:

Signed Petitions for property owners who want to pay for sewer were received from the private property owners listed in below Table 1, and also from the City with respect to the properties listed in Table 2 below. The total area of the private property within the Meadowbrook ULID is 6,744,940 square feet, which comprises 43.82% of the total Meadowbrook Sewer ULID area. The total area of City owned properties within the Meadowbrook ULID is 3,192,560 square feet, which comprises an additional 20.74% of the total ULID area. In total, the private properties and City properties comprise more than 64% of the Meadowbrook ULID area. These are shown in Tables 1 and 2 below.

Table 1

#	Property Owner	Tax Parcel #	Address	Area (square feet)
1	Bendigo Properties LLC	042308-9036	-	185,630
2	Bendigo Properties LLC	541870-0030	-	77,034
3	Bendigo Properties LLC	541870-0005	40626 SE Snoqualmie-NB Rd	83,503
4	Bendigo Properties LLC	541870-0025	-	43,833
5	Bendigo Properties LLC	541870-0010	-	48,920
6	Bendigo Properties LLC	541870-0020	40626 SE Snoqualmie-NB Rd	38,075
7	Dizzy Bee Investing LLC	042308-9025	1308 Boalch Ave NW	65,113
8	Eric Fritch	541870-0043	1355 Boalch Ave NW	81,624
9	Kays Maureen	541870-0105	-	69,696
10	Kays Maureen	541870-0111	1439 Bendigo Blvd	23,533
11	Mt Si Business Park LLC	042308-9027	1546 Boalch Ave NW	265,998
12	Puget Western Inc	052308-9059	-	387,709
13	Victoria Bettes	082308-9001	-	1,684,465
14	Victoria Bettes	092308-9027	-	287,060
15	Victoria Bettes	082308-9004	-	1,097,712
16	Yee Capital Partners LLC	052308-9016	-	1,061,406
17	Brandon Greger	541870-0081	14180 W North Bend Way	237,216
18	By Pham	541870-0055	-	244,371
19	Donald Kramer	541870-0040	921 NW 14th St	3,228
20	EL842 LLC	541870-0100	1531 Bendigo Blvd N	64,343
21	La Tache LLC	541870-0047	1266 Bendigo Blvd N	13,713
22	La Tache LLC	541870-0048	-	12,508
23	La Tache LLC	541870-0046	-	17,244
24	La Tache LLC	541870-0045	1204 Bendigo Blvd N	29,830
25	Tanner Electric Coop	052308-9060	1321 Alm Way	230,865
26	The Welding Shop	541870-0042	939 NW 14th St	6,001
27	The Welding Shop	541870-0041	SE Snoqualmie-NB Rd	44,924
28	William Ingwersoll	541870-0112	1108 NW 14th St	33,9386

Table 2

#	Property Owner	Tax Parcel #	Address	Area (square feet)
1	City of North Bend	092308-9073	-	191,664
2	City of North Bend	042308-9031	-	127,630
3	City of North Bend	052308-9049	-	26,380
4	City of North Bend	042308-9034	-	42,427
5	City of North Bend	042308-9017	-	28,000
6	City of North Bend	052308-9063	Tollgate	46,870
7	City of North Bend	042308-9013	Tollgate	911,017
8	City of North Bend	042308-9038	Tollgate	732,066
9	City of North Bend	042308-9014	Tollgate	437,462
10	City of North Bend	042308-9034	Meadowbrook Interpretative Center	649,044

The signed petition reflects 64.56% of the area of the proposed ULID, well in excess of the 50% threshold in the statute.

Within the proposed ULID area, there is approximately 35.4% of the property ownership by area that has either not signed the petition and/or has offered comment or objection to inclusion within the ULID. This includes two large properties owned by Nintendo and two properties that previously signed “No Protest Agreements” (Encompass and Snoqualmie Valley Youth Center).

V. Residentially Occupied Properties on 14th Street and 8th Street:

Within the group of property owners who did not sign the petition, there is a subset of properties on 14th Street and 8th Street that are occupied as single-family residences. During a City Council meeting several months ago, several Councilmembers expressed concern about the financial impact of ULID assessments on these single-family residential property owners. Puget Western, Inc. (“PWI”) owns commercial property within the ULID. PWI raised the concept of a voluntary cost reimbursement agreement between PWI and single-family residential property owners under which PWI would timely pay the single-family owners’ ULID assessments in exchange for reimbursement by the single-family property owner to PWI at a later date. PWI has advised City staff that PWI will make a Cost Reimbursement Agreement available to the residential property owners providing all with the opportunity to take advantage of the opportunity to delay payment of their ULID assessments. In March 2022, the City Attorney reviewed a draft of the Cost Reimbursement Agreement and PWI accepted the City’s suggested edits. The Cost Reimbursement Agreement was provided to the City’s Transportation and Public Works Committee on March 22, 2022. No concerns were brought forth regarding that Agreement during the TPW Committee Meeting. City staff believe the Agreement results in a win/win outcome for property owners who want public sewer and for the property owners who aren’t interested in paying for public sewer while they live there.

VI. Staff Recommendation:

City staff’s recommendation is to move forward with the Meadowbrook Sewer ULID. Staff believe a sewer ULID is consistent with the City’s obligations under the Growth Management Act and the North Bend Comprehensive Plan (and related planning documents) and will afford many benefits to the public such as:

1. It’s an opportune time to provide needed infrastructure in this area of the City, which is consistent with the City’s Mission Statement of “Build and Maintain Healthy Infrastructure”.
2. Property owners will be able to pay their sewer ULID assessments over 15-20 years at a low interest rate. Assuming the ULID moves forward, the City will sell bonds resulting in sufficient funds to pay for the engineering, construction materials, construction labor, and associated ULID pre-formation costs.
3. In a more general sense, many City residents have been requesting the City to improve its own infrastructure. In staff’s opinion, this ULID is a perfect example of how the City can respond to the public in a positive and tangible manner, and improve its infrastructure.
4. The ULID provides the opportunity and option for property owners to remove their existing septic drainfields and connect into a newly available public sewer system. While property owners within the ULID boundary will be required to make ULID payments, they are not required to actually connect to the sewer system. If they choose to do so, then they would be responsible for the “side sewer” construction necessary to connect their homes or buildings on private property to the new City sewer facilities installed in the public rights-of-way. The new sewer system will be managed by certified professionals. Over time, septic drainfields can contaminate the groundwater table, wetlands, and streams, which becomes a public health concern due to the number of private and public wells used for drinking water in the Upper Snoqualmie Valley. Currently, property owners in the area of the Meadowbrook ULID do not have the option for public sewer.
5. The total special benefits being added to the properties as determined by the SOVA report (\$11,617,000) exceed the total project costs (\$7,452,000) by approximately \$4,000,000, a fairly significant amount.
6. The City’s Sewer Comprehensive Plan approved by Washington State Department of Health and Ecology back in 2017 forecasts public sewer for the Meadowbrook area.

VII. Next Steps:

Council's next step is to consider public comments regarding formation of the proposed Meadowbrook Sewer ULID, and then deliberate and provide direction to the Mayor whether to proceed. Formation of a ULID is done by ordinance drafted by the City's bond counsel; advance direction for bond counsel would be helpful. A formal vote by the City Council regarding whether to form the proposed Meadowbrook Sewer ULID would likely occur during the June 21, City Council Meeting or otherwise as recommended by bond counsel.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic professional services.

COMMITTEE REVIEW AND RECOMMENDATION: This item was reviewed by the Transportation and Public Works Committee at their March 22, 2022 and April 26, 2022 meetings and was recommended for approval and placement on the Main Agenda.

RECOMMENDED ACTION: **Motion to approve AB22-066, directing the Mayor to bring forward for City Council action an ordinance authorizing the formation of the proposed Meadowbrook Sewer ULID, in a form and content approved by the City's bond counsel.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
May 17, 2022		

Meadowbrook Sewer ULID

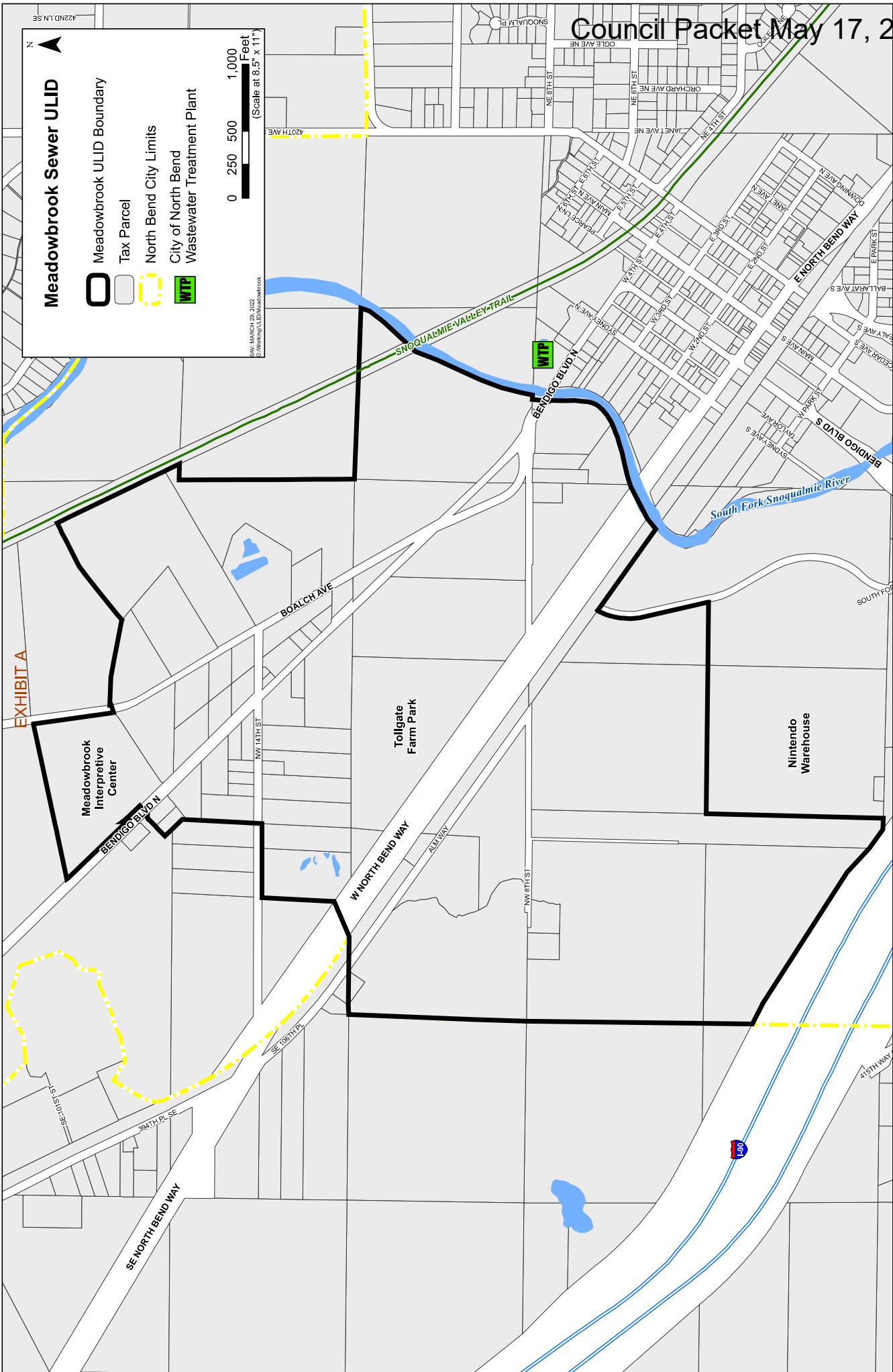


EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

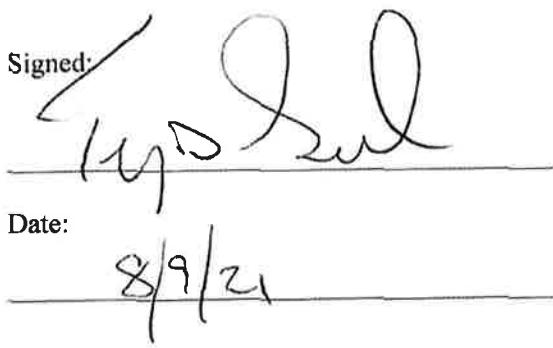
To: North Bend City Council
PO Box 896
North Bend, WA 98045

We, the undersigned, do respectfully petition the City of North Bend to form a Local Improvement District (LID) for the purposes of extending sewer service, substantially as proposed in the North Bend 2001 Comprehensive Sewer Plan, to the portion of the City as depicted on the attached LID Boundary Map. The terms of the sewer service shall be subject to compliance with City of North Bend Comprehensive Plan designations, zoning, and other development standards and impact mitigation requirements. The undersigned, according to the records of the King County Assessor, are owners of property representing at least fifty percent (50%) of the area of land within the boundaries of the proposed LID.

We further petition that all costs and said improvements, including engineering, legal, publication, preparation of assessment rolls, and other incidental costs, be paid by assessments to be levied upon the property within said LID, as provided by law, said assessments to be paid into the revenue bond fund for the District and to be used for the purpose of payment of the principal and interest for revenue bonds to be issued for a twenty-year period. It is understood that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvements add to the property.

OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
Mt Si Business Park LLC	2100 124 th Ave NE Bellevue WA 98005	0423089027

Signed:



Date:

8/9/21

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

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OWNER'S NAME
EL842, LLC

MAILING ADDRESS
1531 Bendigo Blvd. North

TAX PARCEL NO.
5418700100

Signed:

William Carroll

Date:

8/05/2021

EXHIBIT B

FORMAL PETITION
TO CREATE
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OWNER'S NAME	MAILING	TAX PARCEL NO.
ADDRESS By & Vera Pham	3605 Richey Rd Yakima, WA 98902	541870-0055

Signed:



Date:

5 / 17 / 22

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

RECEIVED

AUG 11 2021

City of North Bend

To: North Bend City Council
PO Box 896
North Bend, WA 98045

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OWNER'S NAME
Dizzy Bee Investing
Beth Burrows

MAILING ADDRESS
249 Main Ave S
Suite 107-307
North Bend, WA 98045

TAX PARCEL NO.
#0423089037

Signed:

Beth Burrows

Date:

08/10/2021

EXHIBIT B

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
Brandon Greger	1480 W North Bend Way	5418700081

Signed:



Date:

8/9/2021

EXHIBIT B

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
THE JOHN R. TENNANT TRUST	c/o 332 Sunset Court, Oak View, CA 93022	082308-9001-07
THE JOHN R. TENNANT TRUST	c/o 332 Sunset Court, Oak View, CA 93022	092308-9027-06
THE JOHN R. TENNANT TRUST	c/o 332 Sunset Court, Oak View, CA 93022	082308-9004-04

Signed:
CAROL McDONNELL TENNANT
Trustee
THE JOHN R. TENNANT TRUST



Date:
August, 6th, 2021

EXHIBIT B

**FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON**

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North Bend, WA 98045

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
Victoria T. Bettes	225 Sydney Ave S North Bend, WA 98045	082308-9001-07 092308-9027-06 082308-9004-04

Signed:

Victoria T. Bettes

Date:

8/08/2021

EXHIBIT B

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CITY OF NORTH BEND
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PO Box 896
North Bend, WA 98045

We, the undersigned, do respectfully petition the City of North Bend to form a Local Improvement District (LID) for the purposes of extending sewer service, substantially as proposed in the North Bend 2001 Comprehensive Sewer Plan, to the portion of the City as depicted on the attached LID Boundary Map. The terms of the sewer service shall be subject to compliance with City of North Bend Comprehensive Plan designations, zoning, and other development standards and impact mitigation requirements. The undersigned, according to the records of the King County Assessor, are owners of property representing at least fifty percent (50%) of the area of land within the boundaries of the proposed LID.

We further petition that all costs and said improvements, including engineering, legal, publication, preparation of assessment rolls, and other incidental costs, be paid by assessments to be levied upon the property within said LID, as provided by law, said assessments to be paid into the revenue bond fund for the District and to be used for the purpose of payment of the principal and interest for revenue bonds to be issued for a twenty-year period. It is understood that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvements add to the property.

OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
Puget Western, Inc.	P.O. Box 1529 Bothell, WA 98041	052308-9059

Signed:



President

Date:

August 5, 2021

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

We, the undersigned, do respectfully petition the City of North Bend to form a Local Improvement District (LID) for the purposes of extending sewer service, substantially as proposed in the North Bend 2001 Comprehensive Sewer Plan, to the portion of the City as depicted on the attached LID Boundary Map. The terms of the sewer service shall be subject to compliance with City of North Bend Comprehensive Plan designations, zoning, and other development standards and impact mitigation requirements. The undersigned, according to the records of the King County Assessor, are owners of property representing at least fifty percent (50%) of the area of land within the boundaries of the proposed LID.

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
Frank Holland	9829 NE 13 th Bellevue WA 98004	082308-9001-07 082308-9021-06 082308-9004-04

Signed:

Frank Holland

Date:

8/9/2021

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
J&W RE Holdings Complex, LLC	6814 Denny Peak Dr. SE, Snoqualmie, 98065	0423089036
J&W RE Holdings Complex, LLC	6814 Denny Peak Dr. SE, Snoqualmie, 98065	5418700030
J&W RE Holdings Complex, LLC	6814 Denny Peak Dr. SE, Snoqualmie, 98065	5418700005
J&W RE Holdings Complex, LLC	6814 Denny Peak Dr. SE, Snoqualmie, 98065	5418700025
J&W RE Holdings Complex, LLC	6814 Denny Peak Dr. SE, Snoqualmie, 98065	5418700010
J&W RE Holdings Complex, LLC	6814 Denny Peak Dr. SE, Snoqualmie, 98065	5418700020

Signed:

Wendy Miller
Managing member

Date:

8-15-21

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

We, the undersigned, do respectfully petition the City of North Bend to form a Local Improvement District (LID) for the purposes of extending sewer service, substantially as proposed in the North Bend 2001 Comprehensive Sewer Plan, to the portion of the City as depicted on the attached LID Boundary Map. The terms of the sewer service shall be subject to compliance with City of North Bend Comprehensive Plan designations, zoning, and other development standards and impact mitigation requirements. The undersigned, according to the records of the King County Assessor, are owners of property representing at least fifty percent (50%) of the area of land within the boundaries of the proposed LID.

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
William Kramer	939 NW 14 th Street, North Bend, WA 98045	5418700040
William Kramer	939 NW 14 th Street, North Bend, WA 98045	5418700041
William Kramer	939 NW 14 th Street, North Bend, WA 98045	5418700042

Signed:

William E. Kramer

Date:

10/24/21

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

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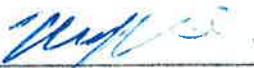
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OWNER'S NAME
William J Ingersoll III

MAILING ADDRESS
1108 NW 14th Street
North Bend, WA 98045

TAX PARCEL NO.
5418700112

Signed:



Date:



EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

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OWNER'S NAME

Zev Oved

MAILING ADDRESS

2819 110th Ave SE,
Bellevue WA 98004

TAX PARCEL NO.

641870 0043

Signed:



Date:

8/8/2021

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

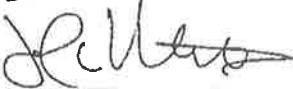
To: North Bend City Council
PO Box 896
North Bend, WA 98045

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
Puget Western, Inc.	P.O. Box 1529 Bothell, WA 98041	052308-9059

Signed:



President

Date:

August 5, 2021

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

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OWNER'S NAME



MAILING ADDRESS

5525 Vesper Way
Bremerton, WA 98312

TAX PARCEL NO.

5415700045
5418700047
5418700048
5418700049
5418700046

Signed:

Date:

08/06/21

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
YEE CAPITAL PARTNERS, LLC	12117 SE 261 st COURT KENT, WA 98030	052308-9016-03

Signed:



JEFFREY YEE, MANAGING MEMBER

Date:

8/09/2021

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
Tanner Electric Cooperative Steven W. Walter CEO	P.O. Box 1426, North Bend WA 98045	052308 9060

Signed:

Steve Walter

Date:

10-21-2021

EXHIBIT B

WHEN RECORDED RETURN TO:
 Jameson Babbitt Stiles & Lombard
 ATTN: Anne DeVoe Lawler
 999 Third Avenue, Suite 1900
 Seattle, WA 98104

DRAINFIELD EASEMENT

11/17/2005
 This Drainfield Easement (the "Easement") is made and entered into as of this
 day of January, 1995 by and between SNOQUALMIE VALLEY LAND
 COMPANY INC., a Washington corporation ("Grantor") and CHILDREN'S SERVICES OF
 SNO-VALLEY ("Grantee").

RECITALS

9501170149
 11-9504000-11

- A. Grantor owns the real property described in Exhibit A attached hereto ("Grantor's Property").
- B. Grantees own the real property described in Exhibit B attached hereto (the "Grantee's Property"). Grantee's Property is adjacent to Grantor's Property. Grantor's Property and Grantee's Property are sometimes collectively referred to herein as the "Properties."
- C. Grantor agrees to convey an easement for the installation and maintenance of the drainfield portion of an on-site sewage disposal system to serve the Grantee's Property, subject to the terms and conditions of this Agreement.

Now, therefore, for and in consideration of the mutual covenants and conditions set forth herein, the parties hereto hereby agree as follows:

1. Grant of Easement over Grantor's Property. Grantor hereby grants to the Grantee, their heirs, successors and assigns, a non-exclusive perpetual easement on, over and across the south 25 feet of the Grantor's Property (the "Drainfield Easement Property"). The location of the drainfield within the Drainfield Easement Property, and the access thereto for Grantee, shall be determined by mutual consent of Grantor and Grantee. The site selected for the drainfield shall meet all local, state, and federal requirements (if any). The purpose of this easement shall be for installation and maintenance of the drainfield portion of an on-site sewage disposal system to serve the Grantee's Property.

2. Drainfield Construction. The drainfield shall be constructed by Grantee at Grantee's sole cost and expense, using certified and licensed contractors approved in advance by Grantor. All construction shall be performed according to all applicable legal requirements, and shall be performed in a good workmanlike manner. Grantee shall

(JDSL1/J9899/00001/SLB/129466.1)

EXCISE TAX NOT REQUIRED
 King Co. Records Division

Ex-129466.1

FILED FOR RECORD AT REQUEST OF
 TRANSAMERICA TITLE INSURANCE CO.
 320 108TH AVE. NE
 P.O. BOX 11403
 BELLEVUE, WA 98009

RECEIVED THIS DAY
 11/17/2005

EXHIBIT B

obtain insurance in a form and amount approved by Grantor prior to commencing construction of the drainfield, and such insurance shall name Grantor as an additional insured.

3. **Maintenance.** Grantee agrees to maintain the Drainfield Easement Property and drainfield in good condition and repair at Grantee's sole cost and expense.

4. **Indemnity.** Grantee shall indemnify, defend, and hold Grantor harmless from and against any and all claims, liabilities, damages, costs, expenses and fees (including attorneys' fees and costs) arising out of and in any way connected to or with the construction, operation and maintenance of the drainfield and/or the Drainfield Easement Property including, without limitation, any environmental matters relating to Grantor's Property or any adjacent properties.

5. **Use.** Grantee agrees that the use of the Drainfield Easement Property pursuant to this Agreement shall not unreasonably interfere with the use and operation of Grantor's Property. Grantor agrees not to construct or maintain any structures, roads, driveways, or trails for vehicular traffic within the Drainfield Easement Property, and Grantor shall not excavate or compact natural soil within such area. Upon termination of the easement, Grantee shall promptly restore the surface of the Drainfield Easement Property to its former state and remove all sanitation pipes located therein, at Grantee's sole cost and expense.

6. **Term; Burden and Benefit.** The easement granted in this Agreement shall continue in effect until ninety (90) days after Grantee's Property is connected to a sanitary sewer service, at which time it shall automatically terminate without any further action or documentation being required. Notwithstanding the above, Grantee shall provide Grantor with prompt written notice of the connection of Grantee's Property to a sanitary sewer service. Grantee shall execute any additional documentation requested by Grantor that may be necessary to terminate this Agreement. Subject to the foregoing, each Property shall hereafter be held, transferred, sold, leased, conveyed and occupied subject to, and benefited and burdened by the easements, covenants and obligations set forth herein, which shall run with the land.

7. **Entire Agreement; Amendment.** This Agreement contains the entire agreement of the parties hereto, and may not be amended except by the written agreement of the then current owners of each Property, and recorded with the appropriate authorities.

8. **Attorneys' Fees.** If any claim, controversy or demand relating to this Agreement or to any breach of any provision hereof arises, the prevailing party shall be entitled to recover their reasonable and actual attorneys' and consultants' fees and costs from the nonprevailing party.

9501170149

EXHIBIT B

In witness whereof, the parties hereto have executed this Agreement as of the date first above written.

GRANTOR:

SNOQUALMIE VALLEY LAND COMPANY, INC.,
a Washington corporation

By: Richard D. Berg
Its: President

GRANTEE:

CHILDREN'S SERVICES OF SNO-VALLEY

By: Richard D. Berg
Its: President

9501170149

EXHIBIT B

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

On this 15th day of January, 1995, before me personally appeared Richard J. Zemo, to me known to be the President of SNOQUALMIE VALLEY LAND COMPANY INC., the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Janice R. Oechelholz
Notary Public in and for the State of Washington, residing at Woodinville My commission expires: 8/20/98
[Signature]
[Type or Print Notary Name]

9501170149

EXHIBIT B

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

On this 17 day of January, 1995, before me personally appeared Richard Kuhn, to me known to be the President of CHILDREN'S SERVICES OF SNO-VALLEY, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Carolyn S. Fischer
Notary Public in and for the State of Washington, residing at 7111 Broad My commission expires: 6-14-98
CAROLYN S. FISCHER
[Type or Print Notary Name]

9501170149

EXHIBIT B

**EXHIBIT A
GRANTOR'S PROPERTY**

**Lot 2, Block 1, Meadowbrook Tracts according to the Plat thereof recorded
in Volume 28 of Plats, Page 29, in King County, Washington.**

9501170149

EXHIBIT B

**EXHIBIT B
GRANTEE'S PROPERTY**

Lot 3, Block 1, Meadowbrook Tracts according to the Plat thereof recorded
in Volume 29 of Plats, Page 29, in King County, Washington.

9501170149

(J85L1//J89980001/ELB/129458.1)

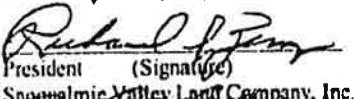
EXHIBIT B

DECLARATION OF COVENANT

In consideration of approval by King County of an on-site sewage disposal system for the property described below, property owners, hereby covenant and agree as follows:

7501170149

1. I/We, the grantor(s) herein, is/are the owner(s) in fee simple of (an interest in) property within King County, which is legally described as follows: LOT 3 BLOCK 1, MEADOWBROOK TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29 OF PLATS, PAGE 29 IN KING COUNTY WASHINGTON
2. I/We have requested the approval by King County of the on-site sewage disposal system for the above described property.
3. I/We agree to record a copy of the onsite sewage disposal system asbuilt and the operation and maintenance manual on the property deed before final approval of the system and prior to the issuance of a certificate of occupancy for the building.
4. I/We agree not to protest the extension of any sanitary sewer U.L.I.D. that will serve this property.
5. I/We agree not to allow any institutional or commercial food preparation activities to occur as long as the building is serviced by an onsite sewage disposal system.
6. I/We agree not to allow any water lines including landscape irrigation lines within ten feet of any component of the onsite sewage disposal system.
7. This Declaration of Conditions, Covenants, and Restrictions is binding upon our heirs, assignees, and successors in interest as the owners of the above-described property and is a covenant running with the land.
8. This Declaration of Conditions, Covenants, and Restrictions shall be rescinded 90 days after Lot 3, Block 1 MEADOWBROOK TRACTS is serviced by sanitary sewer and requires the written agreement of the King County Department or its successors.


President (Signature)
Snoqualmie Valley Land Company, Inc.


President (Signature)
Children's Services of Sno-Valley

On this 12 day of January, 1995, before me personally appeared Richard J. Ziemer of the Corporation) described herein and who executed the foregoing instrument as itself free and voluntary act and deed for the uses and purposes herein mentioned.

Witness my hand and seal hereto affixed the

12 day of January, 1995.

Notary Public in and for the State
of Washington, residing at Seattle
My commission expires 9-18-96

EXHIBIT B

FORMAL PETITION
TO CREATE A SEWER / UTILITY LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
 North Bend City Hall
 920 SE Cedar Falls Way
 North Bend, WA 98045

I have been authorized by you to include City of North Bend tax parcels in the Meadowbrook Area to be within a proposed Sewer / Utility Local Improvement District (ULID) for the purposes of extending sewer service, substantially as proposed in the North Bend Comprehensive Sewer Plan to the portion of the City as depicted on the attached ULID Boundary Map. The terms of the sewer service shall be subject to compliance with City of North Bend Comprehensive Plan designations, zoning, and other development standards and impact mitigation requirements. When including the City of North Bend parcels described below together with the parcels owned by others within the proposed ULID boundaries and who have also signed a petition to form this ULID, according to the records of the King County Assessor, the combined properties represent more than fifty percent (50%) of the area of land within the boundaries of the proposed ULID.

As Mayor for the City of North Bend, I further petition that all costs and said improvements, including engineering, legal, publication, preparation of assessment rolls, and other incidental costs be paid by assessments to be levied upon the property within said ULID. As provided by law, said assessments shall be paid into the revenue bond fund for the ULID and to be used for the purpose of payment of the principal and interest for revenue bonds to be issued for a twenty-year period. It is understood that actual assessments may vary from preliminary assessment estimates so long as they do not exceed a figure equal to the increased true and fair value that the improvements add to the property.

<u>Owner's Name</u>	<u>Mailing Address</u>	<u>Tax Parcel No.</u>	<u>Address / Location</u>
City of North Bend	920 SE Cedar Falls Way North Bend, WA 98045	092308-9073 042308-9031 052308-9049 042308-9034 042308-9017 052308-9063 042308-9013 042308-9038 042308-9014 042308-9034	West North Bend Way West North Bend Way West North Bend Way Boalch Ave NW SR-202 Tollgate Tollgate Tollgate Tollgate Meadowbrook Inter. Center

Signed:



 Mayor Rob McFarland

Date:

April 7, 2022

Instrument Number: 20180817000179 Document: CERT Rec: \$100.00 Page
Record Date: 8/17/2018 9:36 AM
King County, WA

Return Address:
 City of North Bend
 Attn: City Clerk
 PO Box 896
 North Bend, WA 98045



20180817000179

CERTIFICATE Rec: \$100.00
 8/17/2018 9:36 AM
 KING COUNTY, WA

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Interim Certificate of Future Sewer Connection 2. _____
 3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. Snoqualmie Valley Youth Activity Center, _____
 2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. City of North Bend, _____
 2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

POR OF SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 & SW 1/4 OF NE 1/4 DAF - BEG AT SE COR OF LOT 2 BLK 2 PLAT OF MEADOWBROOK TRACTS

Additional legal is on page 1 of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet

assigned
042308-9029

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

EXHIBIT B

Instrument Number: 20180817000179 Document: CERT Rec: \$100.00 Page
 Record Date: 8/17/2018 9:36 AM King County, WA



King County

Web date: 10/21/2005

**INTERIM CERTIFICATE OF
FUTURE SEWER CONNECTION**

Department of Development and Environmental Services
 Land Use Services Division
 900 Oaksdale Avenue Southwest
 Renton, Washington 98055-1219
 206-296-6600 TTY 206-296-7217

For alternate formats, call 206-296-6600.

This is to certify that an irrevocable agreement has been entered into between

City of North Bend

(Sewer District/Purveyor) and

Snowmane Valley Yacht Center

(Owner)

committing that the property described below will be connected to public sewers upon availability of sewers and that the property owner shall pay all costs of connection.

Legal description of property: 152 Beach Ave NW, North Bend, WA 98045

Legal	POR OF SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 & SW 1/4 OF NE 1/4 DAF - BEG AT SE COR OF LOT 2 BLK 4 PLAT OF MEADOWBROOK TRACTS TH ALG 6 LN OF NE 1/4 OF SW 1/4 6D SEC N 89-00-12 E 58.00 FT TO NELY NW MGN OF OLD SUNSET HWY TH N 35-07-08 W ALG SD 89-00-12 E 27 FT TH TPDB TH COR ALG 6D NELY MGN N 32-07-08 W 320.50 FT TH N 57-52-52 E 720.06 FT TH N 60-07-08 W 630.67 FT ML TO THRD OF GARDNER CREEK TH NELY ALG THRD OF 6D CRK TO ITS NEXN WITH SWLY RW MGN OF CHICAGO - MILWAUKEE 6T PAUL & PACIFIC RR TH N 27-23-28 E ALG SD RR MGN 84.34 FT ML TAP BRG N 57-52-52 E FR TPDB TH S 57-52-52 W 134.43 FT TO TPDB LESS RD (ROW DEDICATION PER CITY OF NORTH BEND REC #20171013000015)
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PARCEL #
042308-9029

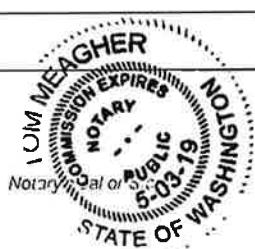
The owner and/or his/her grantees agree to participate in and not protest the formation of a Utility Local Improvement District (ULID) or a Local Improvement District (LID) or utility purveyor project designed to provide sewer services to the property. Once this certificate is recorded, it shall remain in effect as a permanent condition on the property running with the land until such time as the costs for connection are fully paid to the purveyor.

Don DeBerg
 District Representative (signature)

Don DeBerg, PE
 Printed Name

City Engineer
 Title

5/14/18
 Date



Notary Public in and for the
 STATE of WASHINGTON
 And
 RESIDING AT REDMOND, WA

Tom
 Signature

Barry Moore
 Owner (signature)

Barry Moore
 Printed Name

3-12-2018
 Date

Owner (signature)

Printed Name

Date

Check out the DDES Web site at www.metrokc.gov/ddes

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

We, the undersigned, do respectfully petition the City of North Bend to form a Local Improvement District (LID) for the purposes of extending sewer service, substantially as proposed in the North Bend 2001 Comprehensive Sewer Plan, to the portion of the City as depicted on the attached LID Boundary Map. The terms of the sewer service shall be subject to compliance with City of North Bend Comprehensive Plan designations, zoning, and other development standards and impact mitigation requirements. The undersigned, according to the records of the King County Assessor, are owners of property representing at least fifty percent (50%) of the area of land within the boundaries of the proposed LID.

We further petition that all costs and said improvements, including engineering, legal, publication, preparation of assessment rolls, and other incidental costs, be paid by assessments to be levied upon the property within said LID, as provided by law, said assessments to be paid into the revenue bond fund for the District and to be used for the purpose of payment of the principal and interest for revenue bonds to be issued for a twenty-year period. It is understood that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvements add to the property.

OWNER'S NAME *Maureen (Kaminski) Kays* MAILING ADDRESS *15109 Cedar Falls Rd SE
North Bend, Wa 98045* TAX PARCEL NO.'S *(sets 24 + 28 on list)
5418700-111 5418700-105
and*

Signed:



Date:

August 10th 2021

RESOLUTION 2009

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, CONFIRMING INCLUSION OF CITY- OWNED PROPERTIES WITHIN A MEADOWBROOK SEWER UTILITY LOCAL IMPROVEMENT DISTRICT

WHEREAS, under the Washington State Growth Management Act (“GMA”), cities are given the general responsibility and obligation to provide municipal services at urban levels, and counties are given the general responsibility and obligation to provide municipal services at rural levels; and

WHEREAS, the City of North Bend (“City”) operates a municipal sewer utility for the benefit of all residents and businesses within the City limits, and thereby provides an urban level of public sewer services; and

WHEREAS, the City’s commitment to providing an urban level of sewer service is evidenced in numerous documents and by numerous actions, including the adopted City of North Bend Comprehensive Plan as approved by the Puget Sound Regional Council and King County; and

WHEREAS, the City updated its Sewer Comprehensive Plan in 2017, which includes the addition of sewer in the Meadowbrook area, and it was subsequently approved by the Washington State Department of Ecology; and

WHEREAS, RCW 36.70A.020 establishes goals for the GMA as the basis for North Bend’s Comprehensive Plan. The Goals include concentration of urban growth, economic development, and public facilities and services. North Bend is an Urban Growth City required by the GMA to plan for projected growth based on available land for development; and

WHEREAS, the key priorities in comprehensive plans under the GMA must ensure that those public facilities and services necessary to support development shall be adequate to serve the development; and

WHEREAS, the City’s adopted Mission Statement, “The mission of the City of North Bend is to create a highly livable community by working in partnership with its citizens to blend and balance the following principles: high levels of police, fire, and emergency medical services; build and maintain healthy infrastructure; deliver quality public services; encourage a strong local economy; preserve the small town character of the community,” and specifically declares “build and maintain healthy infrastructure;” and

WHEREAS, the City's adopted Brand Statement includes the value, "Consistent delivery of quality basic services . . ." of which public sewer is a basic government service that the City is obligated to make available; and

WHEREAS, in 2021 the City incurred bonded indebtedness of \$35 million to fund wastewater treatment plan improvements which included capacity for sewer collection from the Meadowbrook area of the City; and

WHEREAS, providing sewer collection to the Meadowbrook Sewer ULID area will contribute necessary funds to retire the bonded indebtedness through sewer connection fees; and

WHEREAS, the City owns several parcels in the Meadowbrook area comprising a significant portion of the Meadowbrook area and, regardless of the manner in which the final boundaries of a ULID area may be drawn, and the City should make a clear policy statement of intent as to requiring city facilities on city properties to be part of an available sewer system;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council of the City of North Bend hereby confirms its intent to include City-owned property within the area of any sewer ULID proposed to be formed within the Meadowbrook area. The Mayor is authorized to sign a petition to include City-owned parcels within any sewer ULID proposed for the Meadowbrook area regardless of the actual boundaries of the proposed sewer ULID, provided that (a) the area of the proposed sewer ULID as depicted on the petition includes the City-owned parcels, (b) only after the petition is first signed by the owners of property constituting a majority of the private property within the area of the proposed sewer ULID, and (c) after taking into consideration the expressed desires of private property owners within the ULID area.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 1ST DAY OF FEBRUARY, 2022.

CITY OF NORTH BEND:



Rob McFarland, Mayor

APPROVED AS TO FORM:



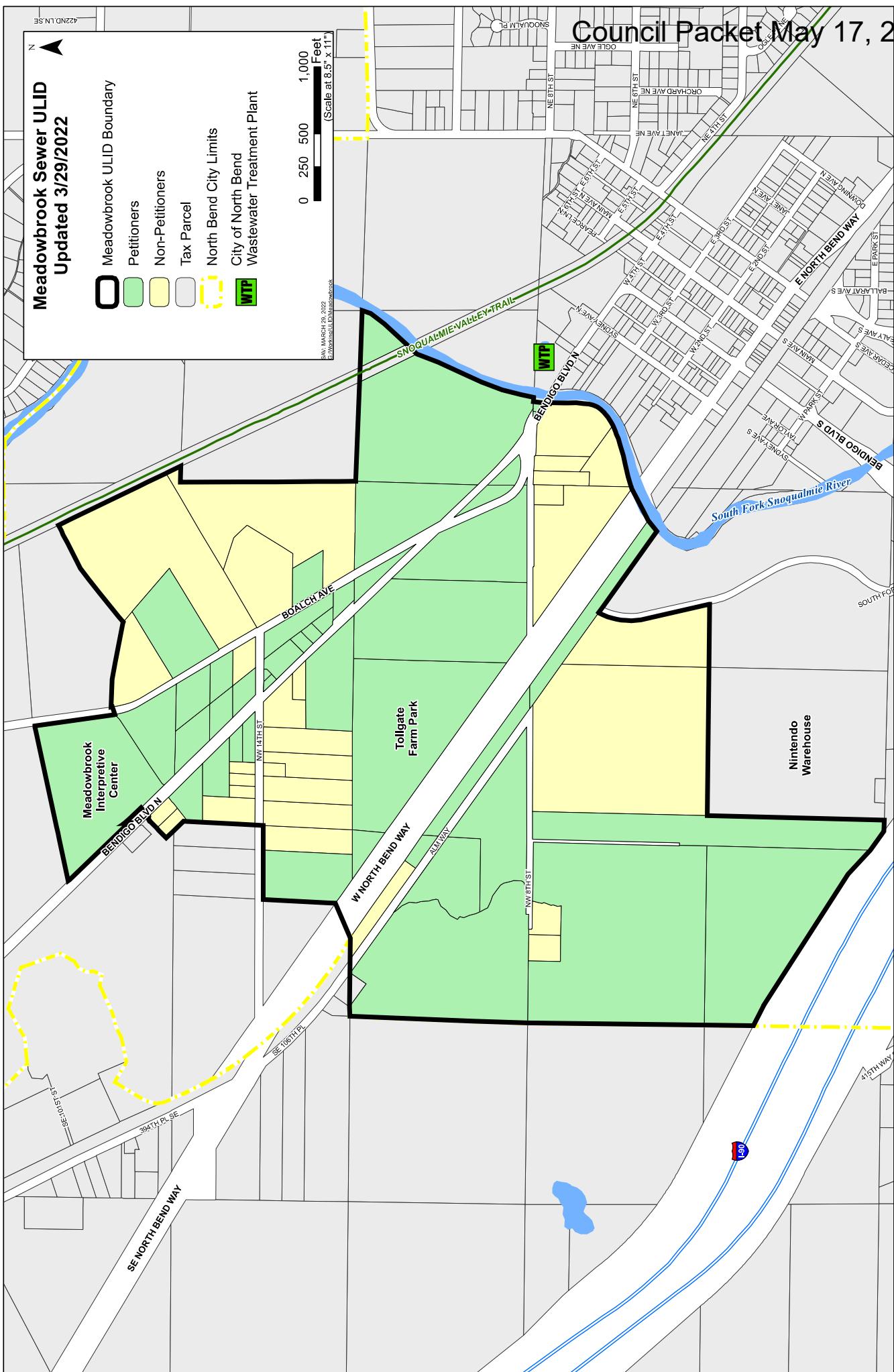
Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective: February 1, 2022
Posted: February 2, 2022



Susie Oppedal, City Clerk



**CITY OF NORTH BEND
MEADOWBROOK SEWER STUDY
ENGINEER'S PLANNING LEVEL COST ESTIMATE
20-Jan-19
G & O #18622.00**

NO CONNECTIONS - NORTH GRINDER PUMP SYSTEM

ITEM BASE BID:	NO. DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
1	Unexpected Site Changes	1 CALC	\$20,000	\$20,000
2	Survey	1 LS	\$9,500	\$9,500
3	SPCC Plan	1 LS	\$2,000	\$2,000
4	Mobilization, Cleanup, and Demobilization	1 LS	\$110,000	\$110,000
5	Project Temporary Traffic Control	1 LS	\$60,000	\$60,000
6	Clearing and Grubbing	1 LS	\$10,000	\$10,000
7	Removal of Structures and Obstructions	1 LS	\$14,670	\$14,670
8	Sawcutting	6,660 LF	\$3	\$19,980
9	Locate Existing Utilities	1 LS	\$20,000	\$20,000
10	Controlled Density Fill	5 CY	\$250	\$1,250
11	Crushed Surfacing Base Course	1,358 TN	\$25	\$33,950
12	Temporary HMA	50 TN	\$250	\$12,500
13	HMA Cl. 1/2" PG 64-22 Patching	271 TN	\$200	\$54,200
14	HMA Cl. 1/2" PG 64-22 Overlay	1,166 TN	\$110	\$128,260
15	4" Pressure Main, Incl. bedding & backfill	4,400 LF	\$50	\$220,000
16	6" Pressure Main, Incl. bedding & backfill	3,620 LF	\$55	\$199,100
17	4" Pressure Main, Bore w/ Casing under SR202 @ 14th Street	80 LF	\$250	\$20,000
18	Air and Vacuum Release Valve	2 EA	\$4,000	\$8,000
19	Pressure Main Cleanout	8 EA	\$3,000	\$24,000
20	HDPE Sewer grinder Pump Low Pressure Main, 1.25 In. Diam., Incl. bedding & backfill	0 LF	\$40	\$0
21	Removal of Unsuitable Material (Trench)	120 CY	\$40	\$4,800
22	Trench Excavation Safety Systems	1 LS	\$20,000	\$20,000
23	Bank Run Gravel for Trench Backfill	5,412 TN	\$25	\$135,300
24	Dewatering	1 LS	\$17,000	\$17,000
25	Connect Ex. Structure via Duplex Grinder Pump (tank, pump, piping, and valves)	0 EA	\$16,000	\$0
26	Locate, uncover & Abandon Existing Septic System	0 EA	\$1,500	\$0
27	Erosion / Water Pollution Control	1 LS	\$10,000	\$10,000
28	Restoration	1 LS	\$45,000	\$45,000
29	Project Documentation	1 LS	\$3,000	\$3,000
30	Pipe Suspension Bridge with 240 LF of 6" DI FM	240 LF	\$2,000	\$480,000

Estimated Construction Cost		\$1,682,510
Construction Contingency	20.0%	\$336,502
Sales Tax	8.9%	\$179,692
Total Estimated Construction Cost		\$2,199,000

ULID Costs	30%	\$659,700
Engineering Design	15%	\$329,850
Construction Management	15%	\$329,850
Administration	6%	\$131,940
Permitting	4%	\$87,960
Environmental Studies & Mitigation	3%	\$65,970
Archeological Studies	2%	\$43,980

Total Estimated Project Cost		\$3,849,000
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Assumptions include:

All small diameter pipe crossings shall be moled, all large diameter crossings shall be bored
100% trench backfill import material
Quantities increased by 10%, rounded up
Full-width overlay required on 14th Street and Boalch
All trenches are 4 feet wide, including joint trenches

**2021 Cost:
\$4,083,404**

CITY OF NORTH BEND
MEADOWBROOK SEWER STUDY
ENGINEER'S PLANNING LEVEL COST ESTIMATE
20-Jan-19
G & O #18622.00

NO CONNECTIONS - SOUTH GRINDER PUMP SYSTEM

ITEM BASE BID:	NO. DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
1	Unexpected Site Changes	1 CALC	\$25,000	\$25,000
2	Survey	1 LS	\$9,500	\$9,500
3	SPCC Plan	1 LS	\$1,500	\$1,500
4	Mobilization, Cleanup, and Demobilization	1 LS	\$127,000	\$127,000
5	Project Temporary Traffic Control	1 LS	\$60,000	\$60,000
6	Clearing and Grubbing	1 LS	\$20,000	\$20,000
7	Removal of Structures and Obstructions	1 LS	\$15,450	\$15,450
8	Sawcutting	9,460 LF	\$3	\$28,380
9	Locate Existing Utilities	1 LS	\$10,000	\$10,000
10	Controlled Density Fill	5 CY	\$250	\$1,250
11	Crushed Surfacing Base Course	1,244 TN	\$25	\$31,100
12	Temporary HMA	40 TN	\$250	\$10,000
13	HMA Cl. 1/2" PG 64-22 Patching	396 TN	\$200	\$79,200
14	HMA Cl. 1/2" PG 64-22 Overlay	1,263 TN	\$110	\$138,930
15	4" Pressure Main, Incl. bedding & backfill	5,155 LF	\$50	\$257,750
16	6" Pressure Main, Incl. bedding & backfill	2,300 LF	\$55	\$126,500
17	6" Pressure Main, Bore w/Casing under RR/NBW/SR202 on 8th Street	710 LF	\$250	\$177,500
18	Air and Vacuum Release Valve	2 EA	\$4,000	\$8,000
19	Pressure Main Cleanout	8 EA	\$3,000	\$24,000
20	HDPE Sewer grinder Pump Low Pressure Main, 1.25 In. Diam., Incl. bedding & backfill	0 LF	\$40	\$0
21	Removal of Unsuitable Material (Trench)	110 CY	\$40	\$4,400
22	Trench Excavation Safety Systems	1 LS	\$20,000	\$20,000
23	Bank Run Gravel for Trench Backfill	5,297 TN	\$25	\$132,425
24	Dewatering	1 LS	\$17,000	\$17,000
25	Connect Ex. Structure via Duplex Grinder Pump (tank, pump, piping, and valves)	0 EA	\$16,000	\$0
26	Locate, uncover & Abandon Existing Septic System	0 EA	\$1,500	\$0
27	Erosion / Water Pollution Control	1 LS	\$10,000	\$10,000
28	Restoration	1 LS	\$50,000	\$50,000
29	Project Documentation	1 LS	\$3,000	\$3,000
30	Pipe Suspension Bridge with 240 LF of 6" DI FM	0 LF	\$60	\$0

Estimated Construction Cost		\$1,387,885
Construction Contingency	20.0%	\$277,577
Sales Tax	8.9%	\$148,226
Total Estimated Construction Cost		\$1,814,000

ULID Costs	30%	\$544,200
Engineering Design	15%	\$272,100
Construction Management	15%	\$272,100
Administration	6%	\$108,840
Permitting	4%	\$72,560
Environmental Studies & Mitigation	3%	\$54,420
Archeological Studies	2%	\$36,280
Total Estimated Project Cost		\$3,175,000

Does not include costs associated with funding via and LID or ULID

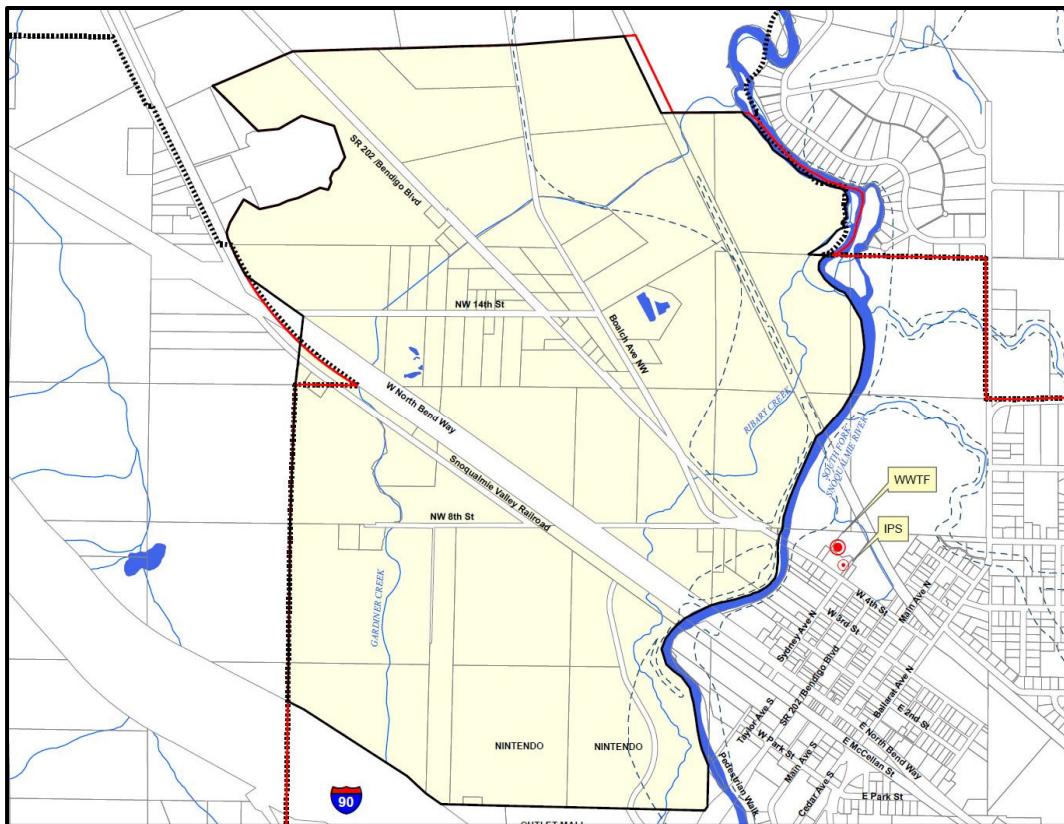
2021 Cost:
\$3,368,358

Assumptions include:

- All small diameter pipe crossings shall be moled, all large diameter crossings shall be bored
- 100% trench backfill import material
- Quantities increased by 10%, rounded up
- Full-width overlay required on Alm Way, 8th Street
- All trenches are 4 feet wide, including joint trenches

PRELIMINARY FEASIBILITY AND SPECIAL BENEFIT ANALYSIS MEADOWBROOK SEWER ULID

NORTH BEND, WASHINGTON



PREPARED FOR

MR. DOUG VAN GELDER, PE

CITY OF NORTH BEND

920 SE CEDAR FALLS WAY

NORTH BEND, WA 98045

PREPARED BY

SOVA CONSULTING

107 SPRING STREET

SEATTLE, WA 98104

SOVA PROJECT 20057

March 25, 2021

Mr. Doug van Gelder, P.E.
Development Project Manager
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

RE: Preliminary Feasibility and Special Benefit Analysis
Meadowbrook Sewer ULID
North Bend, WA

Dear Mr. Van Gelder:

In response to your request, we have completed a Preliminary Feasibility Study and Special Benefits Analysis for a Utilities Local Improvement District (ULID) for the Meadowbrook Sewer Project in North Bend, Washington. The purpose of this analysis is to provide our opinion of the anticipated special benefits accruing to the properties within the ULID area as a result of the proposed sewer project. The City of North Bend will use this report for decision making purposes in support of a potential ULID formation.

The project area includes most of the westerly portion of the City, west of the South Fork Snoqualmie River and north and west of the outlet malls. The project consists of a sewer network system that would serve both primary arterials that extend west toward the City limits, W. North Bend Way, in the vicinity of the Nintendo Headquarters and Tollgate Park, and along Bendigo Boulevard (SR-202) and Boalch Avenue. In addition to serving existing commercial uses along these arterials, it will also serve a mix of commercial and residential properties along NW 8th and NW 14th Streets. The ULID project includes the installation of low-pressure grinder/pump system sewer main lines throughout the study area to the Wastewater Treatment Facility (WWTF) at Bendigo Boulevard and Sydney Avenue N.

This analysis includes a study of historical and current land uses, sales activity, zoning, sensitive areas, recent long-range planning, and anticipated future development trends. The study area includes a wide variety of existing property types, with improvements of various ages, quality, condition, and utility. Complications in the analysis included the various zoning designations, building restrictions/effective moratoriums related to water rights and sewer access, and extensive creeks and associated wetland sensitive areas. Given these factors, we have considered the potential benefits to each of the subject properties based on their respective highest and best uses.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) requirements. As such, it presents detailed discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Additional supporting documentation and analyses is retained in the appraiser's file. We note that while this report and analysis meet these requirements, this analysis is the result of a limited

appraisal process in that certain valuation approaches were not fully utilized due to the lack of detailed property information and full inspections. As such we relied on exterior inspections, City of North Bend information, King County Assessor's records, and other available public information. We also employed mass valuation techniques. The intended user of this report is cautioned that the reliability of the value conclusions provided may be impacted to the degree of limited availability of detailed property information. We note, however, that these limitations are typical in the analysis of properties for ULID proceedings.

Based on our investigation and analysis of all relevant data, it is our opinion the property values, including estimated special benefits accruing to the subject properties upon completion, as of February 3, 2021, are:

Meadowbrook Sewer LID

Cost Element	Total
Total Property Values - Before Condition	\$54,152,000
Total Property Values - After Condition	<u>\$65,769,000</u>
Special Benefit Conclusion	\$11,617,000
Anticipated Project Costs	\$7,452,000
<i>Special Benefit Assessment Ratio</i>	<i>64%</i>

If you have further questions not answered in the accompanying report, please do not hesitate to contact us.

Sincerely,



Matthew Sloan, MAI, SRA



Gregory Goodman, MAI

SOVA Consulting

Enclosures

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

In addition to extraordinary assumptions and hypothetical conditions described in this report (if any), the following general assumptions and limiting conditions apply to this appraisal. Use of this report implies acceptance of the assumptions and conditions.

- A. No responsibility is assumed for matters, which are legal in nature, nor is any opinion rendered on title of land appraised. The property is free and clear of liens, encumbrances, and encroachments unless otherwise described. Title of the property is good and merchantable. The property is under responsible ownership and competent matters, with all associated entities acting in the best interest of themselves and the property. There are no pending or existing judgements or litigation against the property.
- B. There has been no significant change to the subject property and market conditions remained stable between the date of inspection, date of value, and transmittal date of this report, unless otherwise noted. Value conclusions are effective as of the date of value, and no responsibility is assumed for altered property characteristics or changing market conditions that occur after this date.
- C. The property is in compliance with all applicable building, environmental, zoning, and other federal, state, and/or local laws, regulations, and codes, including the Americans with Disabilities Act (ADA). We assume no pending or likely changes that may impact value unless specifically stated herein.
- D. Information provided by the client and other sources including surveys, legal descriptions, title reports, legal matters, soil/subsoil conditions, and available utilities including water rights are correct.
- E. There are no unapparent conditions that, if known, would impact the property's current or anticipated use(s) or market value. This includes but is not limited to soil stability, environmental contamination, structural conditions, and hazardous building materials that are not obvious to the naked eye and observable during a typical tour/inspection. No hazardous materials are currently or have previously been stored on the property.
- F. Sketches, maps, illustrations, depictions, or other exhibits developed by the appraiser(s) may not be to scale and have been included solely to assist the reader in visualizing and understanding the property.
- G. To the best of the appraiser's knowledge and belief, all statements and information in this report are true and correct, and no important facts, known to us, have been withheld or overlooked. Property data obtained from public records, including parcel and building sizes, uses, zoning, and recorded documents is accurate. The allocation of real estate, personal property, and other consideration detailed on real estate tax affidavits is correct. Information provided by owners, brokers, developers, and other parties regarding the property, market conditions, and comparables is accurate.
- H. If land value and the contribution of building/site improvements are allocated in this report, the improvement value reflects their contribution to the subject site only. The concluded value of improvements cannot be used in conjunction with any other appraisal or analysis.
- I. Retrospective value opinions are effective as of the date of value, without consideration of events that were unknown or unlikely to have occurred between the date of the value and report date. Prospective value opinions require forecasts, projections, and estimates of future market conditions. These forecasts are based on current market conditions and likely/anticipated future changes and do not reflect that unexpected or unlikely events will occur.
- J. Possession of this report does not imply holder is an intended user. The appraisal report must be transmitted and considered in its entirety. No individual pages or portions of the analysis may be used or relied upon separately from other portions of the analysis. Holder(s) of this report have no right of publication or further distribution.
- K. Liability of SOVA Consulting is limited only to the client(s) and limited to the fee for the assignment. Unless specifically addressed in the contractual scope-of-work, the appraiser(s) are not required to provide further consultation, testimony, or participate in mediation, arbitration, or court proceedings.
- L. The appraiser(s) have no present or contemplated interest in the property and are not biased in any other way. Compensation for this assignment is in no way contingent on assignment results.

SUBJECT PHOTOS



NW 8th Street, west of North Bend Way, vicinity of Nintendo Headquarters (facing west)



NW 8th Street, west of North Bend Way and Nintendo Headquarters (facing east)

SUBJECT PHOTOS



Gardiner Creek @ NW 8th Street



Alm Way north of NW 8th Street (facing north)

SUBJECT PHOTOS



NW 8th Street, between North Bend Way and Bendigo Boulevard (facing east)



Ribary Creek at NW 8th Street

SUBJECT PHOTOS



Boalch Avenue NW



Existing industrial use

SUBJECT PHOTOS



Snoqualmie Valley Athletic Complex project (Phase I under construction)



Older residential use

SUBJECT PHOTOS



Rehabbed residential use on large lot



Vacant residential lot

PRELIMINARY SPECIAL BENEFIT STUDY - INTRODUCTION

Client

The Client for this assignment is the City of North Bend.

Intended Use/Users

The intended use of the report is for decision making purposes by the City of North Bend in support of a potential ULID formation, including determination of preliminary assessments, for the Meadowbrook Sewer Utility Local Improvement District (ULID) project. It is not intended for any other use. Intended users include the client's authorized employees, representatives, agents, and legal counsel. The appraisers do not intend use of this report by others.

Description of the Project – Meadowbrook Sewer

The project area includes much of the westerly portion of the City, west of the South Fork of the Snoqualmie River and north of I-90 and the outlet malls. This majority of this area consists of parkland and open space associated with Tollgate Park and a variety of creek and wetland sensitive areas, as well as commercial land and improved properties along W. North Bend Way, Bendigo Blvd N., and Boalch Avenue NW. Other uses in the area include single-family residential uses generally setback from the arterials along NW 14th Street and NW 8th Street.

In the before condition, there is no sewer improvements located in this area. Existing buildings are exclusively equipped with individual septic systems for waste collection. It is our understanding most septic systems have a life of approximately 30 years (or longer) with sufficient to good soils types and we are not aware of significant system failure trends that would suggest a shorter lifespan in this area. Properties in the ULID area generally have public water available, with service mains located in both W. North Bend Way and Bendigo Blvd N. Some parcels have private wells, particularly the single-family uses setback from the arterials.

We generally assume the project area to have public water available, though we recognize the need for new service lines (or extensions) in order to facilitate new or expanded development. Given the lack of sewer in this area, there has been an *effective* building moratorium for several years (excepting single family residential), as new structures and most uses are prohibited in commercial zones without connection to sewer. New homes can be developed with onsite septic systems, though no further subdivision of large lots is permitted.

We note several projects in planning phases at this time, namely the Snoqualmie Valley Athletic Complex and a Puget Sound Energy (PSE) training facility. The Snoqualmie Valley Athletic Complex is phased and cannot be completed (Phase II) until sewer is complete. The PSE training facility is not an economically motived project intended to develop its site to the highest and best use. Other than a small office building, there has been no new development in this area since the Eastside Self Storage in 2005; most existing structures are much older. As compared to other areas of North Bend, the lack of infrastructure is apparent in the magnitude of new development.

In the after condition, the completed sewer project will allow for full development of this area to City of North Bend's zoning standards. Vacant commercial properties will have full ability to develop densities permitted in

the respective EP-1 or NB designations and residentially zoned parcels can subdivide into short plats (large lot CLDR zoning). Existing buildings/uses will have the opportunity to hookup to the sewer system, as aging septic systems need repair or replacement. The project is anticipated to enhance the development potential of individual properties in the study area and thus help in satisfying demand by providing readily developable areas in the overall neighborhood as well. Such a condition reflects the fact that an installed sewer system is a key component of necessary infrastructure for favorable development conditions.

Identification of the Subject Properties

The proposed ULID boundary is shown on a map on this report. It includes about 339 acres located in the westerly boundaries of the city limits. The northernmost point of the project begins with the tax parcels just south and east of Meadowbrook Farm and extending southeast towards the City Center, with the easterly project boundary consisting of the South Fork Snoqualmie River. There are a total of about 68 tax parcels within the ULID. 10 of these tax parcels are City-owned and used or as park/open space for Tollgate Farm/Meadowbrook Farm and a former railroad corridor. The remainder of the parcels encompass a variety of uses as either vacant land or improved properties with single family, commercial, and/or industrial uses.

Special Benefit Analysis Summary

There are a number of special benefit methodologies available to proportionally allocate project costs and/or special benefits for ULIDs including the (1) zone-termini/front foot method, (2) “land area charge” method, or (3) a complete special benefit study. The zone and termini and land area methods are best suited when the proposed project proportionally benefits parcels based on parcel size, lineal street frontage, or another calculatable characteristic. In this case, new sewer service will benefit the varying properties and uses differently. Because of the mix of land uses, zoning, sizes, and impact of critical areas such as streams/creeks and wetlands, benefits resulting from the proposed project are best measured through the special benefits method of assessment. This analysis directly measures the special benefits anticipated to the individual parcels due to the proposed ULID improvements. The ULID assessment are allocated according to the proportion of each parcel’s special benefits to total special benefits. Up to 100% of the special benefits can be assessed.

Special benefits are a specific, measurable increase in real property value in excess of any *general benefits* (benefiting the public at large) due to a public improvement project. The amount of the special benefits accruing to each property as a result of a local improvement is the difference between the fair market value of the property immediately before and immediately after the improvement. In other words, the difference between the fair market value of the property in its “before” condition (“without” the improvements) and its “after” condition (“with” the improvements) reflects the special benefits to the individual properties.

The primary special benefits to the properties in this analysis are the result of required infrastructure for new development, replacement of aging septic systems, ability to develop to the highest and best use allowed for by zoning or the Comprehensive Plan, area enhancements, and implementation of North Bend sewer plans/ and City, County, and State concurrency requirements. Without the project, improvements properties in the ULID are dependent on septic systems or are unable to develop due to an effective building moratorium related to sewer availability. This lack of utilities infrastructure precludes most of the vacant parcels from developing, resulting in stagnant market and value conditions particularly for the vacant commercial properties.

Properties can be assessed for no more than their respective conclusion of special benefits. In the case of the subject project, the value of special benefits is considerable, allowing more intensive uses than would otherwise be possible without the project. Our analysis study revealed varying levels of special benefits, with trends relating to highest and best use as vacant land or improved properties, ages of existing sanitation systems, and other characteristics.

As discussed in the *Special Benefits Analysis* section of this report, it is our opinion that properties analyzed as vacant are benefited most greatly, with properties improved to their highest and best use benefited to a lesser degree. The lower special benefits to improved properties are primarily due to their existing sanitation systems that provide for continued use and utility of the existing improvements, which in turn, provides value over and above that of the underlying site. Accordingly, the structures have extended useful lives with the likely future economic use of the property superior to that of vacant parcels. While improved properties will benefit similarly by increased underlying land values, the contribution of building improvements will delay their ability to capitalize from some elements of the special benefits, particularly those relating to development potential.

Scope of the Assignment

In preparing this study, we have conducted property and neighborhood inspections, analyzed historical land and improved sales, rents, operating expenses, construction costs, sanitation costs, and capitalization and yield rates. The development conditions of the properties within the ULID area were researched. Other cities with sewer system expansions in the Puget Sound area were also researched for market factors. As appropriate, the information gathered was analyzed utilizing all three approaches to value.

Various City of North Bend representatives provided us with project, neighborhood, and property information. Additional information was obtained from County, City, newspaper, internet, and other records, as well as neighborhood and property inspections.

In analyzing the ULID properties, the consultant did the following:

- Inspected the ULID properties (exterior inspections).
- Analyzed historical and current information from the ULID neighborhood or competitive neighborhoods in the North Bend/ Snoqualmie areas.
- Researched Costar, CBA, Metroscan, NWMLS, and King County databases.
- Researched SOVA Consulting in-house files existing database.
- Researched other sewer projects in Puget Sound.
- Reviewed all documents as cited throughout this report.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) requirements. As such, it presents detailed discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Additional supporting documentation and analyses is retained in the appraiser's file. We note that while this report and analysis meet these requirements, this analysis is the result of a limited appraisal process in that certain valuation approaches were not fully utilized due to the lack of detailed property information and full inspections. As such we relied on exterior inspections, City of North Bend information, King

County Assessor's records, and other available public information. We also employed mass valuation techniques. The intended user of this report is cautioned that the reliability of the value conclusions provided may be impacted to the degree of limited availability of detailed property information. We note, however, that these limitations are typical in the analysis of properties for ULID proceedings.

Date of Inspection/Analysis

The properties were inspected on multiple occasions between November 2020 and February 2021, with the most recent inspection on February 3, 2021. The effective date of this analysis is as of February 3, 2021. We note that due to the limited scope of this analysis, we did not inspect interiors of any subject buildings; property owners were not afforded the opportunity for joint inspection or to provide property information or records.

Legal Description/Ownership

Each property is identified by its King County Tax Account Number in the *ULID Property Summary Matrix* included in the *Addenda* to this report. With only limited exception, title reports were not provided. Absent a detailed title report for each of the subject properties within the study area, we assume no existing title conditions that would impact fee simple value on any of the subject properties.

Property Rights Analyzed

The property rights analyzed in this report constitute the fee simple interest. Detailed information that would allow us to estimate the leased fee interests, if any, in the properties was not available. Also, the personal, familial, or tax factors related with the ownership of individual parcels was not available for our consideration. Fee simple interest is defined as:

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*¹

Extraordinary Assumptions/Hypothetical Conditions

If there are extraordinary assumptions and/or hypothetical conditions used in this report, the use of these extraordinary assumptions and hypothetical conditions may have affected the assignment results.

Hazardous Materials

No information regarding the presence or absence of hazardous waste on any of the subject properties was provided. This analysis assumes the absence of any and all hazardous waste on the subject properties. The value conclusions contained in this report may be impacted if significant hazardous waste or contamination is present on any subject property.

Creeks, Wetlands, Sensitive Areas

We have been provided limited information regarding existing wetlands, streams, and corresponding buffers. We have relied primarily on mapping contained in the City of North Bend Comprehensive Plan, which identified areas of potential wetlands (a copy is included in the *Addenda* to this report). We have assumed this mapping to be correct and have calculated usable areas of most of the subject properties partially with this map. In several cases, updated information revealed the mapping to be incorrect and we adjusted our calculations accordingly.

¹ From *The Appraisal of Real Estate*, Thirteenth Edition, 2001, Appraisal Institute, page 69.

But in the absence of more detailed information, we have assumed this mapping is correct. Users of this analysis are cautioned that changes to assumed wetland areas would likely have an impact on the concluded before and after values. We note in several cases where potential wetlands impact properties developed to their highest and best use, we've assumed the land has an unencumbered contribution for analysis purposes.

City and Neighborhood Description

North Bend is the easternmost incorporated area in King County, located along the I-90 Corridor about 30 miles east of Seattle and 20 miles from Bellevue. The accessibility of I-90 and favorable commuting characteristics, availability of vacant land, desirable recreational access and views, and lower/reasonably priced development land and single-family homes have together contributed to increase demand for property in the vicinity of North Bend and Snoqualmie; Snoqualmie is just west of North Bend and adjacent to the project area.

Access to the area is considered very good, with I-90 providing access to the Issaquah, Bellevue, and Seattle markets, as well as eastern markets from Snoqualmie Pass to Spokane and beyond. Highway 18 provides access between southwest King County and terminates roughly six miles west at I-90. The cities of Issaquah and Bellevue are located approximately 15 and 20 minutes west, respectively. These are the primary employment centers although Snoqualmie, Preston, and North Bend are becoming home to more companies due to the availability of land and lower costs. There are several significant projects along the I-90 Corridor and near the North Bend/Snoqualmie community which continue to push development east, notably the current expansion of the Costco Headquarters in Issaquah.

The City of North Bend had a 2010 Census population of 5,731 and an estimated 2020 population of 7,455 according to the Washington State Office of Financial Management, a 30% increase over the 10-year period. We note King County overall had an estimated population growth of only about 17% over the same period, highlighting the recent migration and/or disproportionate growth of North Bend relative to the County overall. Snoqualmie reported a 2000 and 2010 census population of 1,631 and 10,670, respectively, and an estimated 2020 population of 13,680. The primary reason for the substantial growth in Snoqualmie is the annexation and development of the master planned community known as Snoqualmie Ridge.

The North Bend area, upon resolution of the water rights issues and with sewer expansion, has vast potential for a growing residential market, as well as commercial and industrial expansion, as can be seen by the success of the Snoqualmie Ridge development just west of North Bend and in UGA planning. There is abundant land available for additional development. Given the expanding population of other nearby cities on the Eastside, it is expected that a continued demand for properties will increase for the foreseeable future.

Zoning and Other Development Conditions

The properties included within the ULID boundary are currently zoned under a variety of North Bend designations and are all within the City of North Bend's UGA boundaries. Based on our review, many of the properties in the ULID are affected by critical areas including wetlands, streams, floodway and floodplain, and geologic and erosion zones. This is expected due to the proximity of the South Fork Snoqualmie River, Ribary and Gardiner Creeks, and low-lying, flood prone areas. Based on limited available information obtained from City mapping, we estimated the unusable areas in order to calculate the developable areas where special benefits could accrue.

The subject zoning classifications considered in our analysis are briefly summarized below and identified in the *ULID Property Summary*. In addition to the underlying zoning, properties to the north of North Bend Way are also subject to the Urban Separator Overlay District. More detail is available from City of North Bend's Planning Department.

NB – Neighborhood Business. *The NB zoning is general commercial in nature, but buildings are expected to be smaller in scale and operate on a less than 24-hour basis. The district must accommodate a variety of residential, limited fabrication and light manufacturing land uses, though residential uses are limited to second story or to rear of parcels that front North Bend Way. Development must incorporate traditional patterns and elements that are harmonious with North Bend's small-city character. Note additional limitations apply to all NB-zoned properties within the LID boundary due to the Urban Separator Overlay District, described below.*

EP-1 – Employment Park - 1. *The EP-1 zoning constitutes light industrial and limited commercial uses compatible with the immediate neighborhood. Uses are encouraged to capitalize on North Bend's geographic location and small-city character and include offices, light manufacturing, warehouse and distribution, and research and development, although retail and personal services are limited to a few select uses.*

POSPF – Parks / Open Space or Public Facilities. *POSPF areas are designed to recognize and designate areas for public parks, open space, trail and recreation including uses such as schools, community buildings, government offices and public facilities. Provisions should follow a comprehensive plan.*

CLDR – Constrained Low Density Residential. *The purpose of the CLDR designation is intended to provide for neighborhoods of predominately single-family uses. As opposed to the LDR designation, the CLDR district is recognized for having larger lots or development constraints, such as frequently flooded areas, geologically hazardous areas, river and stream corridors, channel migration areas, wetlands, and native wildlife and fish habitat. Density in this zone shall not exceed two dwelling units per gross acre. Furthermore, large estate size lots, in excess of the 18,000sf minimum is the intent within the CLDR district.*

USOD - Urban Separator Overlay District. *The urban separator is an area of North Bend which is located in, among and around significant natural features that help to define the community's identity. The intent of the USOD is to ensure that development occurs consistent with the goals and policies of the comprehensive plan requiring the minimum build-out of the zoning district in which the parcel is located.*

All of the NB and CLDR properties must comply with both the underlying zoning and the USOD overlay, which further restricts allowable uses. For instance, while the NB zone allows for second-story residential, the USOD only allows residential uses for elderly accommodations and bed and breakfasts, limiting the subject area to only those uses.

SPECIAL BENEFIT ANALYSIS

Analysis Summary

Special benefits are the difference between the fair market value of the properties in their before condition (without the proposed sewer improvements) and their after condition (with the proposed sewer improvements). A variety of factors lead to this change in value, including contribution/desirability of existing improvements, zoning, development timing and potential, decreased development costs, reduced operating expenses, and market demand for property. A ULID allows property owners to utilize the public process, including participation by other owners, public financing, and repayment over time, for construction of significant infrastructure improvements that would not likely be feasible by each individual or a small subset of owners.

The following are the primary factors considered in determining the special benefits that will accrue to each property:

1. Physical inspection of the sites and existing improvements (exterior inspections) for all properties included in the study. General inspection of the surrounding properties and neighborhood.
2. Analysis of market values both before and after in the subject neighborhood or comparable areas for all parcels. Analysis included land sales, improved sales, and rent analysis of properties with characteristics similar ULID parcels both with and without a potential sewer connection.
3. Consideration of the location, access, sanitation system, road improvements, other utilities, zoning, physical characteristics, and development potential of each parcel before completion of the ULID.
4. Consideration of the location, access, sewer system, road improvements, other utilities, zoning, physical characteristics, and development potential of each parcel after completion of the ULID.
5. An analysis of the highest and best use of each property based on before and after property characteristics and assumptions, analysis and other factors, the probable value change of each parcel as a result of the completion of the ULID project was determined. Individual variations in special benefits occur due to differences in physical, locational, and other characteristics.
6. Where appropriate, we have considered larger parcel ownerships based on common title/ownership, physical contiguity, and current and likely future uses.

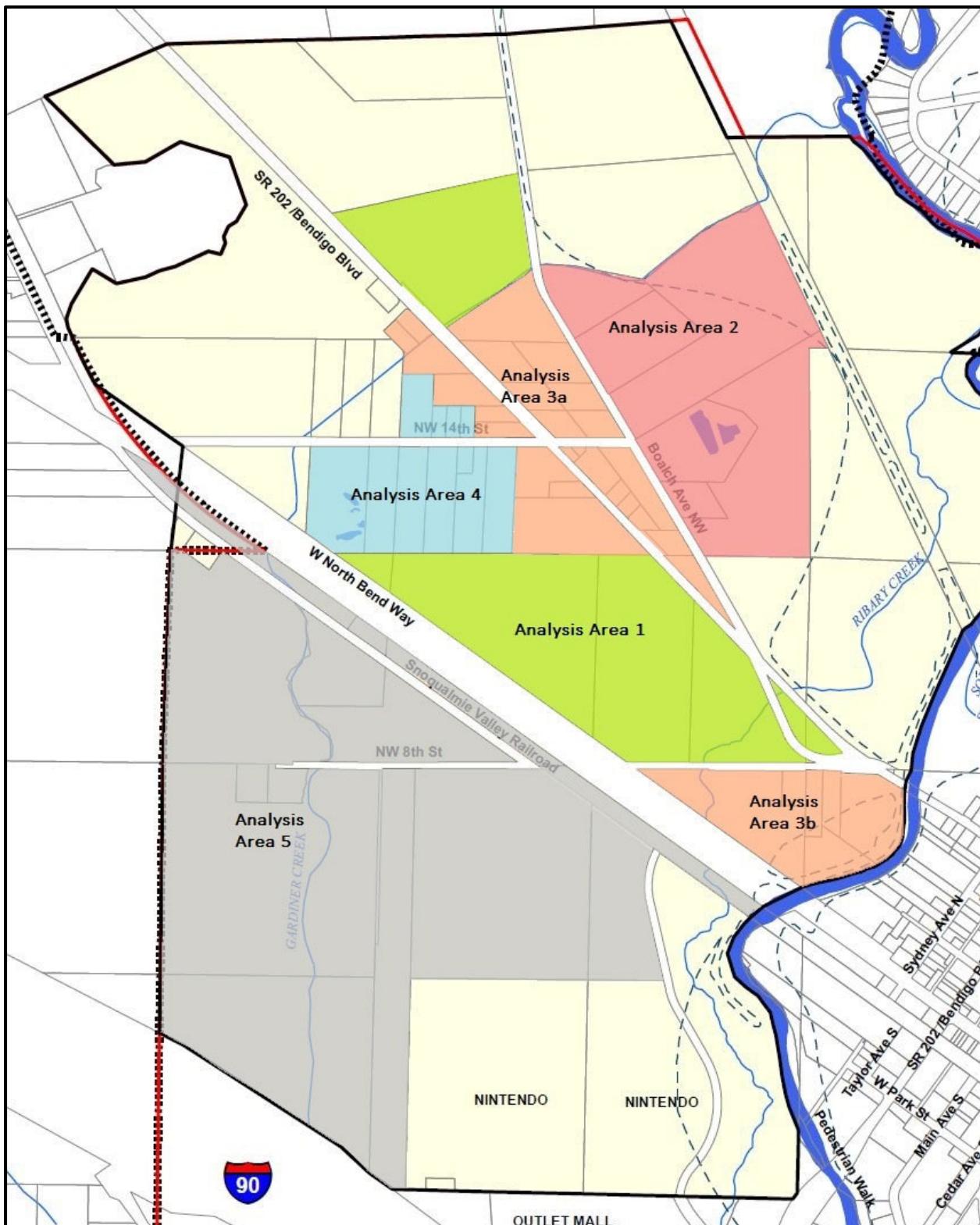
Analysis Areas

In order to efficiently and consistently analyze the subject properties, we have grouped the properties based primarily on their zoning designations, with additional consideration of current and likely future uses, location of planned sewer improvements, as well as other factors. In developing value estimates for each property, these *Analysis Areas* are used in the selection of comparables and study of special benefits, which are then applied consistently in order to achieve proportional results. A brief description of the characteristics within each Analysis Area is summarized as follows:

Analysis Area 1 (Parks and Open Space)

These parcels consist primarily of City and County owned properties that are zoned for and/or used as public parks and open space, specifically Tollgate Farm and one improve parcel of Meadowbrook Farm. These parcels are encumbered with wetlands, conservation deed restrictions that prevent most if not all economic development, are currently used as public parks/open space.

SUBJECT PARCELS/ANALYSIS AREAS MAP



space, and/or have the POSPF zoning designation. Because of the limited development potential of these parcels, there is little rationale for special benefits accruing to these parcels. One parcel/building of Meadowbrook Park will likely connect to sewer and has been included based an estimated economic site area and contribution of the building improvements.

Analysis Area 2 (NB/USOD, Commercial Uses)

Analysis Area 2 consists of a small grouping of commercially zoned properties on the north/east side of Boalch Avenue. These parcels are improved with a church, multi-purpose quasi-industrial building, self-storage facility, and several small office buildings. The frontage of these parcels is assumed developable, though our review of delineated and/or potential wetland mapping available, aerials, and other public information, suggests significant wetlands and critical areas occupying the northerly portion of particularly the larger sites.

Analysis Area 3 (NB/USOD, Commercial Uses)

Analysis Area 3 consists of two distinct areas of commercial zoning (a) to the south/west of Boalch Avenue NW and straddling both sides of North Bend Way and (b) on the south side of NW 8th Street between North Bend Way and Bendigo Boulevard adjacent to the South Fork Snoqualmie River. These parcels have a variety of current uses including single-family residential, commercial, and industrial, and several of the parcels are vacant. An assemblage of six vacant parcels is under development with Phase I of the Snoqualmie Valley Athletic Complex project, with a 75,000sf indoor athletic facility to be constructed in a future phase (dependent on sewer). Many of the properties have areas of potential wetlands, onsite streams, and/or are within the floodway.

Analysis Area 4 (CLDR/USOD, Residential Uses)

Analysis Area 4 consists of a clustering of residentially zoned (CLDR) parcels and SFR uses on both the north and south sides of NW 14th Street, to the west of Bendigo Boulevard. These properties range in size from about 18,000sf to more than five acres and with improvements ranging from older interim-use residences with little contribution to newly renovated homes of good to very good condition. Several of the properties on the south side of NW 14th Street (and one on the north) could be subdivided with additional home sites if sewer were available, though we note development of 14th Street to City standards and extension of city water or Water District service would be required. Several of the properties have potential areas of wetlands and large portions of the sites are within the 100-year floodplain, which has been considered in our conclusion of potential additional lots in the after condition.

Analysis Area 5 (EP-1, Industrial)

Analysis Area 5 consists of properties north and west of the Nintendo Headquarters and south of W. North Bend Way. They largely have Employment Park 1 designation that allows almost exclusively for industrial uses, though two tax parcels (one common ownership) are improved with a large single-family home. It also includes a portion of a railroad corridor located between North Bend Way and Alm Way, which is used by the Northwest Railway Museum for seasonal tourist train operations. This area is impacted by Gardiner Creek and has areas of steep slopes that impact usable areas.

Larger Parcel Analysis

Some of the parcels in the ULID boundary are owned in combination with others under single ownership, put to the same or complimentary uses, and are physically contiguous. Parcels with these characteristics have been analyzed as larger parcel ownerships based on Washington State Law and typical appraisal methodology.

Vacant/Improved Property Analysis

Because of the improved characteristics of a number of the parcels, we have researched comparable sales in order to develop our opinion of underlying land value in the before and after conditions. Some of the properties have existing improvements in place but were nevertheless determined to be underdeveloped due to the relative size, age, and/or condition of these improvements. These properties are considered interim uses and have been valued as if vacant.

Other properties have more significant improvements that will likely continue regardless of the proposed ULID project. These properties have been analyzed with a highest and best use as improved, some with excess land that could be developed within a reasonably foreseeable timeframe assuming the availability of sewer. We considered the before and after factors for these properties as improved, such as changes in neighborhood characteristics, market rents, vacancy, and other economic factors, including any excess land.

Valuation

Our opinion of special benefits is based in some part upon the premise that for most of the vacant/interim use properties in the ULID area, construction of some elements of the project/sewer improvements would be a prerequisite for development to their respective highest and best uses. Alternatively, this land would remain vacant, under effective moratorium conditions. The effective building moratorium is a result of the fact that no development is permitted on properties zoned for commercial uses without connection to sewer. Furthermore, the current zoning code indicates that no subdivision/short platting of sites zoned for residential uses is allowed without the provision of sewer. Such conditions support the premise that improvements to area's utilities infrastructure resulting from the ULID are necessary for development of the properties.

The project will impact property values positively by changing specific property characteristics such as the sanitation system provided by City, lifting of effective moratoriums, and neighborhood demand in the after condition. For the majority of the properties, these factors will, in turn, permit development of properties to more intensive uses and will make the properties more attractive in the marketplace compared to properties with relatively inferior infrastructure characteristics. For the properties valued as improved, special benefits result from the project due to the potential replacement for aging septic systems and increased desirability by buyers/investors, generally reflected by a reduction in capital expenditure risk, the potential for an increased underlying land value upon reversion and thus decrease in risk and associated capitalization rates.

Property Specific Analysis

The analysis that follows is based upon a review of comparable land and improved sales in the ULID boundary and comparable locations in North Bend, Snoqualmie, and other similar areas. These sales are relied upon to support the before and after values for the various parcels. Comparison of the before and after values yields a conclusion of special benefits for each property. Details of comparable sales used in this analysis are included in our files.

For analysis of the contributory values of the property improvements in the before and after conditions, we reviewed current construction costs, current rents, and improved property sales to support our conclusions. The values in the before and after conditions are greater than land value for the properties improved to their highest and best uses, including the contribution of the building and site improvements. The value differences varied

depending on the improvements' ages, sizes and zoning. Details of the appraisers' analysis is retained in our files.

Vacant Land/Interim Uses Analyzed as Vacant Land

Properties analyzed with a highest and best use as vacant included about 40 of the tax parcels in the ULID, due to either current vacant status or high land values relative to building and site improvement contribution. Overall values in the before and after conditions were based largely upon net usable site areas (gross areas adjusted for sensitive areas factors) and zoning designations.

All of the properties in the after condition are considered to have nearby access to the proposed sewer system, and the properties no longer bear the burden of septic system construction and maintenance upon development. Additionally, vacant commercial or interim-use properties are no longer impacted by the effective building moratorium and associated uncertainty and risk of when the properties can be put to an economic use. We analyzed property sales with sewers in similar neighborhoods and communities with similar zoning, as well as the costs of septic systems and the related land area requirements for drainage fields.

Our review of comparable land sales indicates consistent land values for the various commercial zoning (NB and EP-1) designations. Recent and historical sales generally reflect land values in the range of about \$2/sf to \$9/sf, with the lower end of the range reflecting larger acreage parcels with sensitive areas and more limited direct frontage/access. The high end of the range is for smaller lots sizes with superior access/exposure characteristics and/or with interim improvements to cover holding costs and/or generate some economic return during holding periods. Given the unique characteristics of the subject parcels, we generally conclude values at the lower end of the range in the before condition. In the after condition, we conclude an increase of about \$1/sf to \$2/sf for the EP-1-zoned properties and as much \$3/sf for NB-zoned properties along Bendigo Boulevard and North Bend Way.

For CLDR land, underlying land values on a \$/sf basis vary widely depending on lot size, as no parcels without sewer service are permitted for subdivision or short plat and thus they can support only a single residence regardless of size. Large parcel lots of several acres or more are concluded at \$2.50/sf to \$3.50/sf, while smaller lots of 15,000sf to 20,000sf reflecting much higher unit values of up to about \$10/sf. These values reflect that no additional subdivision or short plat is possible until sewer service is available. In the after condition, the larger lots can be short platted to achieve additional lots, with existing improvements either retained or removed. These properties are benefitted between \$1.50/sf to \$2.50/sf, depending on the existing configuration and/or onsite sensitive areas that may limit new lot potential. Our analysis results in benefits of about \$75,000 to \$90,000 per potential lot in most cases.

A low value of \$1/sf for most public areas park areas zoned POSPF is appropriate in both the before and after conditions, with no special benefits concluded.

Improved Single-Family Residences

Residential properties analyzed as improved include a wide variety of properties throughout the ULID area. Before values are determined using the Sales Comparison Approach, which was supported by the Cost Approach. Important factors in determining before values include the quality of building improvements, along with ages, building sizes, and site considerations. The continued utility and related cost factors for existing septic systems

were also considered. Our opinion is that properties in this condition increase in value in the after condition a minimum of \$10,000, with additional value resulting from larger building sizes and excess land.

Improved Commercial Uses

Other properties considered as improved were analyzed in the before condition similar to single-family residences in their before condition, considering land sizes and any building improvements, along with their quality, types, ages, sizes and number of units. For the after values, we concluded a 2% to 5% increase over the before values due to the contribution of the proposed sewer system, with a minimum value increase threshold concluded similar to the minimum residential value increases, due primarily to cost factors, with varying increases a result of the potential for excess land and the remaining economic life of the improvements. The higher indication is for properties with the potential for excess land and/or with more limited remaining economic life and will benefit from the sewer system when redeveloped.

CONCLUSION

The *ULID Property Summary Matrix* is contained in the *Addenda* to this report, detailing the special benefits to each property, as well as summary property characteristics. The before values are given for each property, as well as the after values. The after value is subtracted from the before value to determine the estimated special benefits. The special benefits assessments are also provided on a per square foot of land area basis for comparative purposes.

Based on our investigation and analysis of all relevant data, it is our opinion the property values, including estimated special benefits accruing to the subject properties upon completion, as of February 3, 2021, are:

Meadowbrook Sewer LID	
Cost Element	Total
Total Property Values - Before Condition	\$54,152,000
Total Property Values - After Condition	<u>\$65,769,000</u>
Special Benefit Conclusion	\$11,617,000
Anticipated Project Costs	\$7,452,000
<i>Special Benefit Assessment Ratio</i>	<i>64%</i>

The total cost of the project is anticipated at about \$7,452,000. In the State of Washington, up to 100% of the special benefits may be assessed to property owners, but the assessments cannot be greater than the special benefits. It is anticipated 100% of the project cost will be assessed to property owners, which reflects about 64% of the total special benefits.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no other real estate services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal inspection of the property that is the subject of this report. (If more than one person signs this certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)
10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

Date of Value: February 3, 2021



Matthew C. Sloan, MAI, SRA
State Cert. #27011-1101655

CERTIFICATION

I certify that, to the best of my knowledge and belief:

14. The statements of fact contained in this report are true and correct.
15. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
16. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
17. I have performed no other real estate services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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26. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

Date of Value: February 3, 2021



Gregory Goodman, MAI
State Cert. #27011 1101089

ADDENDA

- Property Summary Matrix
- LID Boundary and Sewer Service Maps
- Sensitive Area Mapping
- Appraiser Qualifications

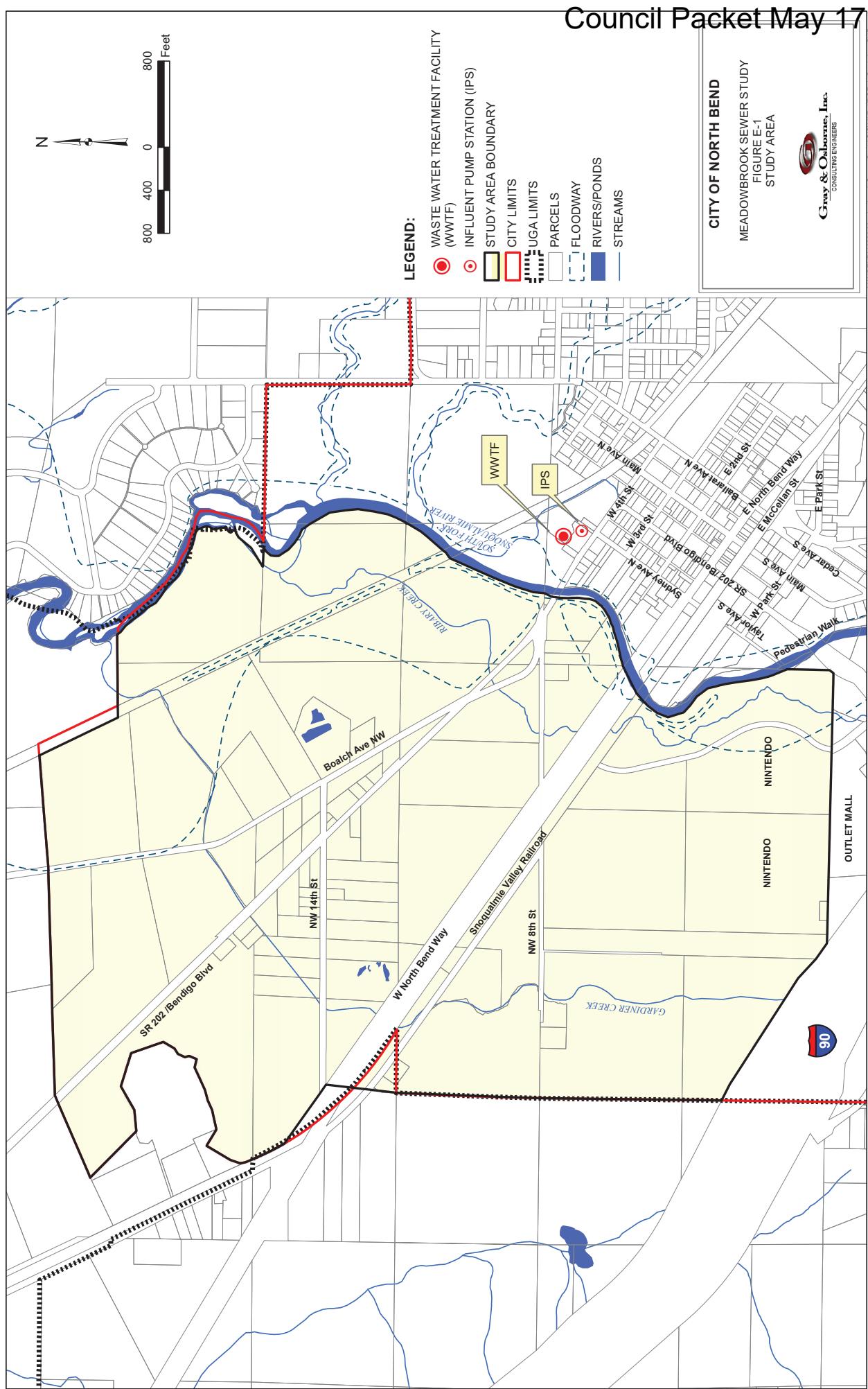
PROPERTY SUMMARY MATRIX

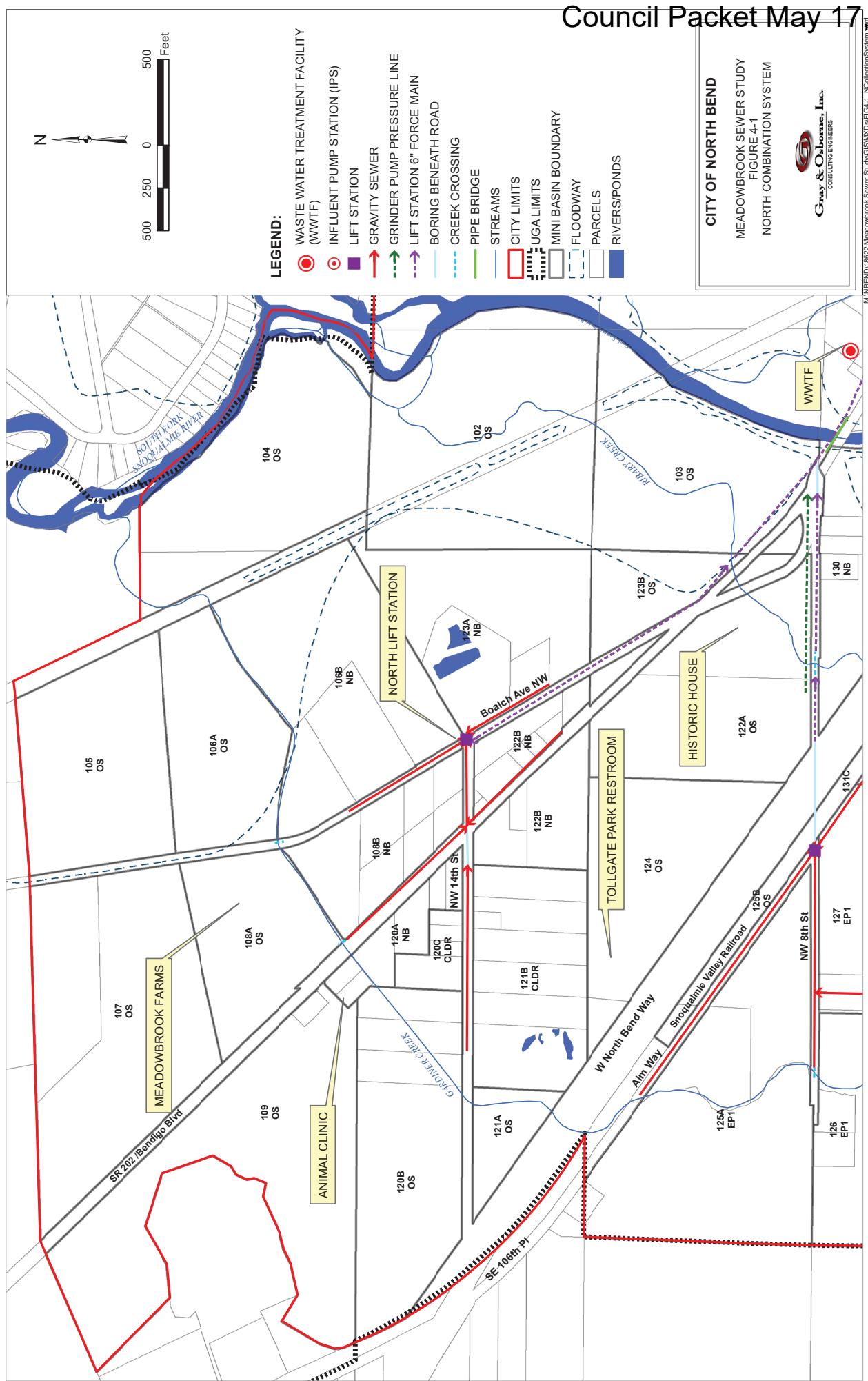
Meadowbrook Sewer ULLD

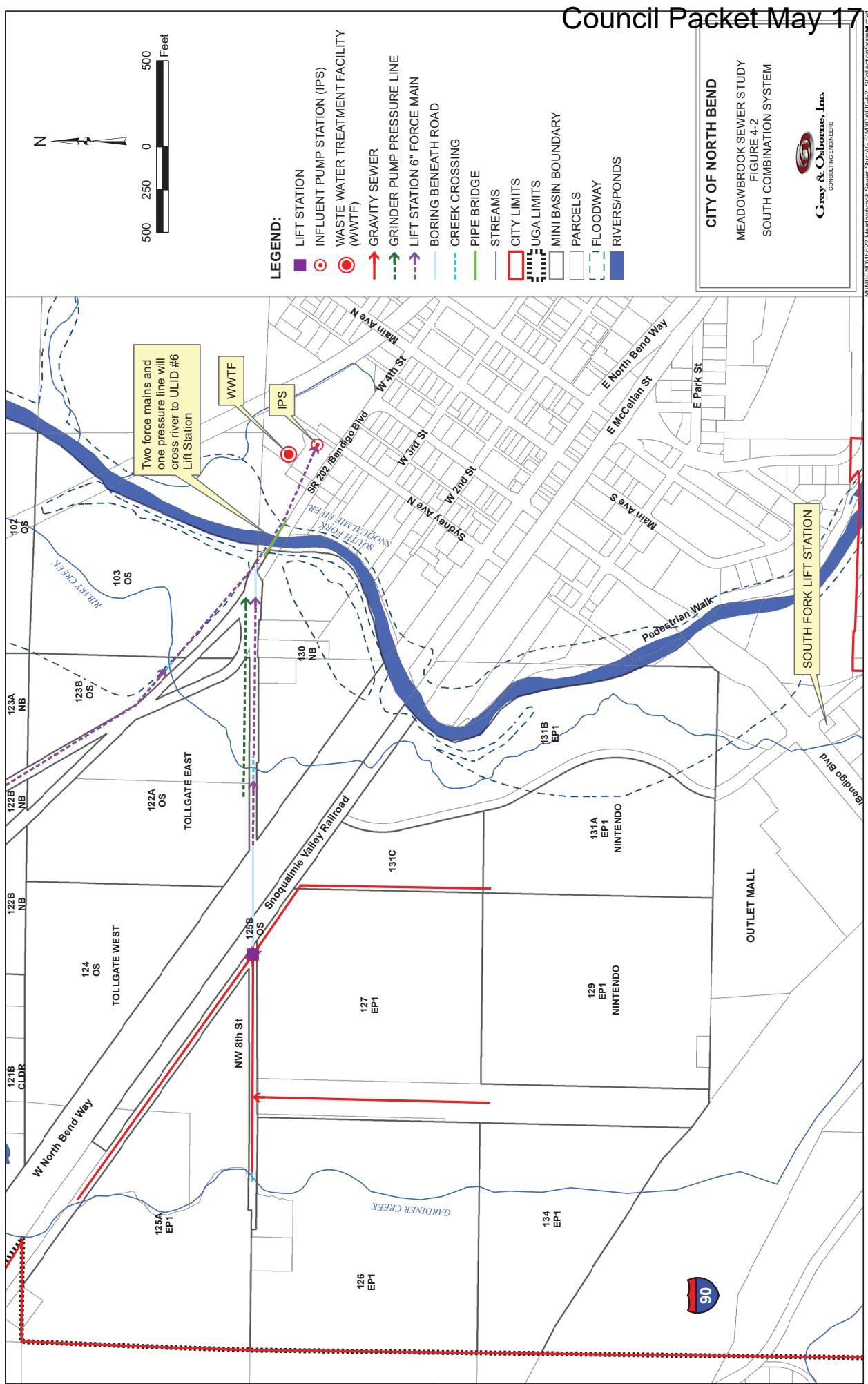
Property Summary Matrix

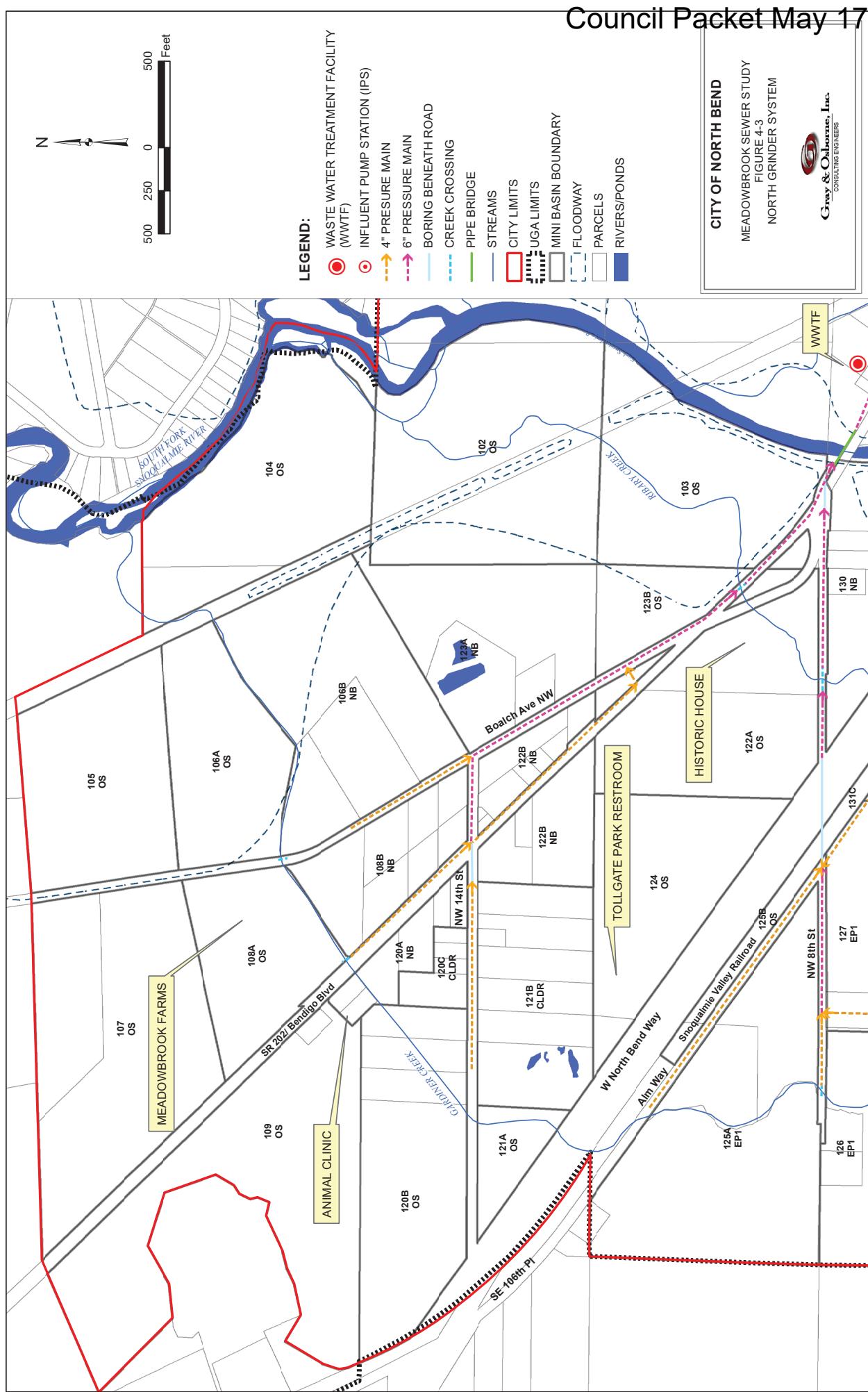
Property Details										Before & After Values/Special Benefits										\$7,452,000										
UOID	Larger Parcel	Parcel	Tax ID (APN)	Property Name	Taxpayer Name	Property Address	Zoning	Current Use	HLU	Gross Land Area (sf)	Net Land Area (sf)	Building Area (sf)	Year Built	CLDR Lots	Ass. Ratio	Fee Simple	Fee Simple After	Fee Simple Benefit	SB %	SB \$/SF	CLDR Lots Assessment	Fee Simple Premium	Special Benefit Description							
1	2	A	042308 0208	North Bend Animal Clinic	North Bend Animal Clinic Inc	1615 Bendigo Blvd N	NU/USD	Office	Improved	21,905	2,832	2,3251	2,3251	3%	0.40	\$621,939	\$603,824	\$18,115	3%	\$ 0.40	0.16%	\$11,620	Commercial Connection							
2	3	A	052308 0057	North Bend Animal Clinic	North Bend Animal Clinic Inc	1531 Bendigo Blvd N	NU/USD	Office	Improved	64,243	6,153	1,972	1,972	3%	0.55	\$25,410	\$21,532	\$4,278	3%	\$ 0.55	0.30%	\$22,714	Commercial Connection							
3	4	B	042308 0205	Boulevard North Office building	Kays Maureen E	1429 Bendigo Blvd N	NU/USD	Office	Vacant	69,696	6,936	23,533	23,533	3%	0.56	\$3,865,458	\$3,662,603	\$21,939	40%	\$ 2,00	1.61%	\$11,606	Commercial Land							
4	5	B	042308 0111	Kamski Maureen E	Kamski Maureen E	1424 NW 14th St	NU/USD	SFR	Improved	80,586	56,566	18,006	18,006	2%	0.56	\$44,051	\$44,051	\$557,223	\$513,172	14%	1.39	1.97%	\$17,596	SFR + Excess Land						
5	6	7	541870 0109	Deon's Facial & Juile	Deon's Facial & Juile	1226 NW 14th St	NU/USD	SFR	Vacant	18,006	18,006	1,420	1,420	2%	0.56	\$180,060	\$180,060	\$205,000	\$180,060	2%	0.56	0.22%	\$16,037	Residential Land						
6	7	7	541870 0109	McRae Albert	McRae Albert	1148 NW 14th St	NU/USD	SFR	Improved	18,006	18,006	1,480	1,480	2%	0.56	\$183,060	\$183,060	\$533,060	\$180,060	2%	0.56	0.09%	\$6,415	SFR Connection						
7	8	8	541870 0113	Zara Joseph & Jennifer	Zara Joseph & Jennifer	1148 NW 14th St	NU/USD	SFR	Improved	18,006	18,006	1,200	1,200	2%	0.56	\$180,060	\$180,060	\$40,060	\$180,060	2%	0.56	0.09%	\$6,415	SFR Connection						
8	9	9	541870 0113	Mundy Thia & Michael E	Mundy Thia & Michael E	1107 NW 14th St	NU/USD	SFR	Improved	33,131	33,938	1,070	1,070	2%	0.56	\$180,060	\$180,060	\$100,000	\$180,060	2%	0.56	0.09%	\$6,415	SFR Connection						
9	10	10	541870 0112	Encompass Day Care	Encompass Day Care	1407 Roach Ave NW	NU/USD	Daycare	Vacant	34,131	6,767	1,934	1,934	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.53%	\$9,473	Commercial Connection						
10	11	11	541870 0205	Encompass Day Care	Encompass Day Care	40225 SE Siquashamine N Bend R	NU/USD	SFR	Vacant	38,075	38,075	1,200	1,200	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.87%	\$60,698	Commercial Land						
11	12	12	541870 0203	Bendigo Properties LLC	Bendigo Properties LLC	40225 SE Siquashamine N Bend R	NU/USD	SFR	Vacant	43,833	43,833	1,200	1,200	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.87%	\$60,698	Commercial Land						
12	13	13	541870 0203	Bendigo Properties LLC	Bendigo Properties LLC	40225 SE Siquashamine N Bend R	NU/USD	SFR	Vacant	43,833	43,833	1,200	1,200	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.87%	\$60,698	Commercial Land						
13	14	14	541870 0205	Bendigo Properties LLC	Bendigo Properties LLC	40225 SE Siquashamine N Bend R	NU/USD	SFR	Vacant	43,833	43,833	1,200	1,200	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.87%	\$60,698	Commercial Land						
14	15	15	541870 0303	Bendigo Properties LLC	Bendigo Properties LLC	40225 SE Siquashamine N Bend R	NU/USD	SFR	Vacant	83,503	83,503	1,200	1,200	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.87%	\$60,698	Commercial Land						
15	16	16	541870 0005	Bendigo Properties LLC	Bendigo Properties LLC	40225 SE Siquashamine N Bend R	NU/USD	SFR	Vacant	185,443	105,443	8,400	8,400	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$43,851	Commercial Connection						
16	17	17	541870 0036	Calvary Mount St Church	Calvary Mount St Church	156 NW 14th St	NU/USD	Church	Improved	185,443	137,388	59,452	59,452	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$116,188	Commercial Connection						
17	18	18	042308 0206	Mount St Business Park	Mount St Business Park	1450 Roach Ave NW	NU/USD	Industrial	Improved	265,988	265,988	2,300	2,300	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$119,792	Commercial Land						
18	19	19	042308 0207	Snoqualmie Valley Activity Center	Snoqualmie Valley Activity Center	1480 NW North Bend Way	NU/USD	Office	Improved	869,553	124,553	2,604	2,604	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$176,038	SFR + Excess Land						
19	20	20	541870 0081	"no Site Address"	"no Site Address"	1305 NW 14th St	NU/USD	SFR	Improved	237,216	137,216	3,160	3,160	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$19,098	SFR + Excess Land						
20	21	21	541870 0081	"no Site Address"	"no Site Address"	1245 NW 14th St	NU/USD	SFR	Improved	124,561	124,561	1,480	1,480	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$19,098	SFR + Excess Land						
21	22	22	541870 0080	"no Site Address"	"no Site Address"	1225 NW 14th St	NU/USD	SFR	Improved	124,561	124,561	1,480	1,480	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$19,098	SFR + Excess Land						
22	23	23	541870 0075	"no Site Address"	"no Site Address"	1225 NW 14th St	NU/USD	SFR	Improved	124,561	124,561	1,480	1,480	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$19,098	SFR + Excess Land						
23	24	24	541870 0075	"no Site Address"	"no Site Address"	1225 NW 14th St	NU/USD	SFR	Improved	124,561	124,561	1,480	1,480	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$19,098	SFR + Excess Land						
24	25	25	541870 0076	"no Site Address"	"no Site Address"	1155 NW 14th St	NU/USD	SFR	Improved	106,722	106,722	7,672	7,672	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$19,098	SFR + Excess Land						
25	26	26	541870 0065	Dehline Norma & Norma	Dehline Norma & Norma	1147 NW 14th St	NU/USD	SFR	Improved	17,000	17,000	1,740	1,740	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$19,098	SFR + Excess Land						
26	27	27	541870 0060	Fryer Christopher M & Sarah	Fryer Christopher M & Sarah	1107 NW 14th St	NU/USD	SFR	Improved	124,446	64,146	1,740	1,740	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$102,668	SFR + Excess Land						
27	28	28	541870 0055	Patty By	Patty By	1309 Bendigo Blvd N	NU/USD	SFR	Improved	14,371	24,371	1,200	1,200	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$31,266	Commercial Land						
28	29	29	541870 0052	Patterson Jena L & Money	Patterson Jena L & Money	1015 NW 14th St	NU/USD	SFR	Improved	86,684	86,684	2,320	2,320	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$36,415	SFR Connection						
29	30	30	541870 0050	Moon Motor Cycle/Auto Repair	Moon Motor Cycle/Auto Repair	621 NW 14th St	NU/USD	SFR	Improved	17,244	17,244	1,928	1,928	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$16,145	Commercial Connection						
30	31	31	32	D	D	541870 0046	Moon Motor Cycle/Auto Repair	Moon Motor Cycle/Auto Repair	La Tache LLC	1401 Roach Ave NW	NU/USD	SFR	Improved	13,713	13,713	4,020	4,020	1,924	1,924	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$114,740	Commercial Land
31	32	32	33	D	D	541870 0048	Moon Motor Cycle/Auto Repair	Moon Motor Cycle/Auto Repair	La Tache LLC	1308 Roach Ave NW	NU/USD	SFR	Improved	61,001	61,001	1,944	1,944	1,924	1,924	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$16,480	Commercial Land
32	33	33	34	D	D	541870 0047	Moon Motor Cycle/Auto Repair	Moon Motor Cycle/Auto Repair	La Tache LLC	1402 Roach Ave NW	NU/USD	SFR	Improved	265,351	265,351	53,400	53,400	1,924	1,924	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$16,145	Commercial Connection
33	34	34	35	E	E	541870 0043	Chinook Lumber	Chinook Lumber	The Wedding Shop	1309 NW 14th St	NU/USD	SFR	Improved	65,113	65,113	8,137	8,137	1,924	1,924	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$16,145	Commercial Connection
34	35	35	36	E	E	541870 0041	The Wedding Shop	The Wedding Shop	Kramer Donald & Georgia J	1421 NW 14th St	NU/USD	SFR	Improved	147,000	147,000	1,924	1,924	1,924	1,924	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$16,145	Commercial Connection
35	36	36	37	E	E	541870 0042	The Wedding Shop	The Wedding Shop	Dizzy Bee Investing LLC	1422 NW 14th St	NU/USD	SFR	Improved	147,000	147,000	1,924	1,924	1,924	1,924	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$16,145	Commercial Connection
36	37	37	37	E	E	541870 0042	The Wedding Shop	The Wedding Shop	North Bend	1423 NW 14th St	NU/USD	SFR	Improved	147,000	147,000	1,924	1,924	1,924	1,924	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$16,145	Commercial Connection
37	38	38	39	E	E	541870 0040	Power Substation	Power Substation	North Bend	1424 NW 14th St	NU/USD	SFR	Improved	147,000	147,000	1,924	1,924	1,924	1,924	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$16,145	Commercial Connection
38	39	39	40	E	E	541870 0039	Snoqualmie Valley Transportation	Snoqualmie Valley Transportation	North Bend	1425 NW 14th St	NU/USD	SFR	Improved	147,000	147,000	1,924	1,924	1,924	1,924	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$16,145	Commercial Connection
39	40	40	41	E	E	541870 0038	North Bend	North Bend	North Bend	1426 NW 14th St	NU/USD	SFR	Improved	147,000	147,000	1,924	1,924	1,924	1,924	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$16,145	Commercial Connection
40	41	41	42	E	E	541870 0037	North Bend	North Bend	North Bend	1427 NW 14th St	NU/USD	SFR	Improved	147,000	147,000	1,924	1,924	1,924	1,924	2%	0.56	\$180,060	\$180,060	\$1,230,705	\$180,060	2%	0.56	0.59%	\$16,145	Commercial Connection
41	42	42	43	F	F	541870 0036	North Bend	North Bend	North Bend	1428 NW 14th St	NU/USD	SFR	Improved	147,000	147,000	1,924</td														

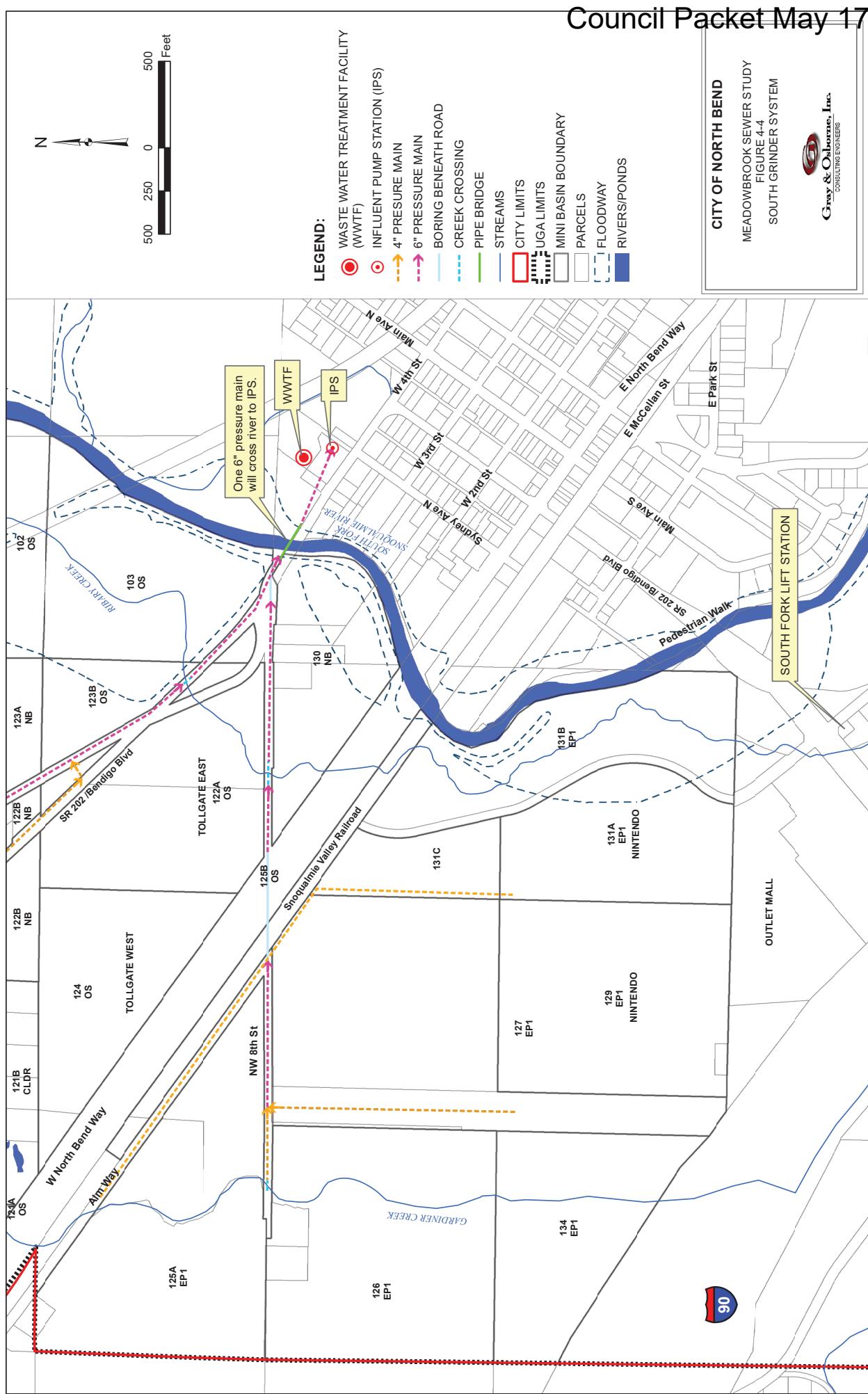
LID BOUNDARY AND PROPOSED SEWER SERVICE MAPS

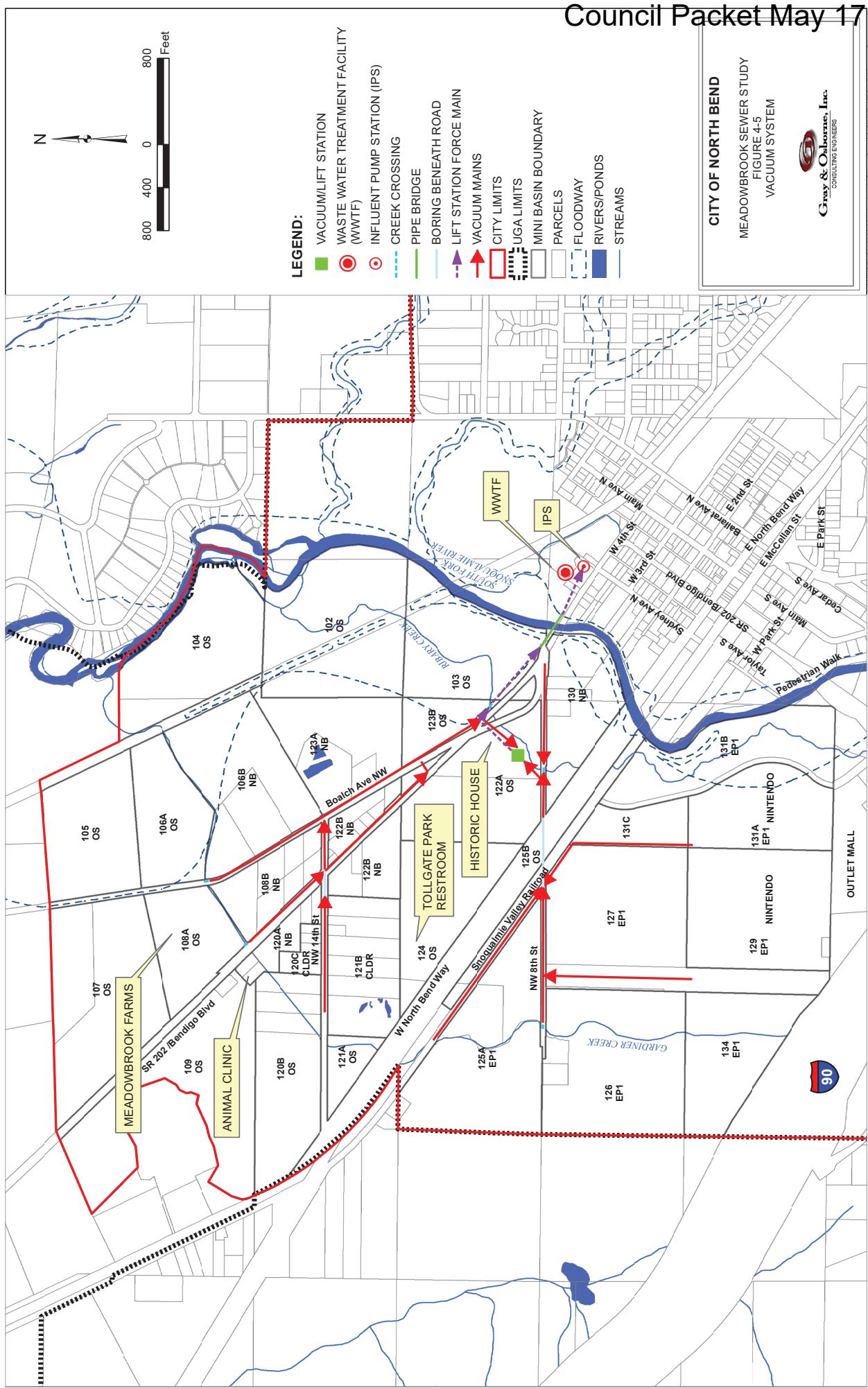




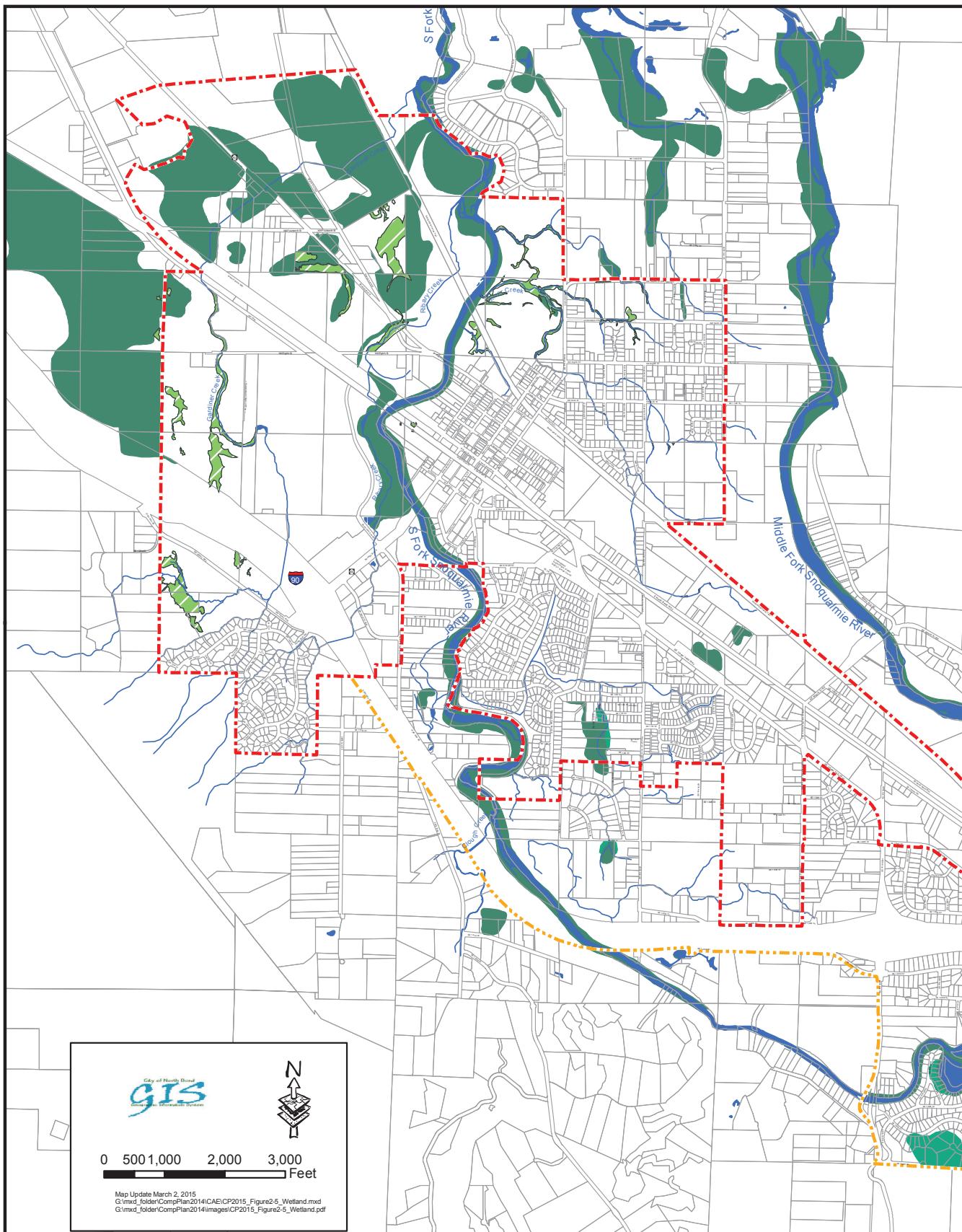






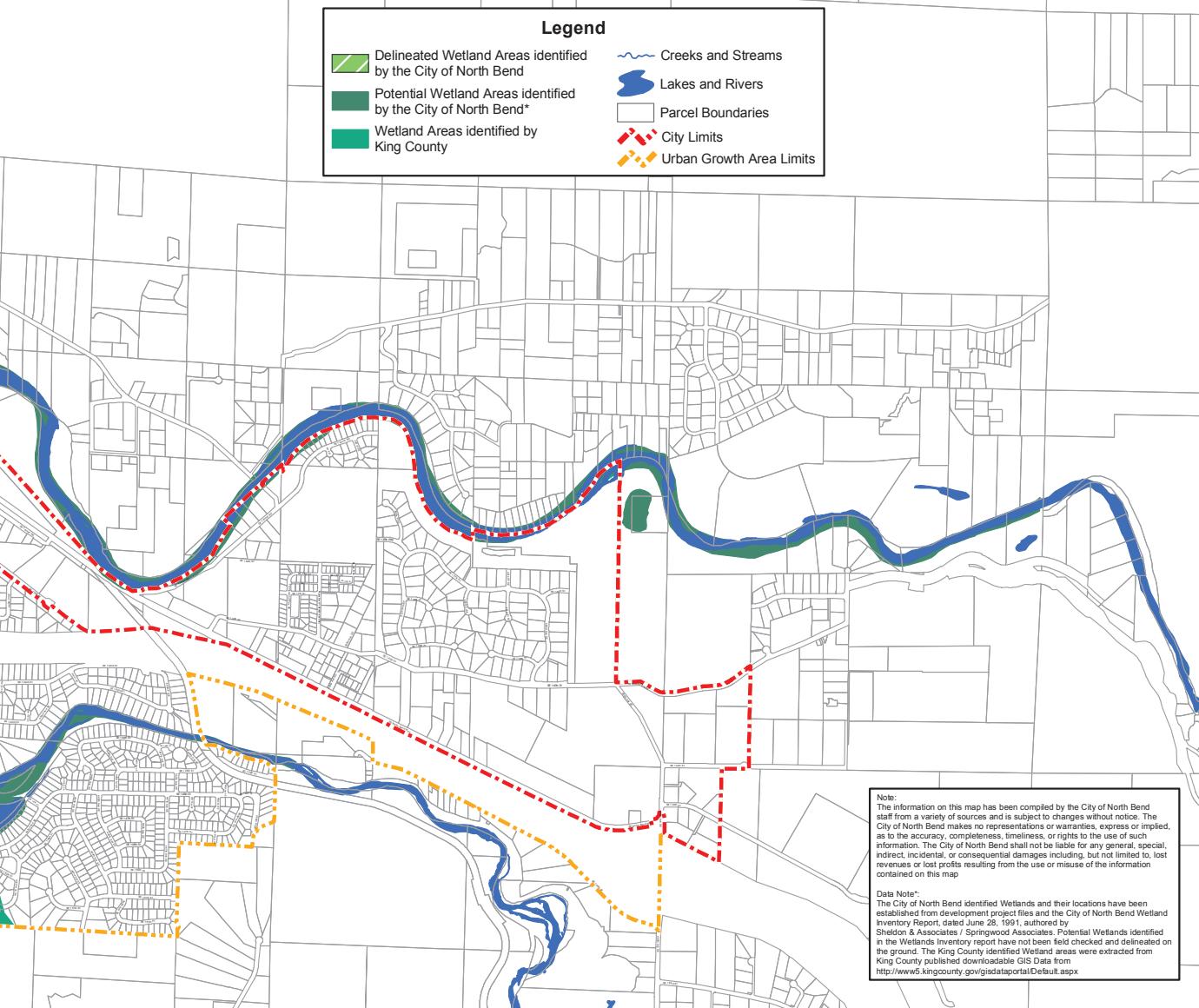
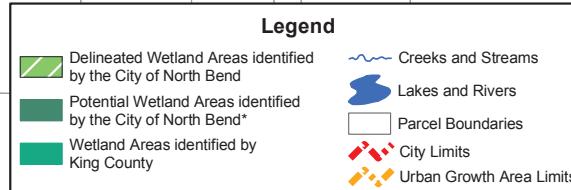


SENSITIVE AREA MAPPING



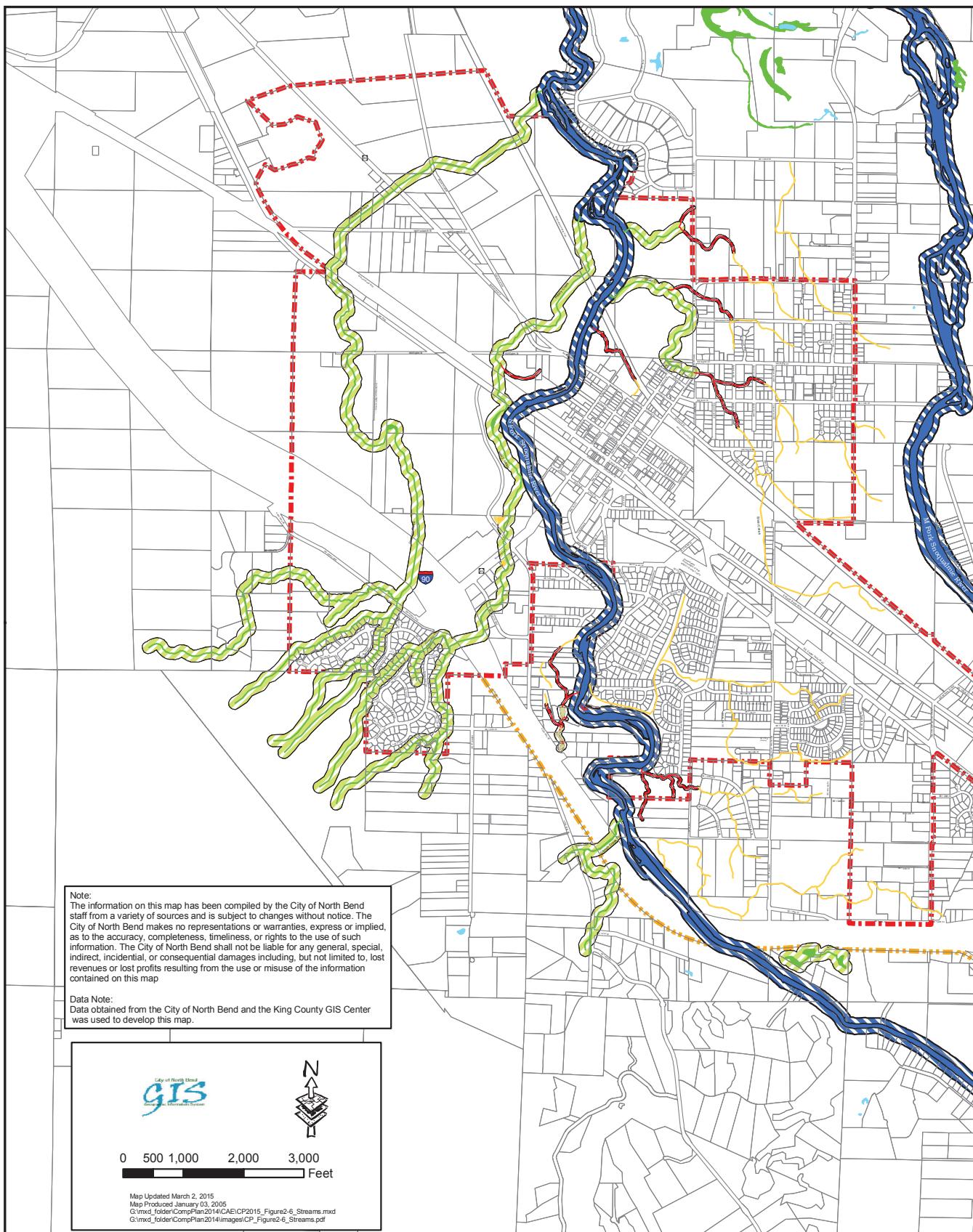


City of North Bend Comprehensive Plan 2015 Wetland Area Map Figure 2-5

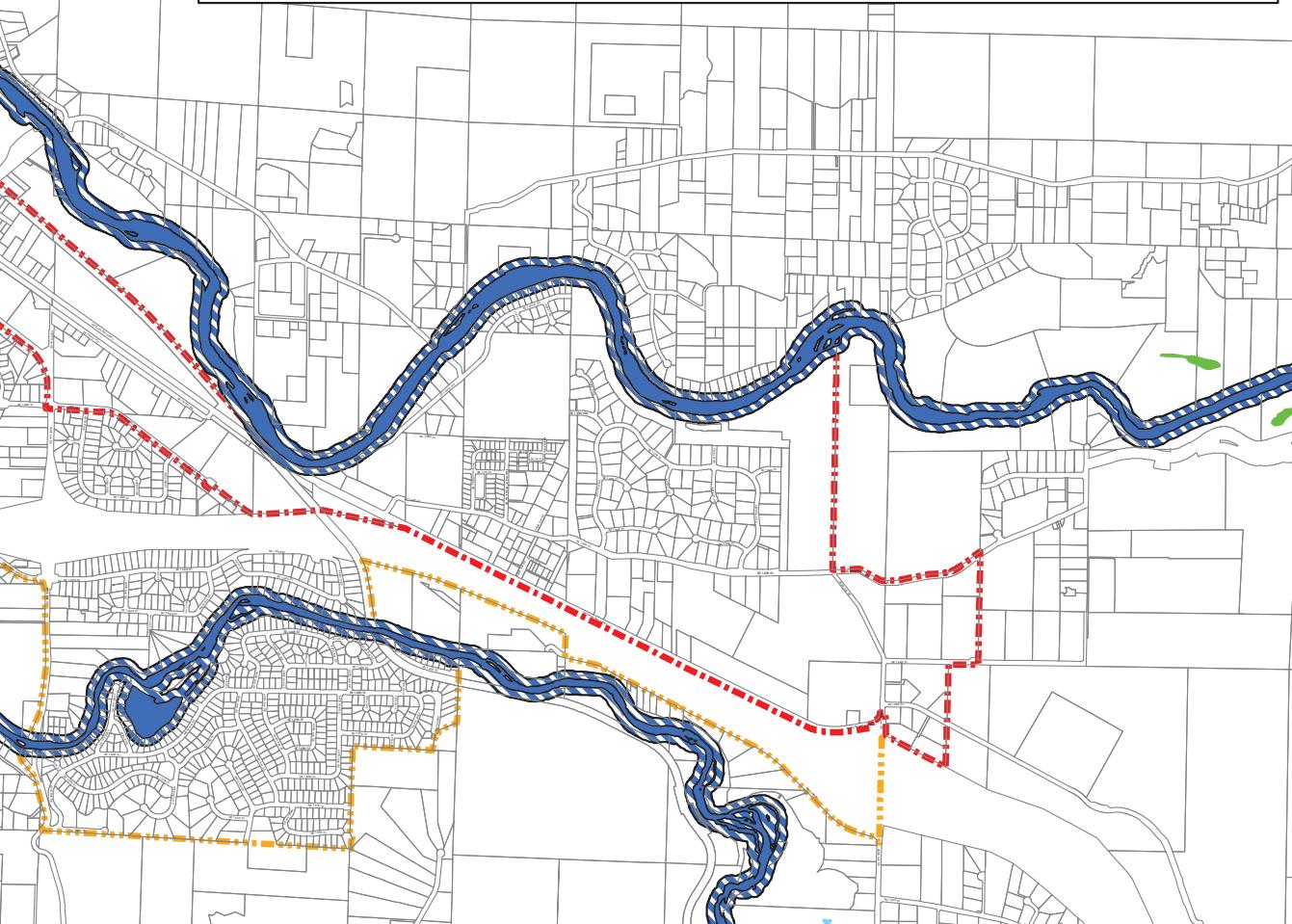
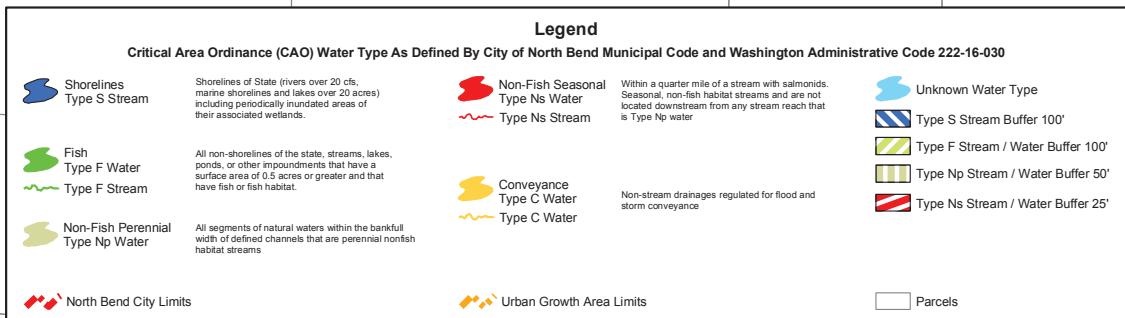


Note:
The information on this map has been compiled by the City of North Bend staff from a variety of sources and is subject to changes without notice. The City of North Bend makes no representations or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. The City of North Bend shall not be liable for any general, special, indirect, incidental, or consequential damages, including but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map.

Data Note:
The City of North Bend identified Wetlands and their locations have been established from development project files and the City of North Bend Wetland Inventory (Version 2014.1, available at www.northbend.org). Potential Wetlands identified in the Wetlands Inventory have not been field checked and delineated on the ground. The King County identified Wetland areas were extracted from King County published downloadable GIS Data from <http://www5.kingcounty.gov/gisdataportal/Default.aspx>



 **City of North Bend**
Comprehensive Plan 2015
River and Stream Map
Figure 2-6



QUALIFICATIONS OF GREGORY GOODMAN, MAI

Principal – SOVA Consulting, 2019 – Present
 Principal – Valbridge Property Advisors, 1999 – 2019

Experience

Involved in the real estate field since February of 1999. Appraisal experience includes a wide variety of appraisal assignments, consisting of vacant and improved commercial, industrial, residential and mixed use properties. Examples of the wide variety of properties appraised include: large scale mixed use projects comprised of retail, office and residential uses, subdivisions, sensitive area properties, rail and utility corridors, lake bedlands, shopping centers, auto dealerships, as well as more typical commercial, industrial and residential improved properties.

Valuations have been performed for acquisitions in fee, leased fee and leasehold interests, as well as various partial interests including conservation easements, utility easements, subsurface easements and air rights easements. Numerous appraisal assignments performed have been associated with condemnation of all or a part of a property and involved mediation and other litigation support work. Appraisal assignments include work throughout the Puget Sound Region, including King, Pierce, Snohomish, Kitsap, Thurston, Whatcom, Skagit, and Island Counties.

Education

University of Washington, Seattle, Washington:

BA Degree in Business Administration with concentrations in Finance and Information Systems, December of 1998.

Appraisal Institute

Recent continuing education coursework includes:

- Basic and Advanced Condemnation courses
- Appraising Environmentally Contaminated Properties
- UASFLA (Yellow Book) course
- Attacking and Defending an Appraisal in Litigation
- Valuation of Easements and other Divided Interests

Select Client List

Government/Public Agencies

City of Auburn	City of SeaTac
City of Bellevue	City of Sumner
City of Bellingham	City of Seattle
City of Bothell	City of Tukwila
City of Edmonds	City of University Place
City of Everett	Covington Water District
City of Kent	Edmonds School District
City of Kirkland	Jefferson County
City of North Bend	King County Dept. of Transportation
City of Puyallup	King County Open Space
City of Redmond	King County Public Works
City of Renton	Monroe Public Schools

GREGORY GOODMAN, MAI, CONTINUED

Attorneys-at-Law

Cairncross & Hempelmann
 Davis Wright Tremaine
 Foster Pepper
 Graham & Dunn
 Hanson, Baker, Ludlow & Drumheller
 K&L Gates
 Lane, Powell, Spears & Lubersky
 Lasher, Holzapfel, Sperry & Ebberson

Perkins Coie
 Riddell Williams
 Short, Cressman & Burgess
 Stella Pitts and Associates
 Tousley Brain Stephens
 Washington State Attorney General's Office
 Williams & Williams

Private Sector

Burlington Northern Santa Fe
 Cadman, Inc.
 Cascade Land Conservancy
 Certified Land Services
 Clise Properties Inc.
 David Evans and Associates
 Deposit & Associates
 Development Services of America
 Evergreen Center Associates
 Greenwell/Renton LLC
 Jefferson Land Trust
 Johnson Underwood Properties
 Kittitas Conservation Trust
 Lakeside Industries
 Lynden Incorporated
 Master Park

McDonald's Corporation
 Nature Conservancy
 Newmark Realty Capital
 New Ventures Group
 Palmer Coking Coal
 Pharos Corporation
 Port Blakely Communities
 Puget Sound Energy
 Puget Western
 Quadrant
 San Juan Preservation Trust
 Seattle Art Museum
 Seattle Pacific University
 Staubach
 Stellar Holdings, Inc.

Financial Institutions

Anchor Savings Bank
 Bank of America
 Charter Bank
 Frontier Bank
 Timberland Bank

Toyota Financial Services
 Sterling Savings Bank
 Union Bank
 US Bank

State Certification Number – General:

27011-1101089

Expiration:

12/02/21

QUALIFICATIONS OF MATTHEW C. SLOAN, MAI, SRA

Principal – SOVA Consulting, 2019 – Present
 Principal – Valbridge Property Advisors, 2000 – 2019

Experience

Matt Sloan, MAI, SRA, has nearly 20 years of experience working directly with a wide variety of agencies, earning his MAI designation in 2016 and SRA in 2019. Experience includes an extensive history of large right of way projects throughout the region, focused on valuation-related consulting but also including many aspects of the public project development process including project scoping/impact analysis, project budgeting, sensitivity and risk analysis, federal funding participation, key appraiser and appraisal management activities. His practice focuses on appraisal and valuation issues relating partial acquisitions, easements, and specialized studies of damages and special benefits related to commercial, industrial and residential properties. He has also worked on large Local Improvement Districts (LIDs) and performed a wide variety of other specialized studies.

Education

University of Washington, Seattle, Washington:

Commercial Real Estate Certificate, a nine-month interdisciplinary program of specialized subject study including commercial real estate development, valuation, insurance, risk management, and business and real estate law. Completed June 2006.

City University, Seattle, Washington:

Bachelor of Science in Business Administration, emphasis in project management. Completed June 2005.

Appraisal Institute/North Seattle Community College, Seattle, Washington:

Completion of extensive required coursework, examination, capstone project and peer-audited experience review for obtaining MAI and SRA designations. Continual ongoing courses and seminars to satisfy continuing education requirements for both the Appraisal Institute and Washington Department of Licensing. Completion of extensive required coursework, examination, capstone project and peer-audited experience review for obtaining MAI and SRA designations. Continual ongoing courses and seminars to satisfy continuing education requirements for both the Appraisal Institute and Washington Department of Licensing.

Select Client List:

Sound Transit	Port of Seattle
Puget Sound Energy	City of Seattle
King County	Pierce County
Miller Nash Graham & Dunn	Preston Gates
CH2M Hill	Universal Field Services
RESGroup NW	Washington State Department of Transportation
City of Bellevue	Snohomish County
Skagit County	Ellis Li McKinstry
Enslee Best	HDR Engineering
LaBonde Land	Abeyta & Associates

State Certification Number – General: 27011-1101655

Expiration: 03/04/22



SUBJECT:	Agenda Date: May 17, 2022	AB22-067
Public Hearing and Resolution Adopting the 2023-2028 6-Year Transportation Improvement Plan (TIP)	Department/Committee/Individual Mayor Rob McFarland City Administrator – David Miller City Attorney – Mike Kenyon/Lisa Marshall City Clerk – Susie Oppedal Administrative Services – Dawn Masko Comm & Econ Development – Rebecca Deming Finance – Richard Gould Public Works – Mark Rigos, P.E.	
Cost Impact: Approximately \$59 Million		
Fund Source: TIF, TBD, Storm, Streets, REET, Grants		X
Timeline: Immediate		
Attachments: Resolution, TIP Table, TIP Descriptions, TIP Map, Public Hearing Notice (hard copies of 11"x17" of TIP Map and TIP Table can be made available)		

SUMMARY STATEMENT:

Every year as required by Washington State law, RCW 35.77.010, each city in Washington must develop and adopt a 6-Year Transportation Improvement Plan (TIP). This program lays out a plan for improving and maintaining each respective city's transportation system encompassing streets, trails and mass transit. Associated with each project is a financial program to support the proposed improvements. The TIP is a planning tool required by State law to ensure that each city continually has available advanced plans as a guide in carrying out a coordinated transportation plan. The law requires that each city holds an annual public hearing to adopt a 6-year TIP. The adopted TIP is then sent out to adjacent local jurisdictions and utility districts to coordinate projects, as well as to the State for incorporation into the Statewide TIP (STIP).

There are several benefits derived from the annual update and adoption of a TIP. These include:

- The TIP is a management tool for city council and city staff.
- It provides valuable information to the planning commission, citizens, developers and businesses interested in the development of the city.
- It assists in leveraging available resources through improved timing of projects and improved coordination of city projects with those of private and public entities.
- It helps to protect a city's current infrastructure and to plan for new infrastructure.
- Many grant sources require that projects be adopted in the city's TIP prior to grant application.

The City of North Bend's ("City") 2023-2028 TIP is part of the framework for the City's Capital Investment Program (CIP). The TIP is included in the City's overarching CIP as the CIP includes parks projects, facilities projects, water projects, sanitary sewer/WWTP projects, and surface water / storm drainage projects. Essentially, the TIP is a plan to improve public transportation facilities. North Bend's TIP is a 6-year plan that identifies capital projects, their costs, and funding sources. Staff prepares the TIP and presents it to City Council each year for review and adoption.

Back in 2013, City staff assigned a project number to each transportation capital project. The 'T-xxx' numbers shown below are not project priorities, they are **tracking numbers**. Project **priority numbers** are different, as they change from year-to-year depending upon what projects were completed, what projects were removed, and changing priorities from City Council and City staff. Priority numbers are shown on the attached TIP Map and TIP Table. Below is list of projects that have been completed in recent years (I), active construction projects (II), and significant changes from last year's TIP (III).

I. Substantially Completed Recent Transportation Projects (year completed) are:

- T-019: Roundabout at North Bend Way / 436th Avenue SE Intersection (2022)
- T-035: Park Street Mid-Block Pedestrian Crossing at Healy Ave (2020)
- T-008: Roundabout at North Bend Way / Park Street / Downing Avenue (2020)
- T-043: Walkway along Cedar Falls Way from Maloney Grove Ave to City Hall (2019)
- T-002: Re-alignment of Tanner Road intersection with North Bend Way (2019)
- T-009: NE 12th Street Widening from Ballarat Avenue to Pickett Avenue (2018)
- T-003: Downtown Plaza at NBW and Main Avenue (2017)
- T-006: North Bend Way C&G/Landscape (Ballarat to Downing) North Side (2017)
- T-010: Right Turn Lane, Northbound Bendigo Blvd. at Park Street (2016)
- T-014: NW 14th Street Widening from Bendigo Blvd. to Boalch Avenue (2016)
- T-011: Cedar Falls Way Separated Walkway (2016)

II. Active Transportation Projects (in design or construction) are:

- T-007: North Bend Way Curb/Gutter/Sidewalk/Landscape South Side (Ballarat Ave to Park Street) – Construction in 2022
- T-040: Left Turn Pocket from Park Street to Bendigo Blvd – Construction in 2022
- T-013: 2nd Street Sidewalk and Strom Drainage Improvements (Ballarat to SR-202) – Construction in 2022
- T-050: Cedar Falls Way / Maloney Grove Avenue Crosswalk Improvements – Construction in 2022
- T-033: Mid-Block Crosswalk Across Maloney Grove Avenue Near Cedar Falls Plat Entrance (2022) – Private Development
- T-048: Mid-block Crosswalk across North Bend Way at SVT near Tanner Road (2022) – Private Development
- T-045: Roundabout at SR-202 and Mount Si Blvd
- T-039: Roundabout at 436th Avenue SE / SE 136th Street intersection (Private Development)
- T-021A: South Fork Avenue Extension – Bendigo to NW 8th Street Roundabout (Nintendo Bypass)
- T-016: Roundabout at SR-202 / NE 4th Street

III. Significant Changes from 2022-2027 TIP to 2023-2028 TIP are:

- Split the Nintendo Bypass and NBW/NW 8th Street Roundabout Project into Separate Projects due to funding requests
- Created T-057: SE 140th Street Sidewalk on North Side (NBW to Tanner Falls Frontage)
- Created T-058: Pedestrian Bridge Over South Fork Snoqualmie River west of the WWTP
- Moved many current year projects (2022) that have been constructed to the completed section as the TIP is a forward looking document for 2023-2028.

Before the new 6-year TIP is adopted by City Council, which is scheduled for June 21, 2022, a public hearing will be held on May 17, 2022 and remain open to solicit public input on this year's TIP.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.

COMMITTEE REVIEW AND RECOMMENDATION: The Transportation and Public Works (TPW) Committee reviewed this item on April 26, 2022 and recommended approval and placement on General Discussion.

RECOMMENDED ACTION: **MOTION to approve AB22-067, a resolution adopting the 6-Year Transportation Improvement Plan 2023 – 2028, as a first reading, and continuing the public hearing until the June 21, 2022 City Council Meeting.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
May 17, 2022		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ADOPTING THE 2023-2028 6-YEAR TRANSPORTATION IMPROVEMENT PLAN

WHEREAS, State Law (RCW 35.77.010) requires that the City adopt and annually update a 6-Year Transportation Improvement Plan (TIP); and

WHEREAS, RCW 35.77.010 also requires that a public hearing be held prior to the adoption or update of the TIP, and requires that the adopted TIP be filed with the Washington State Department of Transportation; and

WHEREAS, on May 17, 2022, the City Council held a public hearing on the proposed 2023-2028 TIP;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. The City Council does hereby approve the 2023-2028 6-Year Transportation Improvement Plan, a copy of which is attached hereto and incorporated herein by this reference.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 21ST DAY OF
JUNE, 2022.**

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Rob McFarland, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective:

Posted:

Susie Oppedal, City Clerk

Council Packet May 17, 2022

City of North Bend 5-Year Transportation Improvement Program (TIP) 2022-2026

City TIP Project #	2022 TIP Priority #	Year Planned (2022-2027)	2023 TIP Priority #	Year Planned (2022-2028)	Project Name	Estimated Costs for 2023-2028 TIP			Estimated Costs Beyond 2028 TIP			Funding Breakdown	
						Design Costs	Construction Costs	Total Costs	Design and Construction Costs	Federal	State	County	
T-046	1	2026	1	2025	Roundabout at 5th Street Roundabout and N. St. Blvd.	\$ 1,380,610	\$ 7,265,515	\$ 8,647,205	\$ 7,265,515	\$ 7,473,832	\$ -	\$ -	\$ 1,167,373
T-056	2	2023	3	2025	North Bend Way/NW 8th Street Roundabout	\$ 1,125,000	\$ 3,775,000	\$ 4,901,000	\$ 3,775,000	\$ 3,920,000	\$ -	\$ -	\$ 980,315
T-01A	2	2023	3	2025	South Fir at Lemire - Resurface, Sidewalk, and Curb	\$ 1,125,000	\$ 4,865,000	\$ 6,081,000	\$ 4,865,000	\$ 5,260,000	\$ -	\$ -	\$ 821,915
T-02B	4	2023	4	2028	North Bend Way/NW 10th Street Roundabout	\$ 1,700,000	\$ 7,000,000	\$ 8,700,000	\$ 7,000,000	\$ 4,110,000	\$ 4,110,000	\$ 500,000	\$ -
T-049	5	2024	5	2027	North Bend Way/NW 11th Street (Widening and Sidewalk) Between NW 10th and Berney Blvd (Includes New Rainy Creek Bridge)	\$ 400,000	\$ 1,600,000	\$ 2,000,000	\$ 2,000,000	\$ 1,780,000	\$ -	\$ -	\$ 270,000
T-038	11	>2027	6	2027	North Bend Way Roundabout/Intersection (not complete ROW and relocate sidewalk)	\$ 400,000	\$ 2,865,000	\$ 3,265,000	\$ 3,265,000	\$ 2,720,000	\$ -	\$ -	\$ 320,000
T-034	7	2023	7	2026	Portland City Center - Resurface, Re-Configuration (not complete ROW and relocate sidewalk)	\$ 400,000	\$ 3,000,000	\$ 3,400,000	\$ 3,400,000	\$ 2,720,000	\$ -	\$ -	\$ 680,000
T-031	12	2023	8	2023	Mid-Block Crosswalk across Cedar at NW 8th Street Ave and Stevens Ave/Snowkloof Rd	\$ 600,000	\$ 100,000	\$ 700,000	\$ 700,000	\$ 400,000	\$ 400,000	\$ 300,000	\$ -
T-020	16	>2027	9	2026	Roundabout at North Bend Way/SE 1st Street Roundabout (Intersection of NW 10th Street and Stevens Ave)	\$ 600,000	\$ 2,400,000	\$ 3,000,000	\$ 3,000,000	\$ 2,565,000	\$ -	\$ -	\$ 400,000
T-044	15	2024	10	2026	WV 14th Street Improvements	\$ 600,000	\$ 50,000	\$ 600,000	\$ 600,000	\$ 400,000	\$ -	\$ -	\$ 600,000
T-046	17	>2027	11	2026	McCallum Ave Improvements and Bedford Subdivisions	\$ 600,000	\$ 2,400,000	\$ 3,000,000	\$ 3,000,000	\$ 2,400,000	\$ -	\$ -	\$ 889,110
T-016	9	2024	12	2026	Roundabout at Bedford Blvd. At Street in Midway	\$ 800,000	\$ 5,865,000	\$ 6,665,000	\$ 6,665,000	\$ 5,865,000	\$ -	\$ -	\$ 140,000
T-047	19	>2027	13	2023	North Bend Way Rehabilitation between NW 11th and Tanner Road	\$ 20,000	\$ 115,000	\$ 135,000	\$ 135,000	\$ 100,000	\$ -	\$ -	\$ 650,000
T-053	20	2023	14	2024	CIV South Street Subdivision (Mountaineer View Blvd. SE to Tenafly Dr. SE)	\$ 75,000	\$ 525,000	\$ 600,000	\$ 600,000	\$ 525,000	\$ -	\$ -	\$ 50,000
T-054	21	2023	15	2024	City St. View at NW 10th Street Pedestrian Connection	\$ 10,000	\$ 40,000	\$ 50,000	\$ 50,000	\$ 40,000	\$ -	\$ -	\$ 50,000
T-057	NA	NA	16	2023	SE 140th Street Sidewalks on North Side North Bend Way to Tanner Falls Frontage	\$ 50,000	\$ 50,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ -	\$ -	\$ 300,000
T-027	22	2025	17	2026	Barney Blvd. Reconstruction and Street to BSV	\$ 50,000	\$ 250,000	\$ 300,000	\$ 300,000	\$ 250,000	\$ -	\$ -	\$ 300,000
P-004	23	>2027	18	2026	Tanner-Toll Bridge - 2nd and 3rd Construction	\$ 200,000	\$ 1,300,000	\$ 1,500,000	\$ 1,500,000	\$ 1,200,000	\$ -	\$ -	\$ 1,650,000
T-039	24	>2027	19	2023	Roundabout at Stevens Ave SE/SE 10th Street Intersection	\$ 400,000	\$ 2,000,000	\$ 2,400,000	\$ 2,400,000	\$ 1,800,000	\$ -	\$ -	\$ 2,400,000
T-032	26	>2027	20	2028	Orchard Drive Subdivision, Meadow Dr. or Roundabout at Stevens Ave SE/SE 10th Street Intersection	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 500,000	\$ -	\$ -	\$ 550,000
T-017	29	>2027	21	>2028	Roundabout at Stevens Ave SE/SE 10th Street Roundabout	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000	\$ 1,815,500	\$ -	\$ 285,500
T-030	27	>2027	22	>2028	WV 11th Street Widening and Reconstruction West of Berney Blvd. (Phase 2)	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ 500,000
T-058	NA	NA	23	>2028	Pedestrian Bridge over SF Freeway at WVMP	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 1,038,000	\$ -	\$ 182,000
T-055	25	>2027	24	>2028	Cedar Falls Way Pedestrian Improvements (Maloney Grove Ave to 42nd Ave SE)	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,460,000	\$ -	\$ 750,000
T-015	28	>2027	25	>2028	Barney Avenue Widening and Subdivisions from NE 10th to NE 22nd Street	\$ -	\$ -	\$ -	\$ -	\$ 1,450,000	\$ 1,275,000	\$ -	\$ 250,000
T-001	30	>2027	26	>2028	SE 14th Street Subdivision on North Side Edgerton Blvd. P. SE to 1st Ave (NE 2nd St.)	\$ -	\$ -	\$ -	\$ -	\$ 2,800,000	\$ 2,800,000	\$ -	\$ 2,800,000
T-025	31	>2027	27	>2028	SE 14th Street Reconstruction from 438th Ave SE to East City Limits	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 700,000	\$ -	\$ 350,000
T-028	32	>2027	28	>2028	North Bend Way/Ballard Ave NW at Way Stop 1 (Traffic Signal)	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ 750,000
T-024	33	>2027	29	>2028	SE 16th Street Extension/Maloney Grove Ave to 32nd Ave NW	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 600,000
T-041	34	>2027	30	>2028	Left Turn Protection on 32nd Avenue at Cedar Falls Way, including Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ 500,000
T-023	35	>2027	31	>2028	Traffic Signal at SE 14th Street / Albany Avenue SE Intersection	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ -	\$ 300,000
T-022	36	>2027	32	>2028	Subway & Tap House Construction - Annual Funding \$240k	\$ -	\$ -	\$ -	\$ -	\$ 20,000,000	\$ 10,000,000	\$ 10,000,000	\$ -
T-042	37	>2027	33	>2028	Roundabout at Cedar Falls Way / Maloney Grove Avenue Intersection	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000	\$ 1,815,500	\$ -	\$ 285,500
T-051	38	>2027	34	>2028	NE 16th Street and Reconstruction Project	\$ -	\$ -	\$ -	\$ -	\$ 775,000	\$ 775,000	\$ -	\$ 775,000
T-052	39	>2027	35	>2028	Tanner-Toll Bridge (Subdivisions from NE 10th to NE 22nd St.)	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ -	\$ 600,000
T-018	40	>2027	36	>2028	Any Way Bridge Redesign	\$ -	\$ -	\$ -	\$ -	\$ 1,367,500	\$ 1,367,500	\$ -	\$ 205,500
T-028	31	>2027	32	>2028	Subway & Tap House Construction - Annual Funding \$240k	\$ -	\$ -	\$ -	\$ -	\$ 900,000	\$ 900,000	\$ -	\$ 900,000
T-020	2020	Park Street Pedestrian Crossing at 2nd			Pavement Overlay Program - Annual Funding \$30k	\$ -	\$ -	\$ -	\$ -	\$ 1,440,000	\$ 1,440,000	\$ -	\$ 1,440,000
T-029	2020	Park Street Pedestrian Crossing at 3rd			Clip Seal - Annual Funding \$30k	\$ -	\$ -	\$ -	\$ -	\$ 180,000	\$ 180,000	\$ -	\$ 180,000
Developer Project						Any Reconstruction and Painting - Annual Funding \$60k			\$ 414,000			\$ 414,000	
Current Project in design or construction phase						\$ 926,610			\$ 493,955			\$ 493,955	
Completed Projects in 2022 or Removed Projects						\$ 9,200,000			\$ 40,725,000			\$ 30,707,297	
T-048	2022	Mid-Block Crosswalk across North Bend Way for Birch Valley Trail near Tanner Road											
T-019	2022	Roundabout at North Bend Way / 48th Avenue SE Intersection											
T-033	2022	Mid-Block Crosswalk across Maloney Grove Avenue near Cedar Falls St. entrance											
T-050	2022	Cedar Falls Way / Maloney Grove & Avenue Crosswalks											
T-013	2022	2nd St Sidewalk and Storm Drain Improvements (Ballard Avenue to Bridge Blvd)											
T-040	2022	Left Turn Protection on Park St. to Berney Blvd. and 7th Street Signal Re-calibration											
T-035	2020	Park Street Pedestrian Crossing at 2nd											
T-037	2019	Volton Way Improvements											
T-043	2019	Cedar Falls Way Separated Walkway (Ballard Ave and Main Avenue)											
T-003	2017	Downtown Plaza (NW 1st and Main Avenue)											
T-006	2017	North Bend Way Curb, Gutter, Sidewalk, and Pavement (Ballard Ave to Downing Ave) north side only											
T-010	2016	Right Turn Lane Item Berney Blvd. onto Berney Blvd. to Birch Ave NW											
T-014	2016	NW 1st Street Widening (Ballard Blvd. to Birch Ave NW)											
T-011	2016	Cedar Falls Way Separated Walkway											

City of North Bend

6-Year Transportation Improvement Program (TIP) for 2023-2028

Project Narratives

TIP Priority Number is same as Item Number
Capital Project # has a T-#
(Updated 5/2/2022)

- 1. T-045: Roundabout at SR-202 and Mt Si Blvd** – Replace signalized intersection with roundabout and ADA compliant ramps and walkways; improved crosswalks, installation of landscaped center island and medians and improve the walkability and bicycle access for increased access to local businesses and outlet mall.
- 2. T-056: North Bend Way/NW 8th St Roundabout** – Installation of new 5 leg roundabout at the intersection of North Bend Way and NW 8th Street. One leg of the roundabout would be the connection to the South Fork Avenue Extension (Nintendo Bypass).
- 3. T-021A: South Fork Avenue Extension - Bendigo to NW 8th Street (Nintendo Bypass)** – Project extends South Fork Avenue SW from current Nintendo east access gate westerly to the intersection of North Bend Way and NW 8th Street.
- 4. T-021B: South Fork Levee Setback** – Project removes existing left bank levee between Bendigo Blvd and North Bend Way and sets the levee back to create more flood storage area. The City currently owns the area necessary to set the levee back. Project has received some grant funding and staff continues applying for Floodplains by Design grant funding and working with KCFCD.
- 5. T-049: NW 8th Street Widening and Sidewalk between North Bend Way and Bendigo Blvd.** - Project provides a more formal and safer connection from Bendigo Blvd to North Bend Way.
- 6. T-038: Downtown Parking Lot/Garage** – Project is conceptual at this time. Create 70-100 new parking stalls at an unidentified location in downtown. Parking could be at grade with land acquisition or could be a parking garage.
- 7. T-034: Park Street Corridor Re-channelization** – Park Street between Bendigo Blvd and the Park Street roundabout currently has 2 parking shoulders, 2 travel lanes and 2 sidewalks. Corridor will be widened for additional capacity.
- 8. T-031: Mid-Block Crosswalk across Cedar Falls Way near Stilson Avenue and Stilson Ave Sidewalk to Opstad Elementary School** – Crosswalk and sidewalk project to make pedestrian and school children passage from Cedar Falls Way down to Opstad Elementary safer.
- 9. T-020: Roundabout at North Bend Way / SE Mount Si Road Intersection** – Design and construct roundabout to serve increasing number of vehicles traveling on North Bend Way and to provide safer vehicular movements off Mt Si Road.
- 10. T-044: WWTP Frontage Improvements:** - To provide screening for the WWTP with new curb and gutter, sidewalk, and landscaping from NE 4th Street to SR202 bridge near WWTP.

11. T-046: McClellan Alley Improvements and Bendigo Sidewalks – Project is very conceptual at this stage, but the idea is to create a one-way travel direction with angle parking on both sides, shared trash enclosures for businesses and landscaping.

12. T-016: Roundabout at Bendigo Blvd / 4th Street Intersection – Reconfigure intersection to remove diverter and allow full movements with implementation of a roundabout. Alternate configurations will also be considered and will need WSDOT approval. ROW acquisition is necessary. Conceptual design options have been completed.

13. T-047: North Bend Way Re-channelization between Snoqualmie Valley Trail & Tanner Road – Project is to shift travel lanes to the south to create a pedestrian walkway on north side of road.

14. T-053: Cedar Falls Way South Side Sidewalk (Mountain View Blvd SE to Mt Teneriffe Dr. SE) Project would add sidewalk or paved trail to complete the gap between Mt Teneriffe Dr and Mountain View Blvd.

15. T-054: Old Si View to New Si View Pedestrian Connection – Project would add paved trail connection between south end of Meadow Dr SE and SE 10th Street which would formally connect the Old Si View and New Si View neighborhoods.

16. T-057: SE 140th Street Sidewalk on North Side (North Bend Way to Tanner Falls Frontage) – Project would extend approximately 400 feet of sidewalk along the north side of SE 140th Street from North Bend Way to the Tanner Falls Development frontage.

17. T-027: Bendigo Blvd Traffic Reconfiguration – 3rd Street to North Bend Way – Due to traffic congestion at North Bend Way/Bendigo Blvd intersection, better queuing configurations for through and turning movements will be developed. Work will consist of restriping and resigning the corridor and creating time-restricted parking areas related to peak traffic hours.

18. P-004: Tanner Trail Phase 2 & 3 Construction – This project consists of continuing the paved Tanner Trail adjacent to North Bend Way from its current location near City Hall east to connection with the Snoqualmie Valley Trail.

19. T-039: Roundabout at 436th Avenue SE / SE 136th Street Intersection – Design and construct roundabout. Roundabout needed to serve growing traffic demand. **Developer Project.**

20. T-032: Orchard Drive Sidewalk between Meadow Drive & Riverside Drive on South Side – Provide new sidewalk and shoulder parking on opposite side of street from Si View Metro Parks District headquarters.

21. T-017: Roundabout at 468th Avenue SE / Middle Fork Road Intersection - Design and Construct roundabout as a truck turnaround with provisions for safe pedestrian and bicycle travel. Located at SE 140th Street terminus. Design has been completed.

22. T-030: NW 14th Street Widening and Reconstruction West of Bendigo Blvd (Phase 2) – Reconstruct NW 14th Street including installation of stormwater infrastructure. Could potentially use a cement treated base if existing ground is sufficient.

23. T-058: Pedestrian Bridge over SF Snoqualmie at WWTP – Installation of pedestrian bridge over South Fork of Snoqualmie River adjacent to the SR202 bridge near the WWTP. Existing WSDOT bridge is not safe for pedestrians and not ADA compliant. Bridge could also act as the utility carrier.

24. T-055: Cedar Falls Way Pedestrian Improvements (Maloney Grove Ave to 436th Ave SE) – Project would add sidewalk along the south side of Cedar Falls Way from Maloney Grove Avenue to 436th Ave SE.

25. T-015: Ballarat Ave Widening and Sidewalk from NE 6th to NE 12th Streets – Reconstruct Ballarat including replacement of culverts and related stormwater facilities. Add widened shoulder to possibly fit combined bike lane / walking shoulder (no parking). Road may have thickened edge section.

26. T-001: SE 140th Street Sidewalk on North Side (Eagles Next PL SE to Twin Falls MS) – Installation of sidewalk provides safe pedestrian connectivity to nearby middle school on north side of SE 140th Street from Eagles Nest Pl SE to Twin Falls Middle School SE.

27. T-025: SE 146th Street Reconstruction from 468th Ave SE to east city limits – Reconstruct deteriorated 2-lane roadway with pavement suited to heavy vehicle loads. Thicker pavement section is necessary to handle truck traffic.

28. T-028: North Bend Way/Ballarat Avenue All Way Stop or Traffic Signal – This project is tentative, awaiting the outcome of traffic redistribution as a result of other projects in the downtown area. If implemented, and due to current level of service below city LOS standard “D” on Ballarat Avenue leg of intersection with North Bend Way, a signal could be installed to help with public congestion. Signal would be installed using poles and mast arms at each corner. Signal is to be interconnected and synchronized with the signal at North Bend Way/Bendigo Blvd intersection. All-way stop will be considered instead.

29. T-024: SE 16th Street Extension from Maloney Grove Ave SE to 436th Ave SE – Reserve public right-of-way (ROW) to extend a collector street from Maloney Grove Avenue to Stilson Avenue SE to serve future residential development. This project would connect with SE 16th Street running east to west through Cedar Landing Plat.

30. T-041: Left Turn Pocket on 436th Avenue SE to Cedar Falls Way including Sidewalks – Project was added based on recommendation from 2017 LOS Study by Perteet. Existing pavement channelization leaving roundabout to the north shall be evaluated.

31. T-023: Traffic Signal at SE 146th Street/468th Avenue SE Intersection – Intersection control improvements.

32. T-022: South Fork Avenue Extension – New Bridge across SF Snoqualmie River (Mt Si Blvd to Maloney Grove Avenue SE) – Reserve ROW to extend road as a collector street to serve future residential development from Mount Si Blvd to Maloney Grove Avenue. Project involves a new bridge across South Fork Snoqualmie River.

33. T-042: Roundabout at Cedar Falls Way / Maloney Grove Avenue Intersection – Project was added based on recommendation from 2017 LOS Study by Perteet. ROW is quite wide here. Acute turning angles are present.

34. T-051: NE 8th Street Storm and Reconstruction Project – Installation of new storm drainage infrastructure and roadway reconstruction from Ballarat Avenue to Thrasher Avenue.

35. T-052: Tanner Road Improvements (north of North Bend Way) - Work to provide safer pedestrian connection along Tanner Road between residential area to the north down to the intersection with North Bend Way.

36. T-026: Alm Way Bridge Replacement - A 2012 bridge inspection performed by King County gave the bridge a sufficiency rating of 25.33 out of 100 due to the poor condition of timber elements. This project replaces the aging bridge with a new structure. Bridge and pavement approaches are currently closed.

Re-Occurring Projects (As funded)

- **Pavement Overlay Program** – To protect the city's investment in its roadway system, regular maintenance is required. One of the maintenance components includes providing overlays to extend the life of the street surface and protect the roadway base. The ideal program would provide \$540,000 per year of overlay work to maintain our current Pavement Management Index (PMI). The locations are to be determined by the pavement management system update completed in 2019. Currently, the city is budgeting \$300,000 per year and typically receiving grants from the Transportation Improvement Board (TIB) every other year for arterial roadways.
- **Crack Sealing** - Various locations. Develop an annual crack seal program to preserve the City investment in roadways. Staff has done this work internally with Public Works staff and contracted it out in years past.
- **Sidewalk Trip Hazard Elimination** - Trip hazards in the existing sidewalk system will be systematically repaired through either removal of affected sidewalk panels, removing the cause of the problem, and re-pouring the panels, or by grinding the problem areas and resurfacing the affected areas.
- **Inactive: Chip Seals** - Various locations. Develop an annual program to preserve the City investment in roadways.
- **Inactive: Alley Reconstruction and Overlay** - Various locations. Develop an annual program to reconstruct and overlay alleys to reduce maintenance costs.



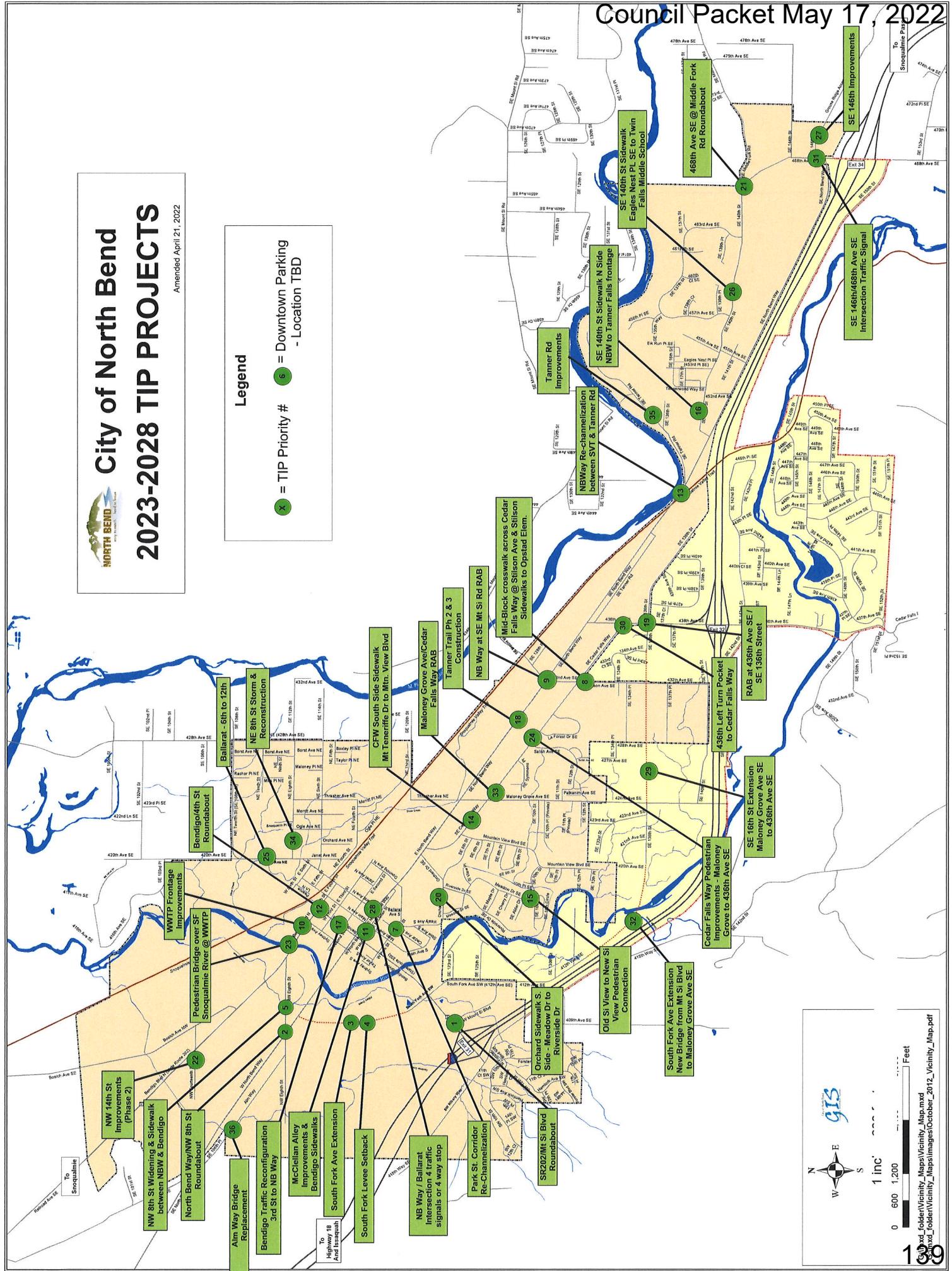
City of North Bend

2023-2028 TIP PROJECTS

Annand April 21 2023

Legend

 = TIP Priority #  = Downtown Parking
- Location TBD



NOTICE OF PUBLIC HEARING

Six-Year Transportation Improvement Plan (TIP)

NOTICE IS HEREBY GIVEN that the North Bend City Council has scheduled a hearing to solicit public input and comments on the proposed Six-Year Transportation Improvement Plan (TIP). The public hearing will take place during a Regular City Council Meeting on Tuesday, May 17, 2022, at 7:00 p.m. at City Hall, 920 SE Cedar Falls Way, North Bend, WA. For those that don't wish to attend the in-person meeting, a teleconference option will be available using Zoom Meetings, with detailed meeting access information to be provided on May 12, 2022 on the City website calendar item for the May 17, 2022 City Council meeting.

Comments may be presented orally at the public hearing or submitted in writing to the Deputy Public Works Director at 920 SE Cedar Falls Way, North Bend, WA, 98045, or by e-mail to: tmohr@northbendwa.gov prior to 5:00 PM, Monday, May 16, 2022. Questions may be answered by contacting the Deputy Director at tmohr@northbendwa.gov.

A copy of the draft Six-Year (2023 – 2028) Transportation Improvement Plan (TIP) will be available for viewing under Public Notices on the City of North Bend website at www.northbendwa.gov.

North Bend does not discriminate on the basis of disabilities. If you need special accommodation, please contact City Hall within three business days prior to the public hearing at (425) 888-7627.

Posted: May 6, 2022

Published in the Snoqualmie Valley Record: May 6, 2022

Susie Oppedal

From: Tom Mohr
Sent: Wednesday, May 11, 2022 8:21 PM
To: mthomas bangstick.net
Cc: Susie Oppedal
Subject: RE: Question on 6 year TIP, item 24/T-055

Mr. Thomas,

The plan is to create sidewalk along the south side of the road. Half street frontage improvements including sidewalks/paths would be required with private development along Cedar Falls Way on both sides of the road as projects are permitted.

Thank you.

Tom Mohr, PE
Deputy Public Works Director
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045
425-888-7653

-----Original Message-----

From: mthomas bangstick.net <mthomas@bangstick.net>
Sent: Tuesday, May 10, 2022 6:23 PM
To: Tom Mohr <TMOHR@NORTHBENDWA.GOV>
Subject: Question on 6 year TIP, item 24/T-055

[You don't often get email from mthomas@bangstick.net. Learn why this is important at [https://aka.ms/LearnAboutSenderIdentification.\]](https://aka.ms/LearnAboutSenderIdentification.)

Mr. Mohr:

Hope alls well. I have a question on item 24/T-055.

The item mentions sidewalks along the south side of Cedar Falls Way between Maloney and 436th. I am a bit surprised by this and wanted to confirm the plan was along the south side (opposite Public Works/City Hall/Firestation) and not the north side. One might have expected sidewalks to be considered with any development on the north side (same side of road with Public Works/City Hall/Firestation).

Thanks in advance for any clarifications.

Michael Thomas
1231 LaForest Drive SE